



RUSHMOOR BOROUGH COUNCIL

DEVELOPMENT MANAGEMENT COMMITTEE

*at the Council Offices, Farnborough on
Wednesday, 13th April, 2022 at 7.00 pm*

To:

VOTING MEMBERS

Cllr Calum Stewart (Chairman)
Cllr L. Jeffers (Vice-Chairman)

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

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

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

NON-VOTING MEMBERS

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

STANDING DEPUTIES

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

Enquiries regarding this agenda should be referred to Adele Taylor,
Democracy and Community, 01252 398831 adele.taylor@rushmoor.gov.uk

A G E N D A

1. **DECLARATIONS OF INTEREST –**

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 1 - 4)

To confirm the Minutes of the meeting held on 16th February, 2022 (copy attached).

3. **PLANNING APPLICATIONS –** (Pages 5 - 96)

To consider the Head of Economy, Planning and Strategic Housing's Report No. EPSH2212 on planning applications recently submitted to the Council (copy attached).

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

Item	Reference Number	Address	Recommendation
1	20/00400/FULPP	Land at Former Lafarge Site, Hollybush Lane, Aldershot	For information
2	21/00271/FULPP	Block 3 Queensmead, Farnborough	For information
3	22/00029/FULPP	Aldershot Bus Station, No. 3 Station Road, Aldershot	For information
4	22/00193/OUTPP	Proposed Farnborough Civic Quarter Development Site, Meudon Avenue, Farnborough	For information

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

Item	Pages	Reference Number	Address	Recommendation
5	13-30	21/00980/FULPP	No. 63 Cambridge Road East, Farnborough	Grant

6	31-38	21/00947/FULPP	No. 101 Victoria Road, Aldershot	Refuse
7	39-58	22/00159/FULPP	White Lion Public House, No. 20 Lower Farnham Road, Aldershot	Refuse
8	59-67	21/00926/FULPP	Station House, No. 37 Farnborough Street, Farnborough	Grant

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

4. **APPEALS PROGRESS REPORT – (Pages 97 - 102)**

To consider the Head of Economy, Planning and Strategic Housing's Report No. EPSH2213 (copy attached) on the progress of recent planning appeals.

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

To receive a verbal update on the position regarding the approval of requirements pursuant to the Development Consent Order (Report No. EPSH2214 attached).

MEETING REPRESENTATION

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

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

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DEVELOPMENT MANAGEMENT COMMITTEE

Meeting held on Wednesday, 16th February, 2022 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 T.W. Mitchell
Cllr Sophie Porter

An apology for absence was submitted on behalf of Cllr Nem Thapa.

Non-Voting Member

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

56. DECLARATIONS OF INTEREST

Having regard to the Members' Code of Conduct, the following declarations of interest were made. Members with a non-registerable interest left the meeting during the debates and voting on the relevant agenda items:

Member	Application No. and Address	Interest	Reason
Cllr T.W. Mitchell	22/00026/FULPP	Non-registerable	Public speaker is an acquaintance

57. MINUTES

Subject to the following amendment, the Minutes of the Meeting held on 19th January, 2022 were approved and signed as a correct record of the proceedings:

- amend paragraph 2 to read Section "106"

It was also noted that an extension of time had been agreed until 28th February, 2022, in regards to Planning Application No. 21/00171/FULLPP.

58. **PETITION**

RESOLVED: That the petitions received in respect of the following application be noted, as set out in the Head of Economy, Planning and Strategic Housing's Report No. EPSH2206:

Application No.	Address
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20/00508/FULPP	The Galleries, High Street, Aldershot
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59. **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
22/00026/FULPP	Land at "the Haven" No. 19	Mr H Pietrzak	Against
	York Crescent, Aldershot	Mr H Sandhu	In support

60. **PLANNING APPLICATIONS**

RESOLVED: That

- (i) in accordance with the resolution of the Committee, the following application, be determined by the Head of Economy, Planning and Strategic Housing, In consultation with the Chairman

* 22/00026/FULPP Land at "The Haven" 19 York Crescent, Aldershot

- (ii) 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. EPSH2206, be noted

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

21/00271/FULPP	Block 3, Queensmead, Farnborough
20/00400/FULPP	Land at former Lafarge Site, Hollybush Lane, Aldershot
22/00029/FULPP	Aldershot Bus Station, 3 Station Road, Aldershot

* The Head of Economy, Planning and Strategic Housing's Report No.

EPSH2206 in respect of these applications was amended at the meeting.

61. **ENFORCEMENT AND POSSIBLE UNAUTHORISED DEVELOPMENT**

Enforcement Reference No.	Description of Breach
21/00132/AERIAL & 21/00134/AERIAL	Satellite dishes installed on the front elevations of Nos. 18 & 20 Albuhera Road, Wellesley, Aldershot. Due to the Article 4 Direction placed on the Wellesley development in January 2021, planning permission was required. However, considering the size, position and absence of visible external cables, the development was considered acceptable if a planning application had been submitted. It was noted that the owners had been invited to submit applications but, to date, had not done so. No further action be taken.
21/00062/RESWRK	An outbuilding erected in the rear garden of No. 50 Ayling Lane, Aldershot, which required planning permission as it was over 2.5m high and within 2m of the boundary. Due to the position, design of the outbuilding, and the lack of harmful impact on the neighbours from the mass/bulk or overlooking, the development would have been deemed acceptable if a planning application had been submitted. No further action be taken.

RESOLVED: That the Head of Economy, Planning and Strategic Housing's Report No. EPSH2207 be noted.

62. **PLANNING (DEVELOPMENT MANAGEMENT) SUMMARY REPORT FOR THE QUARTER OCTOBER - DECEMBER 2021**

The Committee received the Head of Economy, Planning and Strategic Housing's Report No. EPSH2208 which provided an update on the position with respect to achieving performance indicators for the Development Management Section of the Planning Service and the overall workload of the Section for the quarter from 1st October to 31st December 2021.

RESOLVED: That the Head of Economy, Planning and Strategic Housing's Report No. EPSH2208 be noted.

63. **ESSO PIPELINE PROJECT**

The Head of Economy, Planning and Strategic Housing gave an update to the Committee on the position regarding the agreement of all outstanding legal

agreements including the Environmental Improvement Plan 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 been liaising with Esso to ensure the works were implemented in line with the Development Consent Order (DCO). It was reported that the work had now been undertaken and agreed on the methodology of how the pipeline would be laid beneath the two veteran oak trees. It was noted that vegetation clearance marking was also underway and this would be monitored closely.

In response to a query regarding the new play area, it was noted that no date had been fixed at this time for the installation. It was also noted that it was hoped that the car park levelling at Farnborough Road would be complete by March, 2022.

RESOLVED: that the Head of Economy, Planning and Strategic Housing Report No. EPSH2209 be noted.

The meeting closed at 8.51 pm.

CLLR C.J. STEWART (CHAIRMAN)

**Development Management
Committee 13th April 2022**

**Head of Economy, Planning
and Strategic Housing
Report No. EPSH2212**

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
	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 submissions to address consultation responses are awaited prior to this application being reported to committee. In addition this Committee has previously resolved that a Members' site visit will take place prior to consideration of this proposal.</p>
	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>The application is subject to a request for an extension of time to consider further amendments.</p>

	22/00029/FULPP	<p>Demolition of existing bus station and re-development of site with the erection of a mixed use building comprising three ground floor commercial units with sub-divisible flexible use (Use Class E and sui generis); and upper floor residential use (Use Class C3) comprising 32 market residential flats (18 X 1-bedroom, 12 X 2-bedroom & 2 X 3-bedroom units) with associated on-site servicing and parking areas [re-submission of development approved with planning permission 16/00981/FULPP dated 26 February 2019]</p> <p>Aldershot Bus Station 3 Station Road Aldershot Hampshire</p> <p>This application has only recently been received and consultations are under way.</p>
	22/00193/OUTPP	<p>Outline Planning Application (with scale, layout, appearance and landscaping reserved for future consideration) for a mixed-use development, including demolition of all existing structures and erection of up to 1,006 residential units [Use Class C3] and non-residential floorspace comprising of the following mix of uses: leisure centre [Use Class E], hotel [Use Class C1], office floorspace [Use Class E], retail, commercial, healthcare, entertainment floorspace [Use Class E/Sui Generis] and community floorspace (including new library) [Use Class F1/F2]. Construction of two transport mobility hubs, associated infrastructure and highway works. Creation of new publicly-accessible open spaces including replacement skate park and associated access, servicing, landscaping and works</p> <p>Proposed Farnborough Civic Quarter Development Site Meudon Avenue Farnborough Hampshire</p> <p>This application has only recently been received and consultations are under way.</p>

Section B

Petitions

Item	Reference	Description and address
		There are no petitions to report

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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	Katie Herrington
Application No.	21/00980/FULPP
Date Valid	3rd March 2022
Expiry date of consultations	13th April 2022
Proposal	Erection of a bungalow with access from Minster Close
Address	63 Cambridge Road East Farnborough Hampshire GU14 6QX
Ward	Knellwood
Applicant	Ormonroyd
Agent	Mr David Flower
Recommendation	Grant subject to completion of a S106 Planning Obligation

Description

The development site comprises part of the rear garden of 63 Cambridge Road East. It is proposed to erect a three bedroom bungalow with two parking spaces with access from Minster Close.

Minster Close is a cul-de-sac of three bungalows constructed following the grant of planning permission in 2004¹. Access to Minster Close is via a single lane private road from Reading Road with a passing bay. The entrance in Reading Road is flanked by on - street parking. The rear boundary of 63 Cambridge Road lies between 1 and 2 Minster Close and consists of a double gate with a garage within.

Consultee Responses

Ecology Officer	The submitted 'Preliminary Roost Assessment' is appropriate in scope and has not identified bats as a constraint to development at this site. Further surveys are not required. The development will require removal of some habitats of lower ecological importance which may support protected species. Recommends conditioning the need for bio-diversity enhancements,
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¹ 04/00187/FUL | Erection of three detached bungalows with garages | Land To The Rear Of 62 - 74 Reading Road Farnborough Hampshire GU14 6NJ

and conditions so that works are carried outside of the nesting bird season.

Aboriginal Officer

No objection.

HCC Highways Development Planning

The Highway Authority have reviewed the information supplied with the above planning application and have raised no objection with the proposal.

Neighbours notified

In addition to posting a site notice and press advertisement, 102 letters of notification were sent to the following addresses; 1, 2, 3 Minster Close; 1, 2, 3, 3A, 4, 4A, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 18, 20, 22, 24, 25, 26, 28, 30, 32, 34, 36 Oxford Road; 2, 4, 6, 8, 10, 12, 13, 16, 18, 19, 20 Yetminster Road; 107, 109 York Road ; 133, 135, 137, 148, 150, 152, Peabody Road; 14, 15, 16, Hermitage Close; 27, 29, 31, 31A, 31B, 31C, 32, 33, 34, 35, 37, 39, 41, 43, 45, 46, 46B, 47, 48, 49, 50, 52, 54, 56, 58, 60, 62, 64, 66, 68, 70, 72, 74, 76, 78, 80, 82 Reading Road; 61, 65, 67, 69, 71, 80, 82, 84, 86, 88, 90 Cambridge Road East

Neighbour comments

Following re-consultation on the proposal the deadline for responses is 13th of April, the day of the Development Management Committee meeting. Any further representations received will be reported.

8 Objections have been received to date.

Objections;

- Inadequate parking, traffic congestion, concerns over access to private road, issues with access for emergency vehicles during works (lorries blocking access). Unclear how access will be widened, cannot manoeuvre within Minster Close – cause issues for entry into and out of minster close and Reading Road and reduce areas for parking for visitors.
- Minster Road/ Reading Road junction is dangerous. Poor sightlines.
- Houses round Minster close do not have a driveway/ own parking spaces. Questions over right of way/ access and turning rights to the site for 63 Cambridge Road. Suggests conditions – no vehicles to obstruct Minister Close; No vehicles to be parked on Minster Close; No materials to be stored on Minster Close; to reinstate any damage done to minster close; site to remain closes boarded and screened from minster close.
- No existing parking – no garage in rear it is a shed. No access from public highway.
- Visual harm
- Loss of trees/ should not harm trees/ not store materials on tree roots. Tree was felled is not marked in the report. Should be trying to protect trees.
- Noise and disturbance during construction
- Unacceptable materials
- Part of the site to be demolished has an asbestos roof
- Loss of daylight and sunlight, loss of privacy. 63 Cambridge road removed a large tree that now results in overlooking into rear windows of number 64.
- Not clear where bins will go without cluttering the road
- Harm to birds through removal of brambles. Reports failed to consider stag beetles in garden.

Other

- Plans not showing –
- Issues with consultation letters/ not being received.
- Damage to road caused by supplying utilities
- No plans showing sewerage/ water supply
- Decreased water pressure
- Removal of asbestos roof could cause breathing issues
- Questions over the legality / rights of access.
- Concerned that Council will not monitor compliance during works
- No need for additional house in this location
- Boundary treatment location is on someone else's land

Officer comment. The condition of the private road and rights of access over it are civil matters falling outside the remit of this planning application. However, it is understood that discussions are in progress between the applicants and residents of Minster Close in that regard. All plans of the proposed development are available online and subject to further notification. The removal of asbestos is covered by legislation outside the planning system. The provision of services is not a matter material to the consideration of this application. The appropriate notice has been served by the applicant on all owners of the land to which the application relates. The need for housing is not material to the determination of this planning application.

Policy and determining issues

The site is not located within a Conservation Area and is located within the development limits. The relevant policies in the determination of this application are;

Policies SS1 (Presumption in Favour of Sustainable Development), SS2 (Spatial Strategy), 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.

Commentary

- Visual impact

Concerns have been raised with regards to the height of the proposed bungalow and its impact upon the character of this area.

Minster Close is a close of three bungalows of a similar design. The development would introduce an additional bungalow into this street scene. The bungalow would not appear cramped within its plot and would not extend beyond the prevailing building line, filling a gap between number 1 and 2 Minster Close. The bungalow would be taller than its adjoining neighbours, but not to the extent that it would appear out of place or unduly dominant in the street scene. However, it is considered that additional extensions that could be achieved

through the utilisation of Permitted Development Rights– both ground floor and in the roof space/ upon it – could result in harm to the character of the area a condition removing such Permitted Development Rights would be appropriate if permission were granted.

The proposal is therefore not considered to result in harm to the character and appearance of the area, complying with policy DE1 of the Local Plan.



- Impact upon the amenities of adjoining residential occupiers

Concerns have been raised that the proposal would result in a harmful loss of daylight and sunlight and appear overbearing to the adjoining neighbour 2 Minster Close. 2 Minster Close has side facing windows towards the application site and a rear conservatory. The boundary is marked by a 1.8m high close boarded fence with trellises above. An obscurely glazed door and two obscurely glazed two windows face the application site. These are understood to be secondary windows or to serve non habitable rooms.

When applying the BRE's '45 degree' guidance the proposal would not give rise to loss of daylight and sunlight to the conservatory at 2 Minster Close to the extent that permission could be reasonably withheld on that ground.

Given the relative distance between the properties (1 and 3 Minster Close and 63 Cambridge Road East in particular) and the height and bulk of the proposal, it is not considered that the proposal would result in a harmful overbearing impact or result in a loss of daylight and sunlight to these or other adjoining residential occupiers.

Concerns have been raised by residents that the proposal would result in a loss of privacy, especially if the upper floor was converted. All windows are at ground floor level and any views between the properties would be obscured by the boundary fences. However, such overlooking could occur if permitted development rights were utilised for an additional storey (Class AA) or roof extensions. It is therefore considered reasonable and necessary for a condition removing such Permitted Development Rights.

The proposal use part of the garden of the host property, 63 Cambridge Road East. The remaining garden space would remain sufficiently private and of a size that is usable and compliant with Policy DE3 of the Local Plan.

The proposal therefore would comply with Policy DE1 of the Local Plan.

- Impact upon the amenities of prospective occupiers

The proposal site would have an internal area of around 98sqm. Policy DE2 of the Local Plan requires that a three bedroom 6 person single storey unit have an internal floor space of 95sqm. The proposal would comply in that respect. The proposal would provide a garden space that would be sufficiently private and of a usable quality and size to comply with Policy DE3. The habitable rooms would appear to achieve good levels of daylight and sunlight.

The proposal would comply with Policy DE2 and DE3 of the Local Plan.

- Highway impacts

Residents have raised a number of concerns relating to highway matters these are addressed in turn.

The junction between minster close/ Reading Road.

Residents have raised concerns regards to highway safety issues of vehicles reversing out of Minster close into Reading Road. Residents also raised concerns of additional vehicles using this junction.

The junction between Minster Close and Reading Road has poor sightlines in part due to the position of on road parked vehicles, it has also been reported by a resident that an accident had occurred at this junction. Residents of minster close have reported to use the area in Minster Close to park vehicles and that the 63 Cambridge Road east does not have rights to use Minster Road (a private road) to turn – instead only having rights to enter and exit in a straight line. It is understood that this matter is being discussed between the parties.

Issues of rights of access are civil matters that sit outside of the planning system and the Council must consider the merits of the planning application before them. The vehicles of the properties of Minster Close use Minster Close to turn their vehicles so that they can exit in a forward gear. Vehicles from the proposed dwelling could operate similarly. Hampshire County Council's Highways Officer has no concerns in this regard. It would not be sustainable to refuse the application on this ground.

The proposal would result in additional vehicles using the junction between Minster Close and Reading Road however this would not be to the extent that this would result in issues of Highway Safety. Hampshire County Council have not raised an objection in this regard.

- *Disruption of Minster Close as an access*

Minster Close is a single 'track' road with a passing bay, and there is a concern that during construction this would be obstructed and blocked as part of works to connect utilities and by lorries and other large vehicles trying to use the road.

Disruption during construction works are not matters that are material to the determination of planning applications, however, some control can be exercised through a Construction Management Plan. Discussions are understood to be ongoing between the agent and the residents of minster close to how best to minimise such disruption. A condition can require the submission of a Construction Management Plan.

- Parking

Concerns have been raised that the proposal does not provide sufficient parking, and that occupants would park within Minster Close. The proposal is for a three bedroom bungalow. The Council's Car and Cycle SPD states that 2-3 bedroom dwellings require two parking spaces. The proposal would provide two parking spaces within the site to the required size. Concerns have been raised with regard to the ownership boundary to Minster Close and therefore the ability to deliver these bays. A condition requiring the provision of these bays would be appropriate and there is sufficient space within the site to provide them. Bins can be stored within the site and brought out in the usual way.

There appears to be a potential conflict between the required manoeuvring space for one of the parking spaces and the porch of the proposed dwelling. To ensure that both parking spaces are usable, an appropriate condition can ensure their provision and retention.

- Trees

Concerns were raised that trees were felled or will be felled as a result of the development. None of the trees are protected by a TPO and planning permission is not required for their removal. The Council's Arboricultural Officer has reviewed the proposals and has raised no objection. No trees are proposed to be removed.

- Ecology

Concerns have been raised that birds would be impacted by the proposal via the removal of bushes and that there are stag beetles in the area that could be impacted by the development. Stag Beetles are protected in the UK under the Wildlife and Countryside Act, 1981 and are defined as a Priority Species under the UK Post-2010 Biodiversity Framework. It is not understood that there are stag beetles within the garden of the application site although it has been reported by a resident that they are present in a neighbouring garden. An informative has been added to remind the applicant that these are protected species and should they be encountered during construction and works shall cease and advice from a suitably qualified ecologist should be sought.

Biodiversity net gain from the development has been secured by way of condition.

- 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 is required and is to be 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 proposal is considered to be acceptable within the terms of Local Plan Policy DE6.

- THBSPA

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 (2019), 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 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 provided written evidence that they have acquired SANGS capacity from the Hart District Council Bramshot Farm SANGS scheme sufficient for the new dwelling unit proposed. Furthermore, the applicants are also seeking to secure a financial contribution towards SAMM by way of a s106 planning obligation submitted to Rushmoor BC requiring payment of this additional SPA financial contribution upon the implementation of the proposed development.

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.

Summary;

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; would have no material and adverse impact on neighbours; would provide an acceptable living environment; and would not result in harm with regards to biodiversity impacts; 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. The proposals are therefore considered to be acceptable having regard to the criteria of Policies SS1, SS2, DE1, DE2, DE3, IN2, DE1, DE2, DE3, DE11, IN2, NE1, NE2, NE3, NE4 and NE8 of the adopted Rushmoor Local Plan (2014-2032).

Full Recommendation

- (a) Subject no additional material matters being raised in response to notification by 13th April 2022.

And:

- (b) the completion of a satisfactory Planning Obligation under Section 106 of the Town and Country Planning Act 1990 by 28th April 2022 or unless otherwise agreed by an Extension of Time, to secure the SAMMs SPA and Public Open Space contributions as set out in the report, the Head Economy, Planning and Strategic Housing in consultation with the Chairman be authorised to **GRANT** planning permission subject to the following conditions and informatives:-

In the event that a satisfactory s106 Agreement is not received by 28th April 2022, and no Extension of Time has been agreed, the Head of Economy, Planning and Strategic Housing 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.

Conditions

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 –

- 2103(PL)30 P4 (excluding the porch)
- 2103(PL)11 P4 (excluding the porch)
- 2103(PL)10 P4 (excluding the porch)
- 2103(PL)01 P3 (excluding the porch)
- 2103(PL)31 P4 (excluding the porch)
-

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

3. Notwithstanding the details on the submitted plans, the development hereby approved shall not be occupied until the parking and turning area has been provided and surfaced to provide accommodation for two vehicles in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The development shall be completed and retained in accordance with the details approved. The parking spaces shall not be used at any time for the parking/storage of boats, caravans or trailers.

Reason – To ensure the provision, allocation and retention of adequate off-street car parking in the interest of highway safety.*

4. 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. *

5. 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.

6. Prior to occupation 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. *

7. Prior to first occupation of the development hereby approved ecological enhancements shall be carried out in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. Such biodiversity enhancements shall be implemented in full and retained for the lifetime of the development.

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

8. Prior to the commencement of development, a Construction 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 as to not impede entry or exit of Minster Close;
 - (c) the provision to be made for any storage of building and other materials on site so that it does not impede access or egress via Minster Close;
 - (d) measures to prevent mud or other debris from being deposited on the highway;
 - (e) the programme for construction;
 - (f) the protective hoarding/enclosure of the site; and
 - (g) appropriate provision for ecological advice and/or supervision of works being undertaken at 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; nature conservation; and the safety and convenience of highway users. *

9. Prior to the occupation of any part of the development hereby approved the cycle parking shall be provided in accordance with the approved plans. Those details so approved shall be implemented in full and retained thereafter.

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

10. No works shall start on site until existing trees and shrubs/hedges to be retained have been adequately protected from damage during site clearance and works in accordance with the details set out in the Harper Tree Consulting report dated July 14th 2021 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.

11. Prior to the occupation of the development hereby approved, details of biodiversity enhancements including bat and bird boxes shall be submitted to and approved in writing by the Local Planning Authority. The so approved biodiversity enhancements shall be installed prior to occupation.

Reason: In the interest of biodiversity net gain.

12. No vegetation clearance shall take place during the bird nesting season (01 March to 31 August, inclusive) unless the developer has been advised by a suitably qualified ecologist that the clearance will not disturb nesting birds and a record of this kept.

Reason: In the interest of biodiversity net gain.

13. 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 extensions or outbuildings falling within Classes A (extensions), AA (additional storey) B (roof extensions), C (roof lights), D (porches) and E (outbuildings) 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.

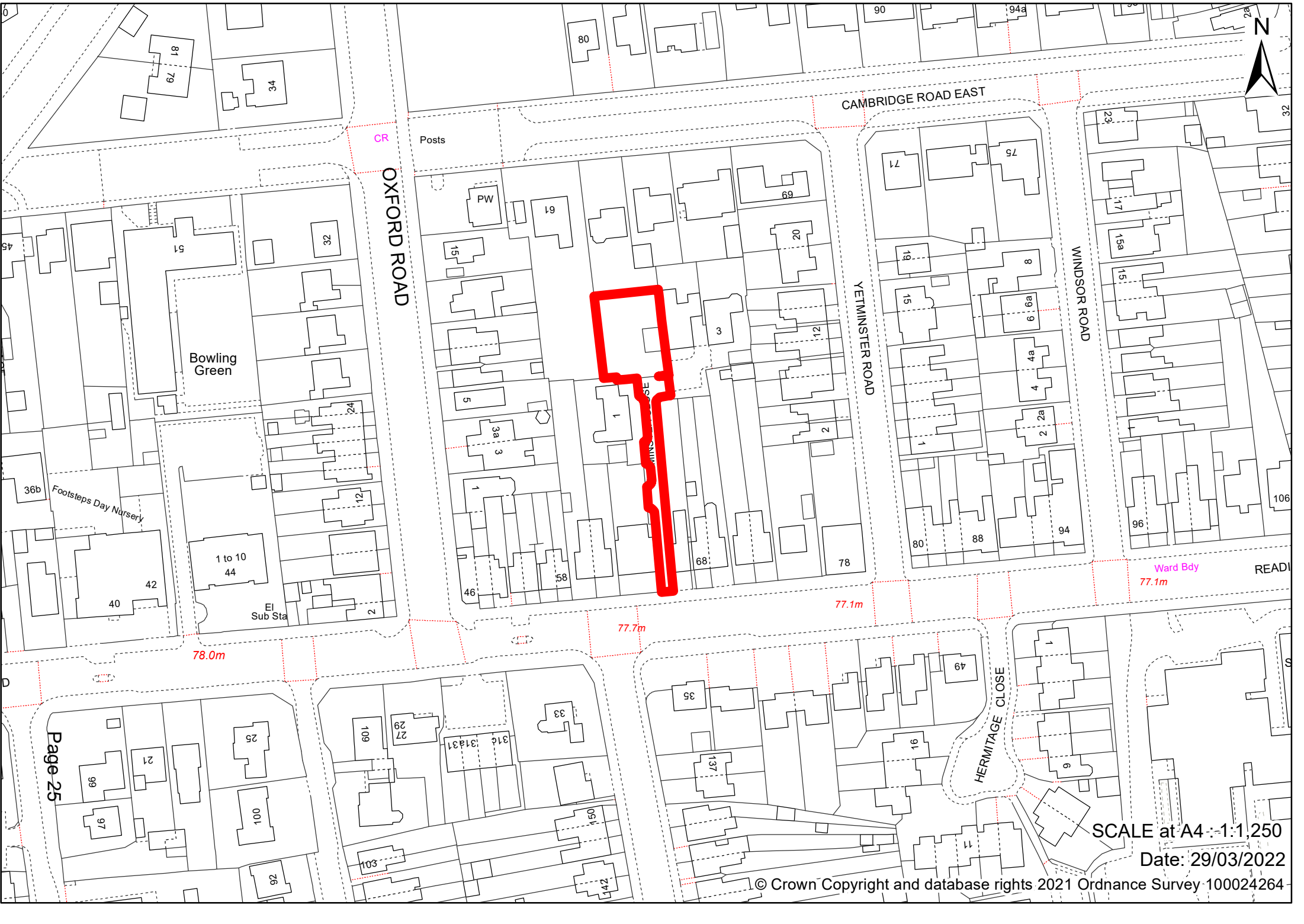
INFORMATIVES

- 1 **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; would have no material and adverse impact on neighbours; would provide an acceptable living environment; and would not result in harm with regards to biodiversity impacts; 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. The proposals are therefore considered to be acceptable having regard to the criteria of Policies SS1, SS2, DE1, DE2, DE3, IN2, 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.
6. INFORMATIVE – if Stag Beetles, Bats, or any other protected species are encountered during construction or site clearance then works should cease and advice sought from a suitably qualified ecologist.





01 - Site Block Plan - Proposed
1:500@a3 (1:250@a1)



02 - Site Location Plan - Proposed
1:625@a3 (1:1250@a1)

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Revision	Date	Drwn	Description
P1	02.07.21	FK	Issued For Planning
P2	15.11.21	FK	Issued For Planning
P3	21.12.21	FK	PLANNING ISSUE

FlowerKittle
architects

T - +44 (0)1252 597 147 E - info@flowerkittle.com
T - Abbey House, Farnborough, Hampshire, GU14 7NA

Project Title
63 Cambridge Road East
GU14 6QX

Drawing Title
Site Location and Block Plans
Proposed

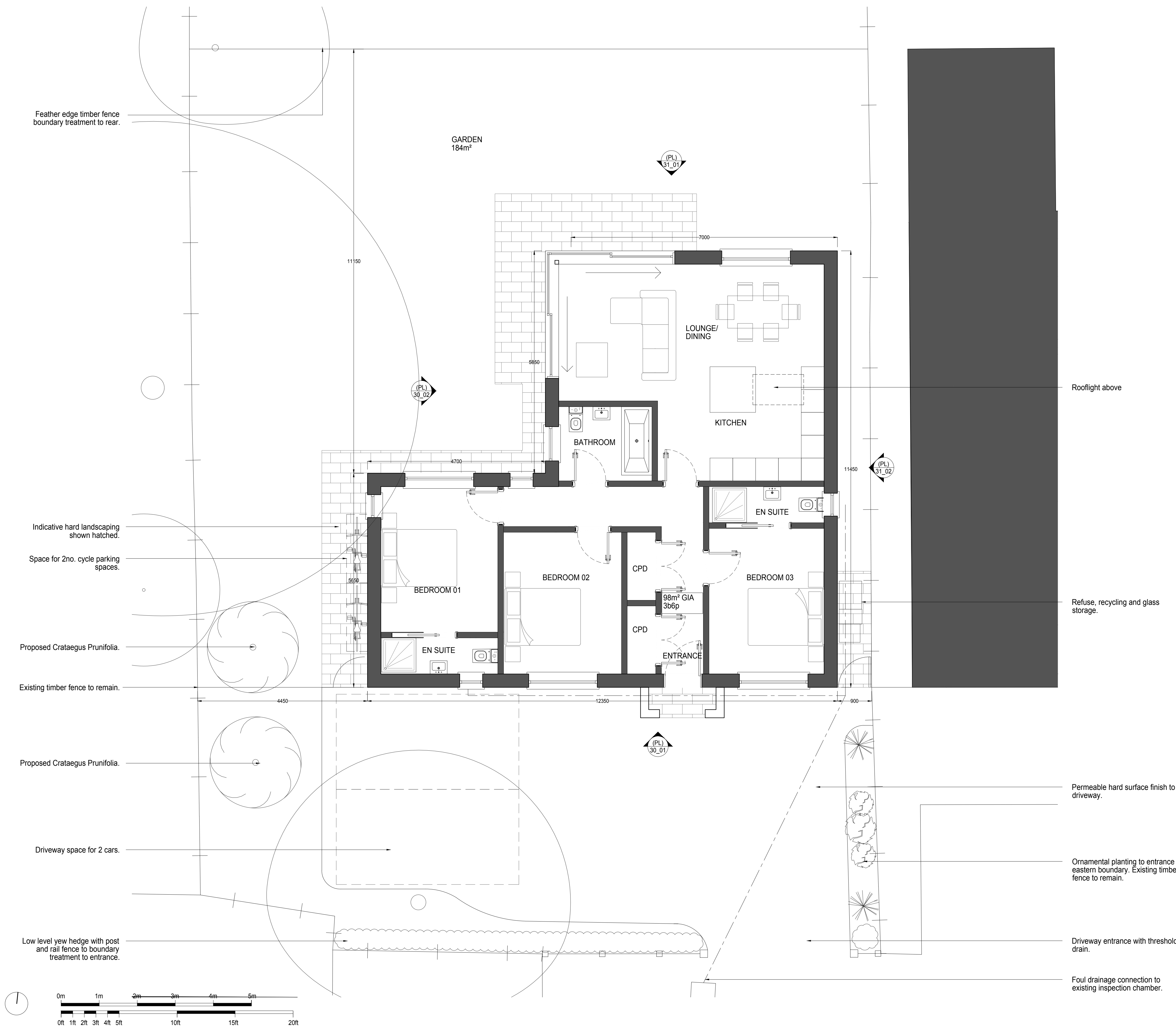
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Noted @A1

Drawn By
FK

Drawing Number
2103(PL)01

Revision
P3

Drawing Status
FOR PLANNING



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P1	02.07.21	FK	Issued For Planning
P2	28.09.21	FK	Amendments following pre-app
P3	15.11.21	FK	Amendments following pre-app
P4	21.12.21	FK	PLANNING ISSUE

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architects

T - +44 (0)1252 597 147 E - info@flowerkittle.com
T - Abbey House, Farnborough, Hampshire, GU14 7NA

Project Title
63 Cambridge Road East
GU14 6QX

Drawing Title
Ground Floor Plan
Proposed

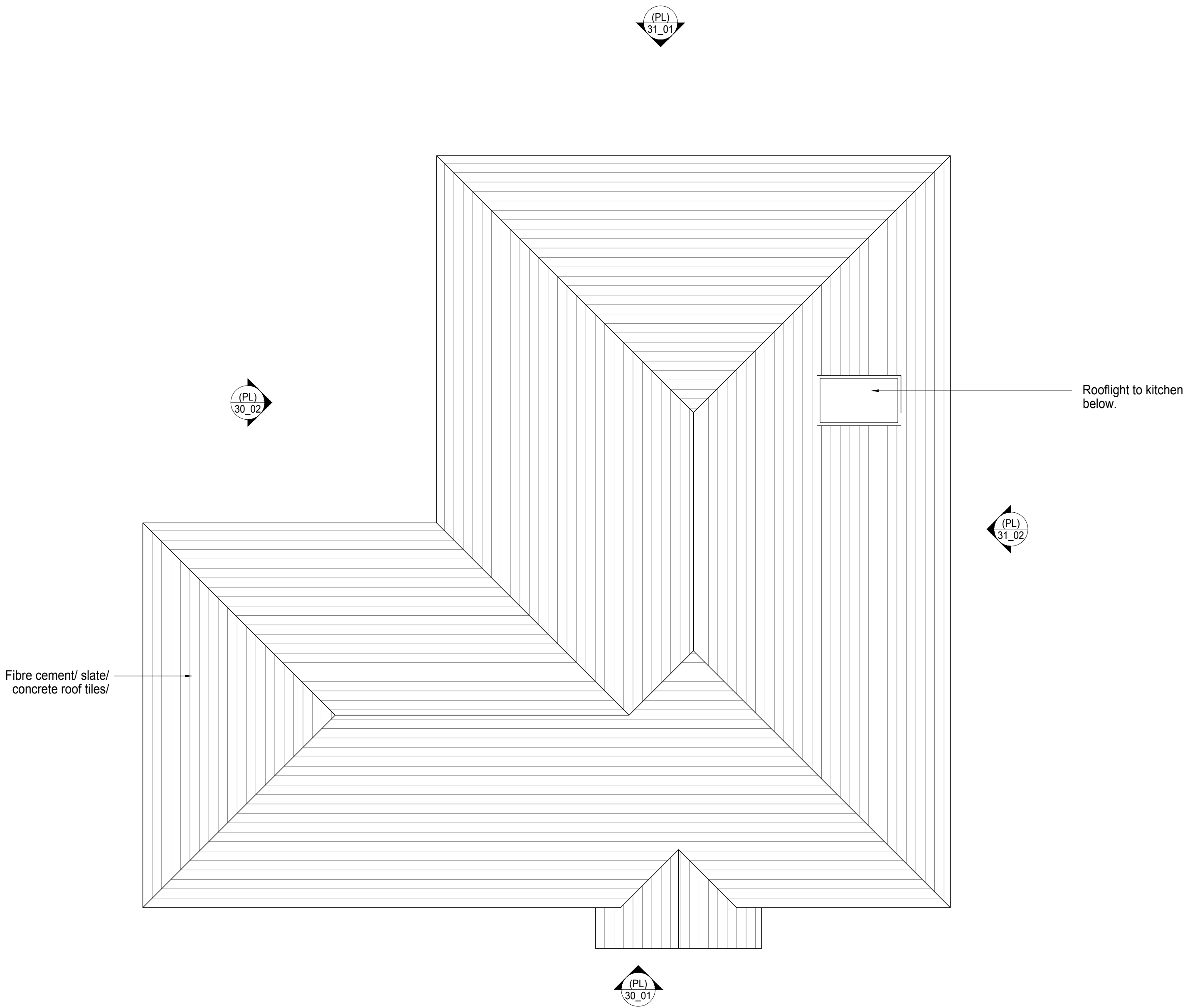
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Drawn By
FK

Drawing Number
2103(PL)10

Revision
P4

Drawing Status
FOR PLANNING



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P4	21.12.21	FK	PLANNING ISSUE

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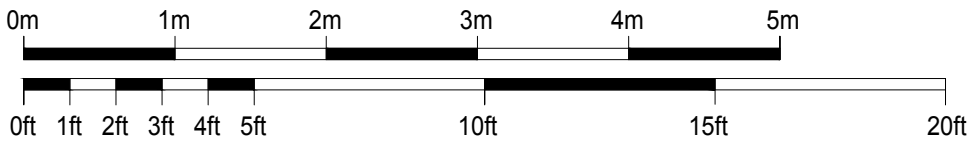
Project Title
63 Cambridge Road East
GU14 6QX

Drawing Title
First Floor and Roof Plans
Proposed

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Drawing Number 2103(PL)11	Revision P4
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Drawing Status
FOR PLANNING

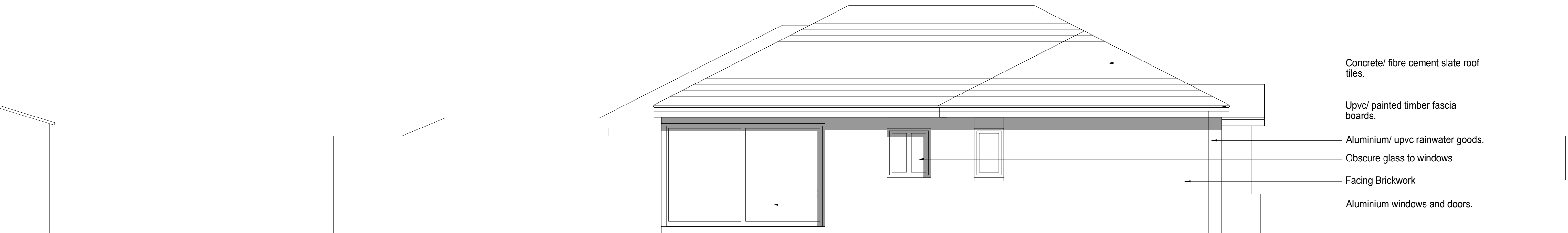


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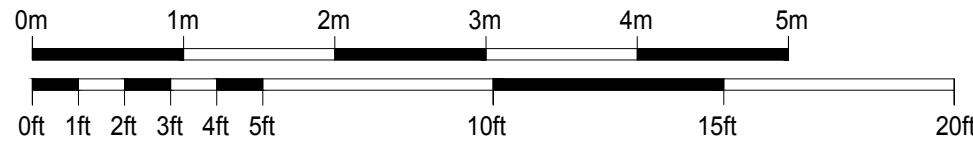
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P2	28.09.21	FK	Amendments following pre-app
P3	15.11.21	FK	Amendments following pre-app
P4	21.12.21	FK	PLANNING ISSUE



01 - South Elevation - Proposed
1:50@a1 / 1:100@a3



02 - West Elevation - Proposed
1:50@a1 / 1:100@a3



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T - Abbey House, Farnborough, Hampshire, GU14 7NA

Project Title
63 Cambridge Road East
GU14 6QX

Drawing Title
South and West Elevations
Proposed

Scale
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1:50 @A1

Drawn By
FK

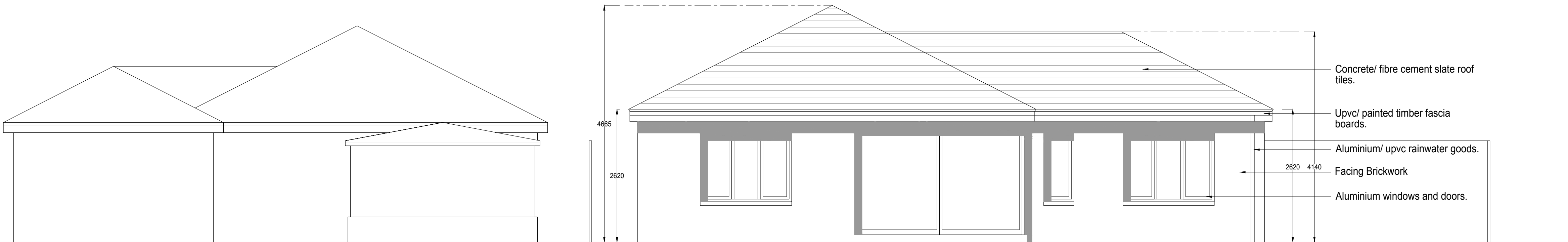
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2103(PL)30

Revision
P4

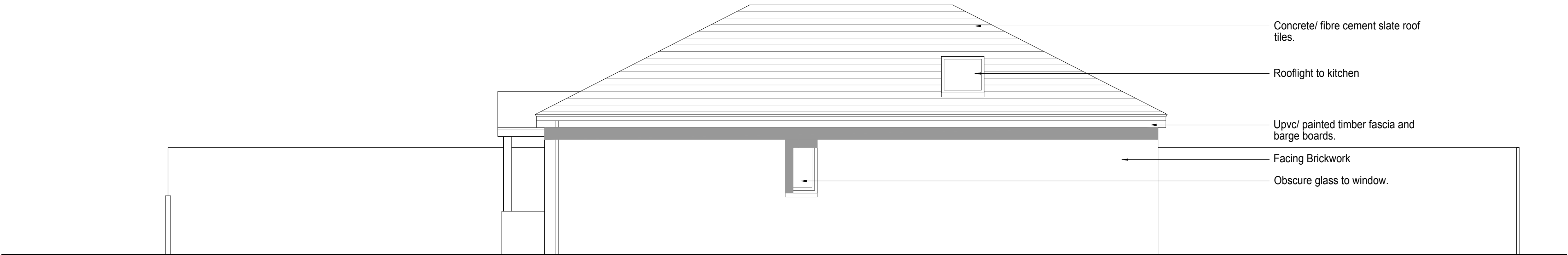
Drawing Status
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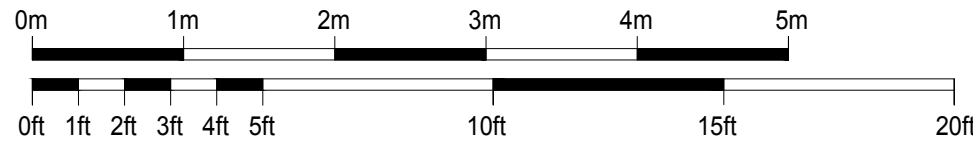
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P2	28.09.21	FK	Amendments following pre-app
P3	15.11.21	FK	Amendments following pre-app
P4	21.12.21	FK	PLANNING ISSUE



01 - North Elevation - Proposed
1:50@a1 / 1:100@a3



02 - East Elevation - Proposed
1:50@a1 / 1:100@a3



FlowerKittle
architects

T - +44 (0)1252 597 147 E - info@flowerkittle.com
T - Abbey House, Farnborough, Hampshire, GU14 7NA

Project Title
63 Cambridge Road East
GU14 6QX

Drawing Title
North and East Elevations
Proposed

Scale
1:100 @A3
1:50 @A1

Drawn By
FK

Drawing Number
2103(PL)31

Revision
P4

Drawing Status
FOR PLANNING

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

Case Officer	Katie Herrington
Application No.	21/00947/FULPP
Date Valid	5th December 2021
Expiry date of consultations	10th March 2022
Proposal	Alterations to front elevation and change of use of first and second floors from offices to nightclub
Address	101 Victoria Road Aldershot Hampshire GU11 1JE
Ward	Manor Park
Applicant	S Gurung
Agent	Mr Mark Strawbridge
Recommendation	Refuse planning permission

Description

101 Victoria Road is a building that was formerly a Barclays bank branch. To the east of the site is the shop 'Laxmi Boutique & Collection' (99) on the ground floor with flats above (99a). To the west is the British Heart Foundation shop with 6 flats above.

The proposal seeks to convert the first and second floor to a night club (Sui-generis) including a terrace area/ smoking area. The ground floor would remain in Class E use. The only external alteration proposed is the provision of widened doorway to the front elevation. It is understood that internal works to facilitate the use of the site in this way are being carried out.

Consultee Responses

Environmental Health	<p>Environmental Health have considerable concerns about this application. The proximity of residential dwellings means there is significant potential for disturbance to be caused to local residents from the following:</p> <ol style="list-style-type: none"> 1. Breakout of amplified music. 2. Transference of structure borne noise/vibration from noise/dancing 3. Noise and vibration across party wall. 4. Customer noise from the external smoking area and noise break
----------------------	--

out when the door onto to this area is open.

5. Noise on the street late at night/early in morning from customers accessing and egressing the premises, particularly if there is access to the rear car park. Noise from customer vehicles and people congregating in the street rear car park.
6. Noise emitted from the operation of any external plant and machinery.

There has been no consideration within the submitted details of the potential impact that noise from the use of this premises as a nightclub will have on adjacent and nearby residential premises. There is no information as to how noise will be controlled to prevent disturbance, including from the use of the external first floor roof space as a smoking area until 6am on Sunday morning.

Given the lack of details submitted, Environmental Health have no option but to raise an objection until further information is provided.

The applicant will need to commission competent acoustic consultants as Environmental Health will require details of the building envelop construction to ensure that it is sufficiently acoustically robust to prevent noise breakout. Such details should include the sound reduction properties of the wall construction (including any separating party floor/ceiling/walls) as well as the glazing package to be used. The applicants should ensure that the construction will be sufficient to prevent any noise breakout associated with the worst noise-creating activities likely to take place within the proposed extension. As the use will involve loud amplified music and dancing, they will need to have consideration for low frequency sound and impact noise, and how direct and indirect transmission of noise and vibration can be minimised to ensure no adverse impact on residential amenity for those flats on either side of the application site.

Environmental Health would also wish to see details of an alternative means of ventilation so that doors and windows can remain closed, particularly during warmer months.

Neighbours notified

In addition to posting a site notice and press advertisement, 32 individual letters of notification were sent to neighbouring addresses.

Neighbour comments

4 Objections from two properties have been received.

105 Victoria Road – Flat 4

- Traffic generation and overall highway safety
- Noise and disturbance from the use of the building
- Change of the building from office (day) use to nightclub would make the neighborhood dangerous to walk and impossible to sleep. Crowds always gather outside nightclubs and after a few drinks their volume goes up and violence and

rubbish increases in the street.

- The neighborhood is changing into a nice residential area and any reverting back to the bad old days of delinquency cannot be allowed.
- There are already too many drunks and loud individuals walking around Victoria Road at night carrying on and vomiting, making me feel unsafe in my own neighbourhood
- This is located in the same building permitted for apartments where residents are entitled to quiet enjoyment of their homes. This will create unacceptable noise nuisance and a safety issue for residents.
- Any potential revenue will be eliminated by the increased cost of police presence to deal with the added disturbances.

107 Victoria Road -

- Concerned about effects of another drinking establishment. We already clear up food, drink, vomit, other disgusting waste from the front and back of our premises and this would add to it. Drug paraphernalia clear up is dangerous and an issue and this will add to it. Our glass shop front becomes vulnerable, as a neighbouring property.
- At the rear of the building, concerns about vandalism, fire risks and burglary.
- I feel it is an inappropriate use of daytime offices.
- Nuisance to local residents.

Officer comment: Issues of antisocial behaviour and littering are not matters material to the determination of this planning application.

Policy and determining issues

The Proposal site is located within the defined Town Centre of Aldershot and within the Secondary Shopping Area.

The relevant policies in the determination of this application are;

SP1 – Aldershot Town centre, IN2 Transport, DE1 Design in the Built Environment, DE10 Pollution of the Local Plan. The Rushmoor Car and Cycle SPD is also relevant.

Commentary

- Principle of development

Policy SP1 – Aldershot Town Centre seeks to concentrate development for leisure, entertainment, cultural, tourism, retail, supporting services, restaurants and other town centre uses within the Town Centre.

The proposal would result in the change of use of the first and second floor of the building from Class E (financial services/ offices) to a Night Club (Sui-generis).

Nightclubs are defined within the NPPF as being main town centre uses, there is an existing nightclub close to the premises (The Victoria Club, 111 Victoria Road). Therefore, the provision of a nightclub in this location would not conflict with the objectives of policy SP1. The proposal would also retain the Class E use on the ground floor and would therefore not result in harm to the secondary frontage. As a result, the proposal would not be objected to in principle.

- Visual appearance

The proposal would widen an existing doorway in the front elevation. This is not considered to result in harm to the character and appearance of the area. The proposal would accord with Policy DE1 in this respect.

- Impact upon neighbouring amenity

The proposed nightclub would include a balcony area to the rear and an access point to the front along Victoria Road. The proposal site is flanked by flats on either side, and there are also a number of other flats in the general area. The night club would be in operation between 3pm until 6am. It is between 11pm and 6am that noise disturbance has the greatest potential to be harmful - when the ambient noise levels are lower and noise receptors (residential occupiers) are most sensitive (when most people are trying to sleep).

There is significant potential for the breakout of amplified music from the building, transference of structure borne noise/vibration from such amplified music and dancing, and associated noise and vibration across the party wall. In addition to the above, the proposal includes an external smoking area where noise break out is likely when the door to this area is open and chatter from patrons is likely. The proposal would also result in noise on the street during the night and early morning from entering and leaving the premises, particularly if there is access to the rear car park.

No acoustic assessment has been provided to demonstrate that the proposal would be able to mitigate these impacts from within the venue to protect the amenities of adjoining and surrounding residential occupiers. It is also doubtful that the noise associated with the smoking area could be sufficiently mitigated.

Taking the above into consideration, the proposal is likely to give rise to significant harm to the amenities of the adjacent and surrounding residential occupiers, adversely affecting their amenities.

As a result, the proposal would be contrary to policy DE10 of the Local Plan.

- Highways

The Rushmoor Car and Cycle SPD does not provide guidance with regards to the parking requirements for nightclubs, and therefore this application must be considered on a case by case basis. The proposal is located within the town centre within proximity of public car parks for use by staff and patrons. As a result, the proposal would not be objected to in this respect.

Summary

The proposed night club, given its hours of operation, provision of an outdoor terrace/smoking area, potential for acoustic volume and vibrations, and proximity to residential occupiers, would give rise to noise pollution that would result in adverse harm to the amenities and residential environment of neighbouring occupiers. No evidence has been provided to demonstrate how the proposal might prevent such harm. As a result, the development would be contrary to Policy DE10 of the Local Plan.

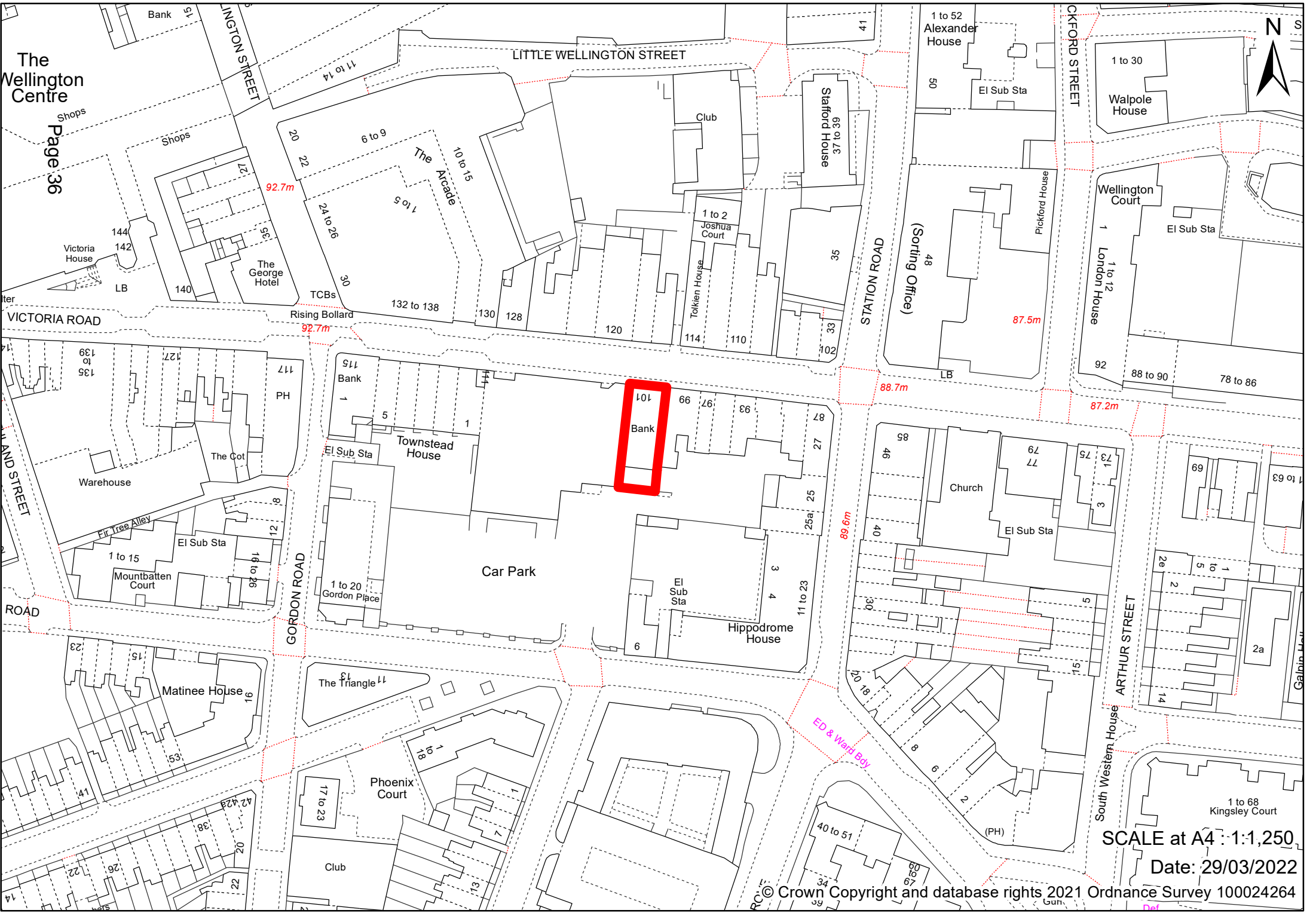
Full Recommendation

REFUSE

- 1) The proposed night club, given its hours of operation, provision of a outdoor terrace/ smoking area, potential for acoustic volume and vibrations, and its proximity to residential occupiers, would be likely to give rise to noise pollution that would result in adverse harm to the amenities of adjacent residential occupiers. No evidence has been provided to demonstrate that the proposal would not result in such harm. As a result, the development would be contrary to Policy DE10 of the Local Plan.

Informatives

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



SCALE at A4 : 1:1,250

Date: 29/03/2022

Widen door aperture
min 1200

Lobby entrance desk

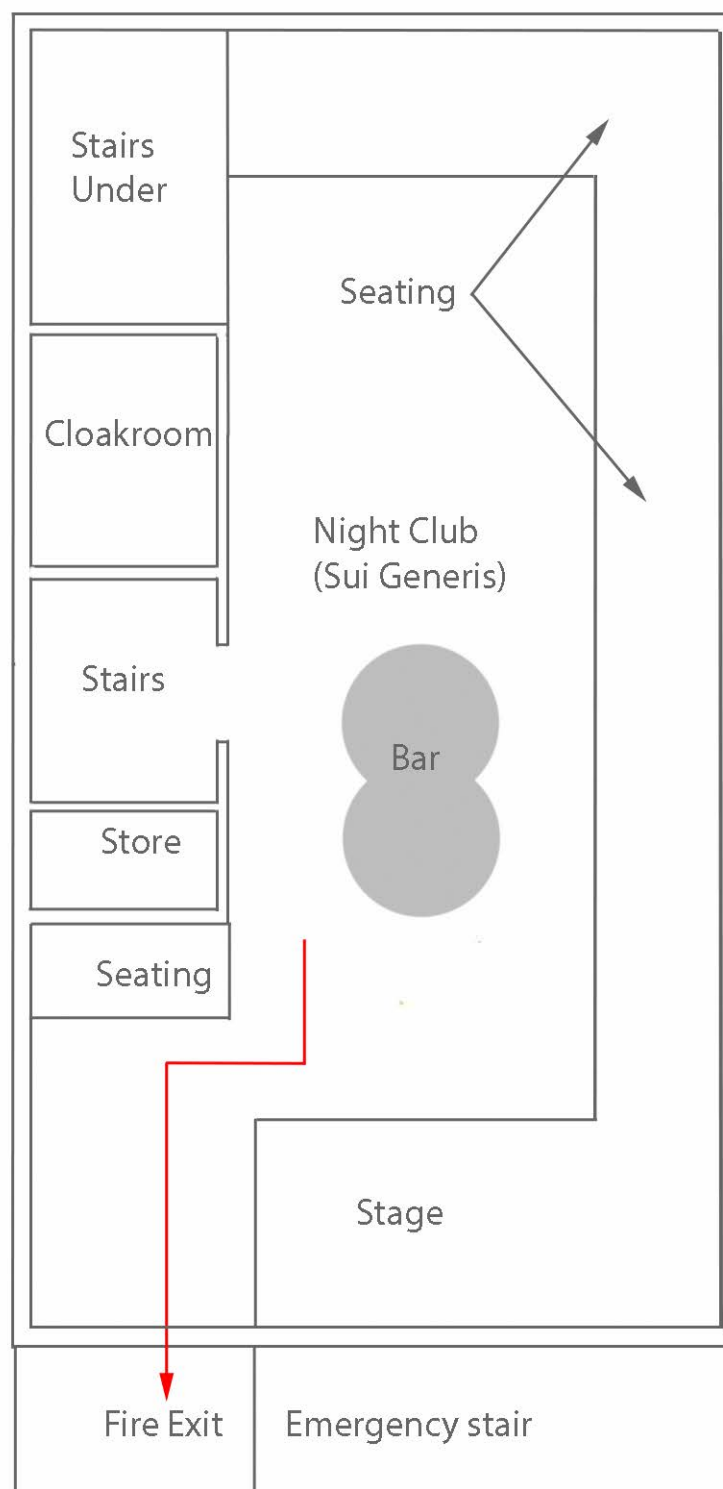
Stairs up to FF

Former Banking Hall
Not part of application

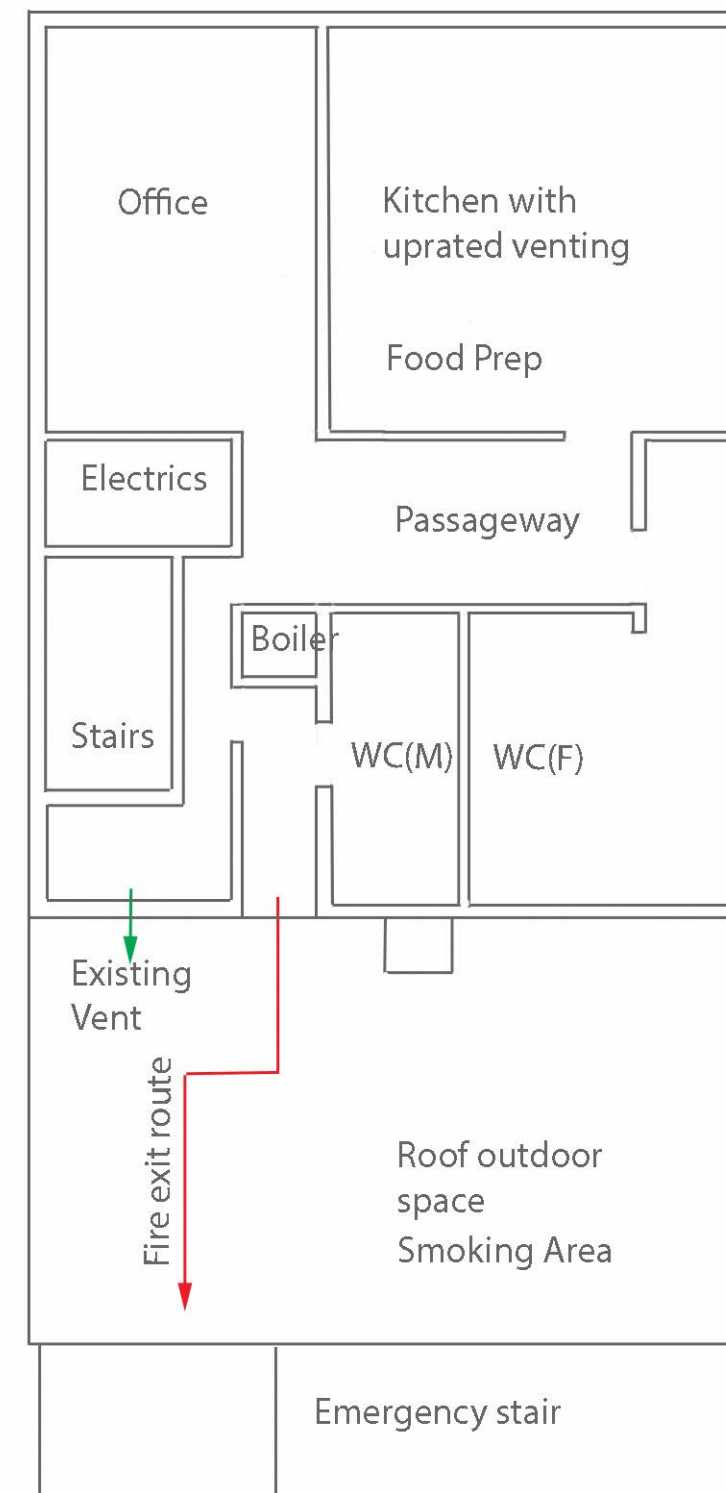
Yard - Emergency &
Service Access only.

Bin Storage →

GF & SITE PLAN



FF



2F

6m at 1:100



NOTES:

Planning Drawing Only

All dimensions must be checked on site

Client

C/o Agent

Job Title

101 Victoria

Scale

1:100@A3L

Drawn by

MS

Date

NOV2021

Drawing Title

Plans Pro

Drg No.

0975.P.0104

Rev

C



Front (North) Elevation - Existing



Proposed



Rear (South) Elevation - No Change

NOTES:

Planning Drawing Only

All dimensions must be checked on site

Client

C/O Agent

Job Title

101 Victoria

Scale

1:100@A3L

Drawn by MS

Date NOV2021

Drawing Title

Elevations

Drg No.

0975.P.0105

Rev

6m at 1:100

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

Case Officer	Katie Ingram
Application No.	22/00159/FULPP
Date Valid	24th February 2022
Expiry date of consultations	11th April 2022
Proposal	First floor rear extension to facilitate change of use of first ancillary accommodation of public house (Sui generis) to 2 self-contained flats (1no. 1-bed and 1no. 2 bed)
Address	The White Lion Public House 20 Lower Farnham Road Aldershot Hampshire GU12 4EA
Ward	Aldershot Park
Applicant	Mr A Jaman
Agent	Mr W Pierson
Recommendation	Refuse planning permission

Description

The application site is occupied by a two-storey building which is a Public House with ancillary staff accommodation (a 2-bed flat) provided on the first floor. The property is at the end of a terrace of six properties, the other five are houses, and fronts Lower Farnham Road at the corner on to Stone Street. It is a yellow stock brick building with a pitched, tiled roof and white painted rear elevation. The rear of the building has been variously extended with single storey and two storey extensions. There is a rear yard the width of the site (10m) by approximately 6m deep, which is occupied by some outbuildings and partially serves as an off-road parking space and outdoor storage.

The main entrance to the pub is on the Lower Farnham Road frontage where there is also a small raised outdoor terrace, and there is side entrance from Stone Street. The public house has a bar and two public rooms, toilets at the rear, and servicing arrangements within the inner parts of the building. A central staircase behind the bar leads to the first-floor accommodation. At first floor level, there is a glazed door to an informal roof terrace on the flat roof of one of the single storey extensions.

Surrounding uses are predominantly residential in nature and characterised for the most part by two-storey terraced and semi-detached housing on Stone Street and Lower Farnham

Road. There is a vehicle sales premises and single storey warehouse building opposite on the south-east side of Lower Farnham Road which is part of the larger Blackwater Trading Estate. 40m north of the site is a supermarket, and parade of shops on Ash Road (A323).

The White Lion was registered by the Council as an Asset of Community Value In October 2019 however, the status was nullified when the owner sold the property within the 'Protected Period' as defined by s94 of the Localism Act 2011.

In August 2021, the Council refused planning permission 21/00545/FULPP for a 'Two storey and first floor rear extension to facilitate change of use of Public House (sui generis) with ancillary accommodation into 4 flats (2 x 1-bed and 2 x 2-bed)' for the following 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.
2. The development would fail to provide sufficient on-site car parking to the detriment of the free flow and safety of the surrounding highway network, the residential amenities of neighbouring properties and the living conditions of proposed occupiers. In this regard, it contravenes the requirements of Local Plan Policy IN2 and the Council's adopted Car and Cycle Parking Standards.
3. The proposal fails to address the likely significant impact of the development on the Thames Basin Heaths Special Protection Area as required by the Habitats Regulations in accordance with the Council's Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy, and is therefore contrary to Rushmoor Local Plan Policy NE1 and retained Policy NRM6 of the South East Plan.
4. The proposal fails to make adequate provision for the open space needs of future occupiers contrary to the requirements of Rushmoor Local Plan Policy DE6.

The applicant has lodged an appeal against this refusal. The Planning Inspectorate has confirmed that the appeal is valid, but the Inspectorate is yet to issue a 'start date'.

Proposed development

The application is seeking planning permission to convert the first-floor staff accommodation into two self-contained flats (1x 2-bed 3 person flat and 1x 1-bed 2 person flat). To facilitate this, a first-floor rear extension measuring 5.4m long x 7.4m wide is proposed that would match the existing eaves and ridge height and would require some demolition of the storage buildings in the rear yard to install a cycle and bin storage area and a private garden area for Flat 2. The plans show the parking space in the rear yard retained. Access to the flats would be from the side entrance on Stone Street with a new internal staircase. The two lounges in the pub would be amalgamated into one with a new, set back bar area, and the toilets and kitchen modernised.

The application is accompanied by a Planning Statement and Marketing Report (the same marketing report submitted with refused application 21/00545/FULPP).

Consultee Responses

Planning Policy	Raises objection due to non-compliance with requirements of Policy LN8
Environmental Health	Raises objection
Contracts Management	Raises no objection
Aldershot Civic Society	No comments received
HCC Highways Development Planning	Confirms the proposal would not lead to any material detrimental impact upon the public highway

Neighbours notified and comments

Site notices were displayed and 14 letters of notification were sent to adjoining and nearby properties. At the time of writing there have been 37 representations objecting to the scheme from addresses in Stone Street, Lower Farnham Road, Herrett Street, Ash Road, Belland Drive, Waterloo Road, Elston Road, Shalden Road, Jubilee Road, York Crescent, Basing Drive, Wolfe Road, St Georges Road, Lysons Road, Boulters Road, Upper Weybourne Lane, Lower Newport Road, Newport Road, Haig Road, South Walk, Belle Vue Road, Reading Road and addresses each in Farnham, Ash, Ash Vale, Tongham, Church Crookham, Bentley, Bedford, London, Newport Bagnell and Spain.

Submissions have also been received from the CAMRA (Campaign for Real Ale) Surrey Hants Borders branch and from the Chairman of the Aldershot Community Pub Ltd.

An objection has also been received from Councillor Roberts.

Objections have been raised on the following grounds:

- a) This is way of converting the whole pub to residential by stealth, the applicant will claim the ground floor pub without accommodation is not viable
- b) This is not a credible attempt to retain the pub as it will be even less viable without on-site staff or family accommodation
- c) There will be no outside amenity space, no kitchen ventilation, no mobility access, no sufficient area for deliveries or drinks cooling, no empty cask storage and no fire exit and a pub cannot viably operate without these things
- d) Impact of noise from customers and operational noise (eg deliveries, plant noise) on new residents will impact viability of the pub
- e) The pub provides a much-needed opportunity to make friends and network locally
- f) The public house is an Asset of Community Value
- g) North Town (pop 6,700) has no surviving pubs.
- h) Policy LN8 of the Local Plan and Paragraph 20 of the NPPF protects public houses as community facilities so the Council should refuse the application
- i) Local places to socialise are important
- j) The Marketing report does not match the scheme
- k) The marketing report does not demonstrate there is no longer term need for the pub which is contrary to the Council's Public Houses SPD
- l) The pub was a viable thriving business and popular before Covid. Covid stopped the

- pub operating in the short term, and should not be sold for flats just because of Covid
- m) The new owner has not re-opened the pub and has ignored all approaches by Aldershot Community Pubs Ltd to discuss re-launching it (although the marketing report (5.12) says that no one has approached the applicant.
 - n) The new owner has made zero effort to operate the pub since they purchased it
 - o) The area is already very congested, and no parking is proposed for the two flats
 - p) The plans and planning statement are not consistent about what parking is proposed.
 - q) Staff need to be able to park adjacent to the pub, for safe late-night finishes and will not be able to do so
 - r) Will result in loss of employment
 - s) Commercial and residential refuse storage together poses a fire risk
 - t) There will be no accessible entrance
 - u) The roof terrace will be on a felt flat roof
 - v) The Aldershot Community Pub Ltd (ACP) has contacted the owner several times about the possibility of ACP running the White Lion but have not received a response, other than an acknowledgement of receipt from the agent
 - w) There is no obvious provision for cellar cooling
 - x) There are security concerns with no staff / management flat above
 - y) The extension would lead to the loss of outside smoking area and garden
 - z) Since purchasing the White Lion they have showed no intention of looking to reopen the pub and ignored several attempt by ACP to contact owner and suggest way of running the pub
 - aa) The same marketing report has been submitted with refused application 21/-00159/FULPP and this is redundant as the public house is retained

Policy and determining issues

The site is located in the settlement boundary of Aldershot and relates to development affecting a public house. Policies SS1 (Presumption in favour of sustainable development), SS2 (Spatial Strategy), IN1 (Infrastructure and Community Facilities), IN2 (Transport), IN3 (Telecommunications), DE1 (Design in the Built Environment), DE2 (Residential Internal Space Standards), DE3 (Residential Amenity Space Standards), DE6 (Open Space, Sport and Recreation Facilities), LN8 (Public Houses), NE1 (Thames Basin Heaths Special Protection Area) and NE4 (Biodiversity) of the adopted Rushmoor Local Plan (2014-2032) are relevant to this application. The Council's adopted supplementary planning documents 'Car and Cycle Parking Standards' 2017 and 'Development Affecting Public Houses' 2015, and Thames basin Heaths Special Protection Area Avoidance and Mitigation Strategy (AMS) as updated April 2021 are also relevant to the determination of the application.

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

1. Principle of development with regards impact on public house
2. Visual impact
3. Impact on neighbouring amenity
4. The living environment created
5. Highways considerations
6. Public Open Space
7. Impact on wildlife

Commentary

1. Principle of development with regards to impact on public house

The National Planning Policy Framework (2021) recognises public houses as ‘community facilities’ (para. 93) and their importance for promoting social and cultural well-being in the community, and advises that planning policies and decisions should ‘plan positively for the provision and use [of such facilities] to enhance the sustainability of communities and residential environments’.

As the owners of the White Lion sold the property within the Protected Period, as defined by S93 of the Localism Act, the Asset of Community Value status which was listed in October 2019 was nullified. Rushmoor Council Legal Services have advised that another application to list the property as an Asset of Community Value has been received and they are in the process of issuing a decision on this. Whilst this meets the conditions for listing, the decision has yet to be issued and therefore at the time of writing the Public House is not yet listed as an Asset of Community Value.

Recognising the social and cultural value of public houses the Rushmoor Local Plan specifically deals with development proposals resulting in the loss of a public house in Policy LN8. This states *‘Development proposals resulting in the loss of a public house will be permitted where it can be proven that there is no longer-term need for the facility. The applicant will be required to provide evidence of effective marketing for a period of at least twelve months. In determining such applications, the Council will have regard to the content of the ‘Development Affecting Public Houses’ Supplementary Planning Document’.* Preamble to the Policy and the SPD set out details on how applicants can demonstrate that there is no longer-term need for a facility by way of marketing, viability and diversification evidence.

One of the reasons for refusal of planning application 21/00545/FULPP in August 2021 was that the application failed to justify the redevelopment of the public house into 4 flats and subsequent loss of the public house, in accordance with those requirements.

This application proposes to address that reason by facilitating a change of use of the first floor ancillary accommodation into 2 separate self-contained flats with a first floor rear extension, and leaving a public house at ground floor. The first floor is currently non self-contained and historically occupied ancillary to the public house use by management or staff.

The applicant’s planning statement (para 5.9) states that the revised application ‘puts forward a scheme that ..significantly provides re-configured floor space to make it more attractive to potential commercial or community occupiers, including new toilet facilities, bars stores and a kitchen. The current lack of facilities is a fundamental reason why the public house use in its current format is not a viable proposition’.

The toilets will be modernised and a small kitchen provided, although it is noted that there is no provision on the plans for extraction plant for the kitchen. There would be no disabled access, no dedicated delivery space and less external storage as well as no staff accommodation. The rear yard has been used as ‘garden’ and smoking area in the past as well and this would be removed. The planning statement or application does not offer any analysis on the viability of the public house without staff accommodation or these reduced facilities. Neither does it address the conflict between the retained public house use and private residential use above. It is considered that the viability of the continued operation of

the public house has not been adequately considered and the application fails to address the policy and SPD in this regard.

The applicant has submitted the same marketing report that was submitted in support of refused planning application 21/00454/FULPP. This evidence has not been tailored to the current scheme which is proposing to retain the public house at ground floor. The marketing evidence in this report was considered inadequate in providing sufficient evidence to demonstrate no long term need for the public house.

'Development Affecting Public Houses' SPD requires applicants to demonstrate that a public house has been marketed for at least 12 months as a public house 'free of tie and restrictive covenant' and that there has been no interest in either the freehold or leasehold and requires applicants. Annex A sets out the minimum requirements for a marketing exercise to be considered 'sufficiently thorough'. For example, it requires a 'For Sale' signboard to be affixed to the premises and advertisements to be placed in the local press, in appropriate trade publications and on trade websites, and copies of all approaches provided with reasons why any offer has not been accepted. The applicant is also required to demonstrate that 'reasonable efforts have been made to preserve the facility', including setting out evidence of any diversification options explored, and to prove that it would not be economically viable to retain the building or site for its existing use class' (section 5). The applicant is also required to provide evidence that there are alternative public houses with similar facilities within walking distance of the public house (provision 6).

The submitted marketing report states that the property was marketed from January 2019, but information as to the length of the marketing is provided. There also appears to be some uncertainty as to the number of viewings which have taken place, and it is not clear whether the marketing of the property was impacted by government-enforced lockdowns and the introduction of other COVID-19 restrictions. Although no formal offers were received from those looking on continue the current public house use, it is noted that various expressions of interest were received, including from a community group, and further details of these are not provided. The Report states the public house was advertised for sale 'on third party websites', on Savills' website and through Savills' monthly property mailing list available to operators/investors. Whilst the Report includes a copy of an advert from Savills' webpage, no other evidence of the marketing is provided.

It is considered that the marketing exercise is first, out of date, and secondly, not relevant to the current envisaged arrangement of a public house without ancillary staff accommodation and with residential occupiers on the floor above. The application has not been supported by sufficient evidence to demonstrate the viability of the public house without the staff accommodation and therefore conflicts with the Policy objectives of Policy LN8 of the Rushmoor Local Plan and the 'Development Affecting Public Houses' supplementary planning document.

2. Visual Impact

The proposed works would not significantly increase the footprint of the building and the extension would have maximum projection, at first floor level, of 5m and would be flush with the rear elevation of the ground floor rear extension and match existing roof and eaves levels. The extension would tidy up the appearance at the rear of the site. There would be no change to existing external materials or features/detailing, and proposed fenestration would match the existing. It is considered the proposed extension would be on an appropriate scale and would respect the character of the site and surrounding area and have

an acceptable visual impact and comply with Policy DE1 of the adopted Rushmoor Local Plan.

3. Impact on neighbouring amenity

The nearest properties are attached no.18 Lower Farnham Road to the north and nos. 2 and 4 Stone Street to the west separated by a private access road. The first-floor rear extension will increase the height of the building at the rear from 5.5m to 8m (at the ridge to match existing) and from 4.3m to 5.5m (at the eaves). The extension will, like the existing two storey part of the building, be 2.7m from the northern side boundary with no.18.

Given the orientation of the site to the south of no.18 this will cause additional overshadowing to the rear amenity space of no.18, however, because of the separation distance this is not considered to be materially harmful. The impact would be to the rear of the private garden area of no.18, and there is also a long outbuilding against the shared boundary in the garden of no.18 creating more separation.

There will be two windows in the northern first floor elevation replacing a glazed door, which will serve communal and private circulation space. It is considered these would not have a detrimental impact by way of loss of privacy to no.18 and the plans show that they will be partially obscure glazed.

A door has been installed at first level giving access to the roof of a single storey element of the building which is used as an informal roof terrace and abuts the northern side boundary of the site with no.18. A 1.2m high bamboo fence has been erected along the northern site boundary. The proposed application proposes to retain this outdoor terrace to serve as private outdoor amenity space for Flat 1 and erect a side and rear timber fence. It is considered that the fence, which has a depth of 5.5m and would be 1.5m high would have a materially harmful impact on the outlook and daylight access of a first-floor rear facing window of no.18 (not shown on the elevation plans) to a habitable room if the roof terrace were to be formalised in this way.

Two first floor windows on the rear elevation of the proposed extension, serving a bedroom and living areas, will be 8.3m from the side elevations of nos. 2 and 4 Stone Street to the west. There are windows in the side elevations of nos. 2 and 4 Stone Street but they are fixed shut high level obscure glazed windows serving bathrooms. The proposed windows do not overlook any private amenity space. It is considered that the extension will not cause harm to amenity of occupants of 2 to 4 Stone Street by way of overlooking or sense of enclosure.

There is a new first floor side window in the side elevation opposite the private amenity space of no.1 Stone Street on the southern side of Stone Street. It is considered that the separation distance across the highway of 13.5m would be acceptable and would not result in a materially harmful impact by way of overlooking.

The proposed development would have an unacceptable impact on the amenity of no.18 Lower Farnham Road by way of a 1.5m high close board timber fence with a length of 5.5m along the side boundary of a roof terrace, creating a loss of outlook from a rear facing window at first floor level and in this regard, the application would not comply with Policy DE1 of the Rushmoor Local Plan.

4. The living environment created –

Proposed Flat 1 is a 1 bed 2-person flat and flat 2 is a 2-bed 3 person flat.

With regard to residential space standards the application complies with the Rushmoor Local Plan. Flats 1 and 2 have gross internal floor areas of 50sqm and 65sqm respectively and therefore meet the minimum floor area requirements (Policy DE2) which are 50sqm and 61sqm. Bedroom sizes and storage areas are also compliant.

The minimum requirement for private outdoor space (Policy DE3) is a 5sqm balcony within flatted development accessible from the main habitable room. Subject to an acceptable impact on neighbouring amenity, it is proposed to provide a small area of open space for Flat 1 on a roof terrace that would meet the requirement. A private garden area in the rear yard approximately 4m x 4m is proposed to serve Flat 2. Although separated it is considered that it could provide adequately meaningful private amenity space.

The Council's Environmental Health Officer has raised concerns regarding the introduction of residential units above a licensed premises. There are a number of potential noise sources from the operation of a public house that could intrude on the amenity of future occupants, either via structure-borne transmission of noise through the fabric of the building or air-borne noise through opened windows. These include amplified music/TV, raised voices internally or patrons in external areas smoking or those leaving or entering the premises from Lower Farnham Road. The plans also do not show any external plant for the ground floor use and noise from the operation of any such plant impacting on residential amenity also needs to be considered.

Whilst it is technically feasible to improve the sound insulation capability of the existing floor structure, the application has not been supported with any further information as to the existing construction of the separating floor/ceiling and without further details, there is not considered to be sufficient information supporting the proposal for an informed judgement on whether sufficient mitigation is possible.

In the event of approval, for the flat overlooking Lower Farnham Road, the application would need to demonstrate that the sound insulating properties of the building are sufficient to mitigate noise from road traffic.

Whilst the application complies with residential space standards, it has failed to demonstrate the living environment created for the future occupants of the first floor flats would be acceptable by way of noise from the operation of the public house below and therefore the application fails to comply with Policy DE1 of the Rushmoor Local Plan which states that among other things, development will 'not cause harm to the proposed, existing and/or adjacent users by reason of: loss of light, privacy or outlook; or noise, light pollution, vibration, smell, or air pollution'.

5. Parking and highways considerations –

Residential development should provide parking spaces in accordance with the requirements of Appendix A of the Rushmoor Car and Cycle Parking Standards SPD, and there should be a minimum parking provision of one space per dwelling notwithstanding the size or location of the development (Principles 6 and 7). The site is not in a Town Centre location, so the development of 1 x 1-bed and 1 x 2-bed would require 3 parking spaces.

There is hardstanding at the rear of the building which serves as one parking space for the site, reached via a private access road. It can be presumed this is for staff or staff accommodation. The application proposes to retain this parking space, and no further spaces would be provided. It is noted however, that the floor plans contradict the Planning Statement (para. 5.33) which states that the space will be removed and no parking provided.

The Parking Standards recognise that where a change of use would result in a higher parking standard a development is not required to make up for any deficiencies in the existing provision (Principle 2) and it is recognised that the existing pub under the current Standards, expressed as maximum standards, represents a shortfall in parking provision. The public house has a bar area of approximately 30 to 40sqm and there is therefore an existing shortfall of 2-3 spaces on the site.

The applicant justifies the proposed shortfall in parking provision stating that the additional residential unit will not generate any significant demand beyond that which exists with the public house and ancillary residential accommodation. However, the public house use is also being retained in this instance and an additional 35sqm of floor space is required to facilitate the first-floor change of use from one flat into two flats. There is therefore a shortfall of proposed parking provision against the Parking Standards that would be contrary to Policy IN2 (Transport) of the Local Plan.

The County Highway Authority has stated that the proposal would not lead to any material detrimental impact upon the public highway in regard to traffic generation, but that parking is a matter for the Local Planning Authority to decide with a view to their adopted standards.

A cycle store is proposed in the rear yard that would accommodate the required number of cycles (minimum 3) in a secure and weatherproof location.

It is considered that the application provides insufficient on-site parking and therefore fails to comply with the requirements of Policy IN2 (Transport) of the Rushmoor Local Plan and the adopted Rushmoor Car and Cycle Parking Standards SPD.

6. Public Open Space

The Local Plan seeks to ensure that adequate open space provision is made to cater for future residents in connection with new residential developments. Policy DE6 refers to the Council's standard and, in appropriate circumstances, requires a contribution to be made towards the enhancement and management or creation of open space, for part or all of the open space requirement.

The Council's Parks Development Officer considers a financial contribution of £4,312.00 (£1,940.40 for a 1 bed dwelling and £2,371.60 for a 2 bed dwelling) towards playground renewal at Aspect Grove Blackwater Way or infrastructure improvements at Aldershot Park would be appropriate, to be secured by way of a planning obligation. This application has not been accompanied by such an agreement and therefore the application fails to make adequate provision for the open space needs of future occupiers and therefore does not comply with Local Plan Policy DE6.

7. Impact on Wildlife

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 incombination 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 Page 27Load 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 1 net new residential unit within the Aldershot urban area. 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, 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. 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 3 dwellings within 5 km of a boundary of part of the Thames Basin Heaths SPA. In line with Natural England guidance and adopted Rushmoor Local Plan Policy NE1 and the Thames Basin Heaths Avoidance & Mitigation Strategy (2019), 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 April 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 the decision on the planning application.

The applicant is aware of the need to address SPA impact and has indicated in the Planning Statement they are prepared to make a financial contribution for SPA mitigation and avoidance (paragraph 5.51). However, based on the proposed scheme they have declined to enter into negotiation to secure an allocation of SPA mitigation to support their proposals by submitting a policy compliant scheme, nor have they demonstrated any alternative arrangement by which the requirements of the Habitats Regulations could be addressed. Since the applicant has not adequately addressed this policy requirement it is considered that they have not mitigated for the impact of the proposed development on the Thames Basin Heaths Special Protection Area. The proposals thereby conflict with the requirements of Rushmoor Local Plan Policy NE1. The conclusion of the Appropriate Assessment in this case is, therefore, that planning permission be refused on SPA grounds.

Site Specific Protected Species

The building is relatively old although it is not in a poor state of repair and there is no woodland or obvious bat foraging sites nearby. It is considered that the proposed development would not adversely affect the conservation status of priority species and would not be contrary to the requirements of Policy NE4 (Biodiversity) of the adopted Rushmoor Local Plan and in the event of approval, an informative can be added advising the applicant to undertake any works in a precautionary manner to avoid adverse impact to unidentified bat roosts.

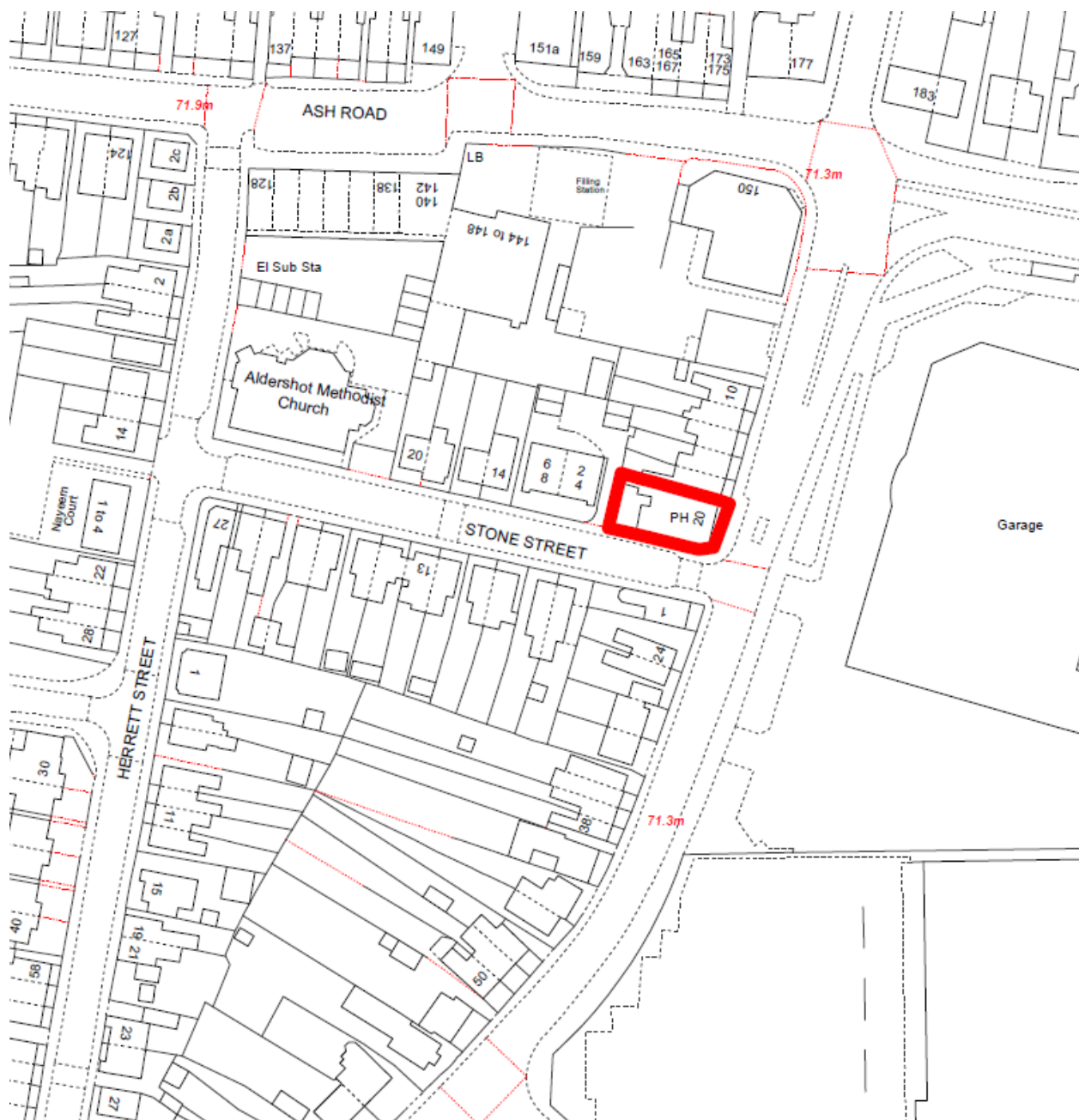
Biodiversity enhancements

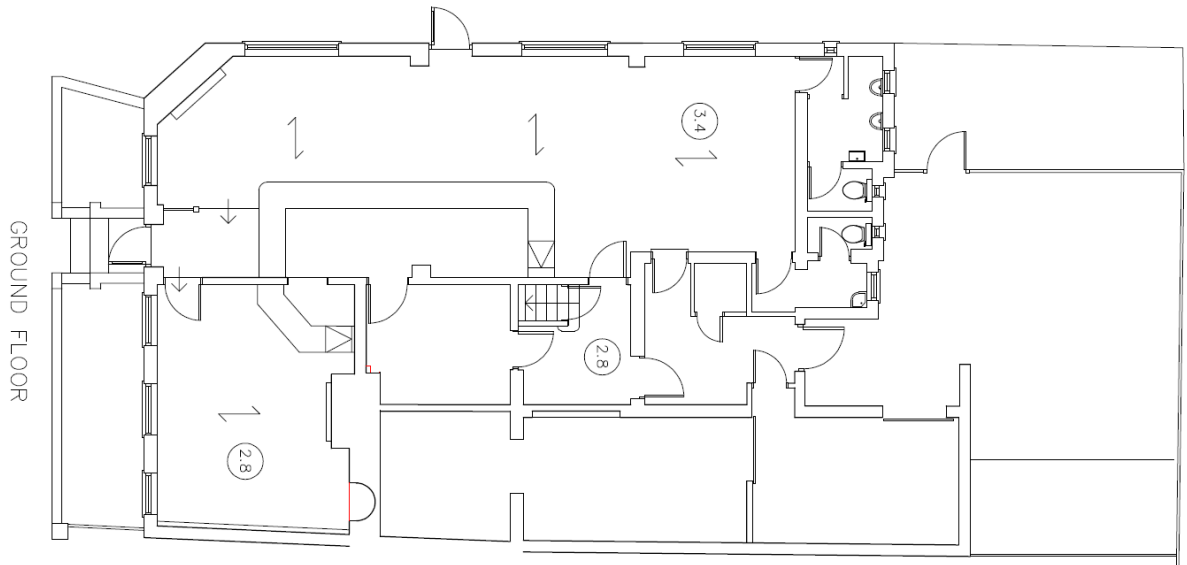
Paragraph 180 of the NPPF (2021) makes it clear that 'opportunities to incorporate biodiversity improvements in and around development should be encouraged, especially where this can secure measurable net gains for biodiversity' and paragraph 174 states that planning decision should 'enhance the natural and local environment by.. minimising impacts on and providing net gains for biodiversity, including establishing coherent ecological networks'. The development site offers negligible ecological value, and the proposal offers opportunity to enhance biodiversity. In the event of approval, the applicant should be encouraged to provide information on bird nesting and / or bat roosting provision erected on or integral with the new building.

Full Recommendation

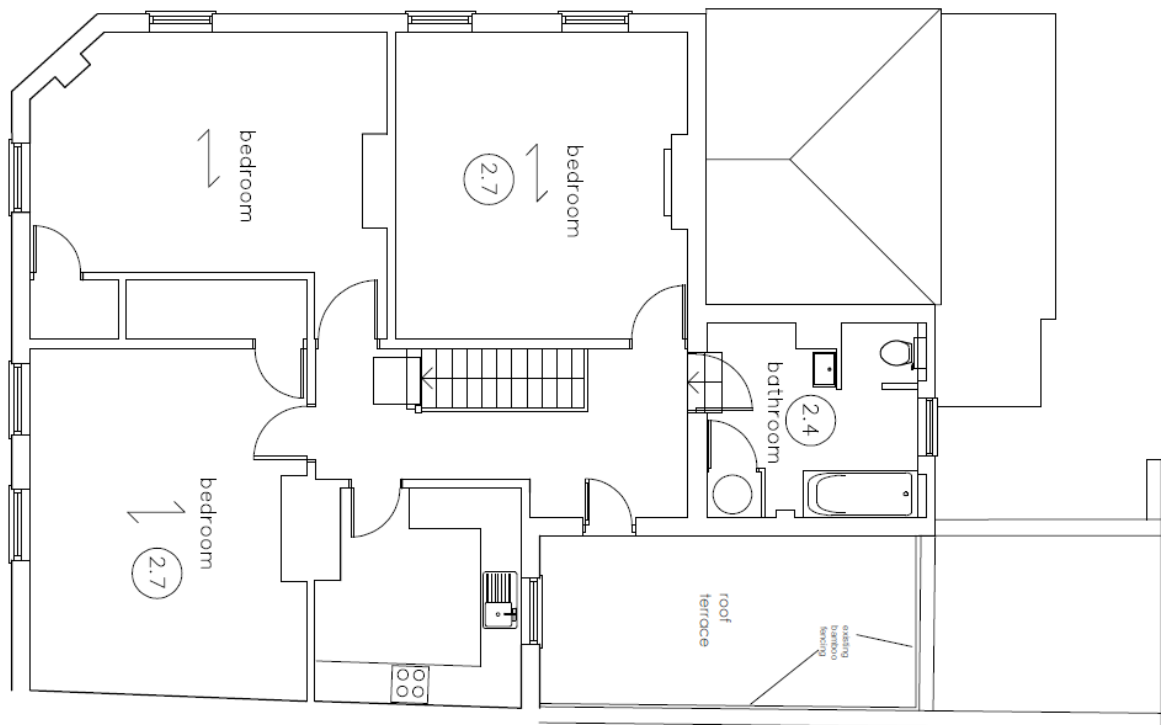
It is recommended that permission be **Refused** for the following reasons:

1. The application has not been supported by sufficient recent or relevant evidence to establish the viability of the public house without the staff accommodation and therefore conflicts with the Policy objectives of Policy LN8 of the Rushmoor Local Plan and the 'Development Affecting Public Houses' supplementary planning document.
2. The proposal fails to demonstrate that the likely significant impact of the public house on the living environment created for future occupants of the proposed development can be adequately mitigated and therefore fails to comply with Policy DE1 and DE10 of the Rushmoor Local Plan.
3. The development would fail to provide sufficient on-site car parking to the detriment of the free flow and safety of the surrounding highway network, the residential amenities of neighbouring properties and the living conditions of proposed occupiers. In this regard it contravenes the requirements of Local Plan Policy IN2 and the Council's adopted Car and Cycle Parking Standards SPD.
4. The proposal fails to address the likely significant impact of the development on the Thames Basin Heaths Special Protection Area as required by the Habitats Regulations in accordance with the Council's Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy, and is therefore contrary to Rushmoor Local Plan Policy NE1 and retained Policy NRM6 of the South East Plan.
5. The development would fail to provide a satisfactory level of neighbouring amenity to adjoining property no.18 Lower Farnham Road by way of creating a sense of enclosure to a rear facing window from the roof terrace fencing and in this regard the application would not comply with Policy DE1 of the Rushmoor Local Plan.
6. The proposal fails to make adequate provision for the open space needs of future occupiers contrary to the requirements of Rushmoor Local Plan Policy DE6.



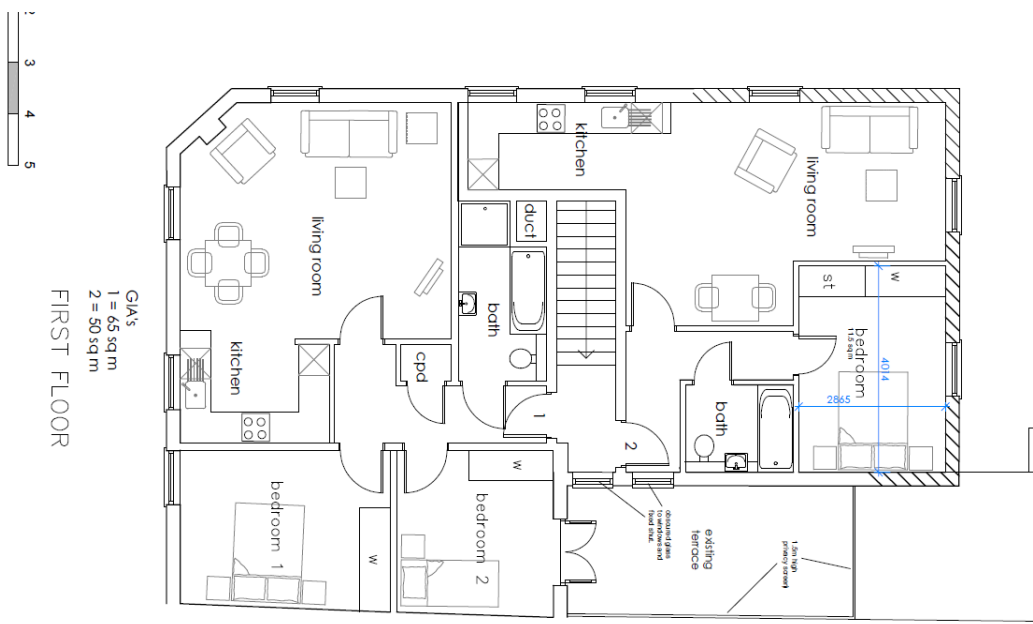


Existing ground floor

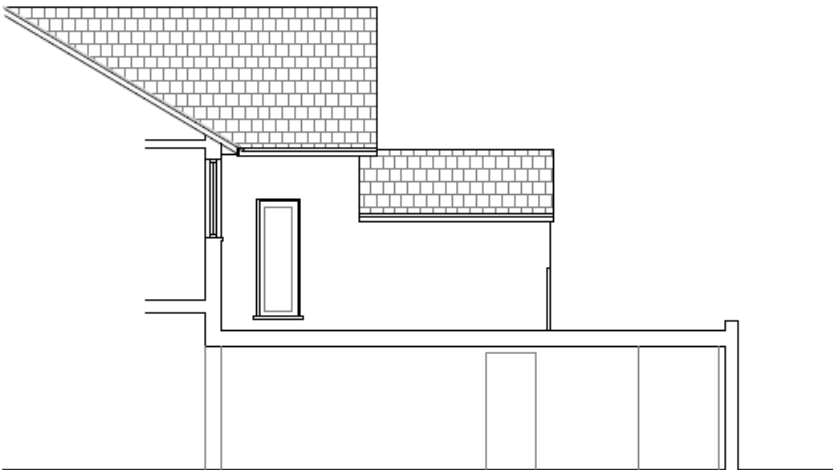


Existing first floor

GROUND FLOOR



EXISTING ELEVATIONS



SIDE ELEVATION



SIDE ELEVATION (STONE ROAD)

EXISTING ELEVATIONS

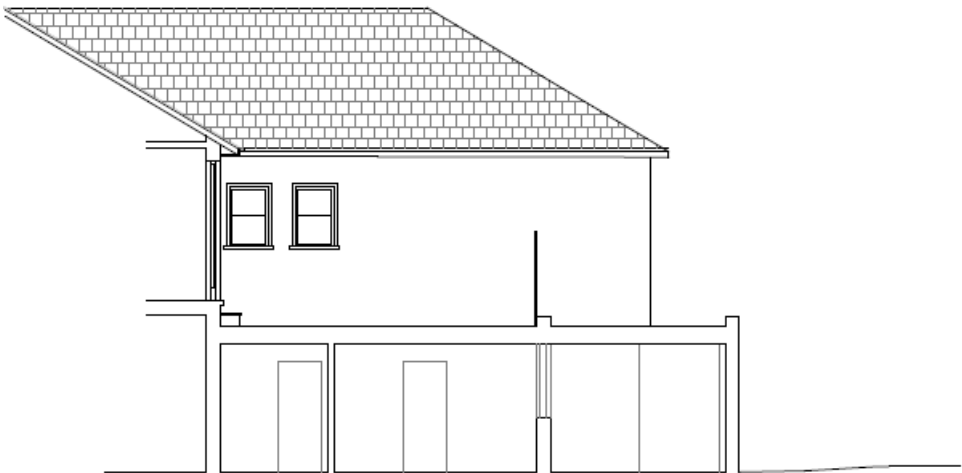


REAR ELEVATION



FRONT ELEVATION (LOWER FARNHAM ROAD)

PROPOSED ELEVATIONS



SIDE ELEVATION



SIDE ELEVATION (STONE ROAD)

PROPOSED ELEVATIONS



REAR ELEVATION



FRONT ELEVATION (LOWER FARNHAM ROAD)

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

Case Officer	Katie Herrington
Application No.	21/00926/FULPP
Date Valid	25th November 2021
Expiry date of consultations	16th December 2021
Proposal	Change of use of the Station House and land from residential (Use Class C3) to a community use (Use Class F2) at 37 Farnborough Street, Farnborough.
Address	37 Farnborough Street Farnborough Hampshire GU14 8AQ
Ward	Empress
Applicant	Network Rail Limited
Agent	Laura Mellon
Recommendation	Grant

Description

37 Farnborough Street is an unoccupied building located north of the railway lines at Farnborough North Station. The dwelling is a 'Station House' that would have been occupied by a railway worker. It is located on operational railway land. Access is via the level crossing.

This proposal seeks to change the use of the building from residential to community use (Use Class F2). It is understood that the facility would be operated by Network Rail for the local community. The availability will be phased, starting with the ground floor. Work on a community garden within its grounds has commenced.

The site is under consideration for inclusion within the Farnborough Street Conservation Area. No external alterations are proposed.

Consultee Responses

ESSO	Comments received regarding works near pipe lines.
Environment Agency	No comments received.
Environmental Health	No objection

Planning Policy	No comments received.
Network Rail	No comments received.
Surrey Heath Borough Council	No comments received.

Neighbours notified

In addition to posting a site notice and press advertisement, 65 individual letters of notification were sent to neighbouring addresses.

Neighbour comments

One response has been received;

3 Chapel Street, Farnborough	There has already been deforestation of this area in the last few months which is concerning considering this is a recognised flood area. Would there be a guarantee that there would be no further deforestation of this area with the change this change of use?
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Officer Comment: This proposal does not result in the removal of any trees and it is not considered that the proposal would encourage the removal of trees.

Policy and determining issues

The site is located outside of the Farnborough Street Conservation Area but close to it, and is currently under consideration for inclusion. It is located within designated Countryside and within Flood zone 2.

The relevant development plan policies are; IN2 – Transport; HE3 Development within or adjoining a Conservation Area; DE1 Design in the built environment; DE5 Proposals Affecting Existing Residential (C3) uses; DE10 Pollution; LN6 Local Neighbourhood Facilities; NE5 Countryside and NE6 Managing Fluvial Flood Risk of the Rushmoor Local Plan. The Rushmoor Car and Cycle SPD is also relevant.

Conclusions

- Principle of the loss of residential dwelling (C3)

The proposal is currently lawfully a C3 dwellinghouse and this use would be lost as a result of the development.

Policy DE5 - Proposals Affecting Existing Residential (C3) Uses states that the council will seek to minimise the loss of homes in the Borough by resisting development that would involve the net loss of residential units, unless it can be demonstrated that the proposal will:

- Enable sub-standard units to be enlarged to meet residential space standards;

- b. Enable existing affordable homes to be adapted to address an identified shortfall in larger affordable dwelling sizes;
- c. Be a more appropriate use because of existing environmental conditions;
- d. Ensure that a building of architectural or historic importance can be retained or renovated;
- e. Be incorporated in a comprehensive scheme of redevelopment where there is no net loss of residential units; or
- f. Provide an essential community facility which cannot be provided elsewhere.

It is considered that the proposal would result in a more appropriate use due to existing environmental conditions.

A community use is considered a more appropriate use for the building than as a dwelling. The dwelling is adjacent to the railway line and railway station and as a result is subject to a high level of railway related noise disturbance from both the movement of trains and platform announcements. Vehicular access is restricted and requires contact with the railway operator to allow access across the crossing. A more appropriate use would be less noise sensitive and be less reliant on vehicular movements. As the building is on operational railway land, it is subject to permitted development rights which would allow Network rail to demolish it. The replacement of the level crossing with a bridge which would remove the level crossing access to vehicles is also part of Network Rail's plans.

The proposed use is a community use F2 (community uses) that can include;

- F2(a) Shops (mostly) selling essential goods, including food, where the shop's premises do not exceed 280 square metres and there is no other such facility within 1000 metres
- F2(b) Halls or meeting places for the principal use of the local community

These uses are not themselves sensitive to noise from the railway and as they relate to use by the local community are less reliant on vehicle movements directly to the facility. Consideration of highway impacts of such uses shall be addressed later in this report.

Therefore in this instance it is considered that the proposal would accord with policy DE5 of the Local Plan.

- Development within the Countryside

Policy NE5 of the Local Plan permits development within the countryside where a) the location is considered sustainable for the proposed use; b) it preserves the character and appearance of the Countryside; and c) it does not lead to harmful physical or visual coalescence between Aldershot and Farnborough and neighbouring settlements.

The proposal does not alter any built form and as such does not alter the bulk or visual appearance of the building. The use of the building as a local community facility is considered sustainable for its proposed use. This is given that it brings back an otherwise vacant building back into use and for use by local people.

The proposal would accord with policy NE5 as a result.

- Visual appearance and impact upon Heritage Assets

The proposal site is located close to the boundary of the Farnborough Street Conservation Area. The building is not a Building of Traditional Local Character or a Listed Building but it is

a building that complements the street scene and Conservation Area. The proposal does not make any external alterations to the building, but would bring it back into use and in doing so would improve its appearance and encourage its maintenance to the benefit of the Conservation Area.

The proposal would therefore not conflict with Policy DE1 or HE3 of the Local Plan.

- Impact upon residential amenity

Uses falling within Use Class F2 (Local Community) include;

- F2(a) Shops (mostly) selling essential goods, including food, where the shop's premises do not exceed 280 square metres and there is no other such facility within 1000 metres
- F2(b) Halls or meeting places for the principal use of the local community
- F2(c) Areas or places for outdoor sport or recreation (not involving motorised vehicles or firearms)
- F2(d) Indoor or outdoor swimming pools or skating rinks

The closest residential occupiers are within Chapel street that are at least 50m away from the application site. It is considered that the uses that would fall within Class F2 would not give rise to noise disturbance that would result in adverse harm to residential amenity. For clarity, if noise disturbance were to occur this should be reported to the Council's Environmental Health team.

- Highways impacts

The Rushmoor Car and Cycle SPD does not provide a standard for F2 Local Community Uses and as a result a case by case assessment of the likely highway impact must be considered. This includes considering the highways impact of the existing use.

The proposal site comprises parking for 2/3 vehicles currently accessible from the railway crossing. .

The proposal seeks to change the use to Use Class F2 ('Local Community') that by definition comprises uses by the Local Community. Whilst it would be preferable for a parking area to be provided, this is not possible. However, given that the audience is likely to be local and is located within an area of good public transport and cycle routes, that there is some scope for parking near the site, and that the proposal is unlikely to result in issues of parking stress and issues of highway safety as a result.

- Flooding

Policy NE6 'Flood risk' requires the vulnerability of the proposed use is appropriate for the level of flood risk on the site. The proposal site is located within Flood Zone 2 and is currently a dwellinghouse. The proposal, by changing the use to F2 would reduce the flood risk.

The NPPF assigns dwellings to the 'more vulnerable category' The proposal, in changing its use to F2 (Local Community use) would result in the building falling the 'less vulnerable' category.

The proposal would therefore not conflict with Policy NE6.

- Summary

The proposal would result in the loss of a dwelling but such harm is outweighed by the provision of a more suitable use in this location, would not result in harm to the character of the area or to Heritage Assets, would not result in harm to residential amenity, and would not result in highway safety issues. The proposal would therefore comply with Policies IN2 – Transport; HE3 Development within or adjoining a Conservation Area; DE1 Design in the built environment; DE5 Proposals Affecting Existing Residential (C3) uses; DE10 Pollution; LN6 Local Neighbourhood Facilities; NE5 Countryside and NE6 Managing Fluvial Flood Risk of the Rushmoor Local Plan. The Rushmoor Car and Cycle SPD is also relevant.

Full recommendation

It is recommended that Planning Permission be **GRANTED** subject to the following conditions and informatives:

Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years 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.

- 2 The permission hereby granted shall be carried out in accordance with the following approved drawings Drawing numbers:

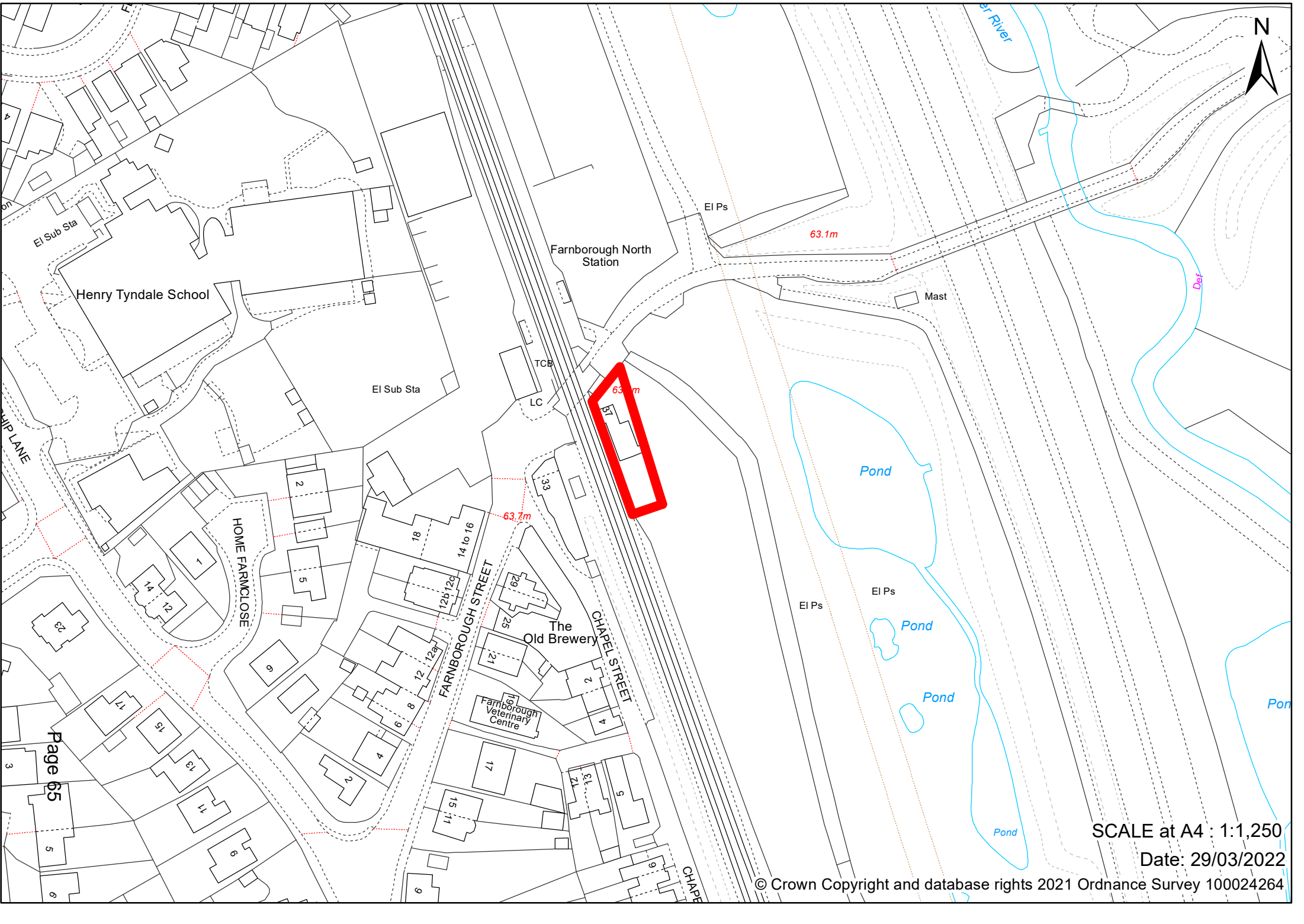
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40718_03_ES

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

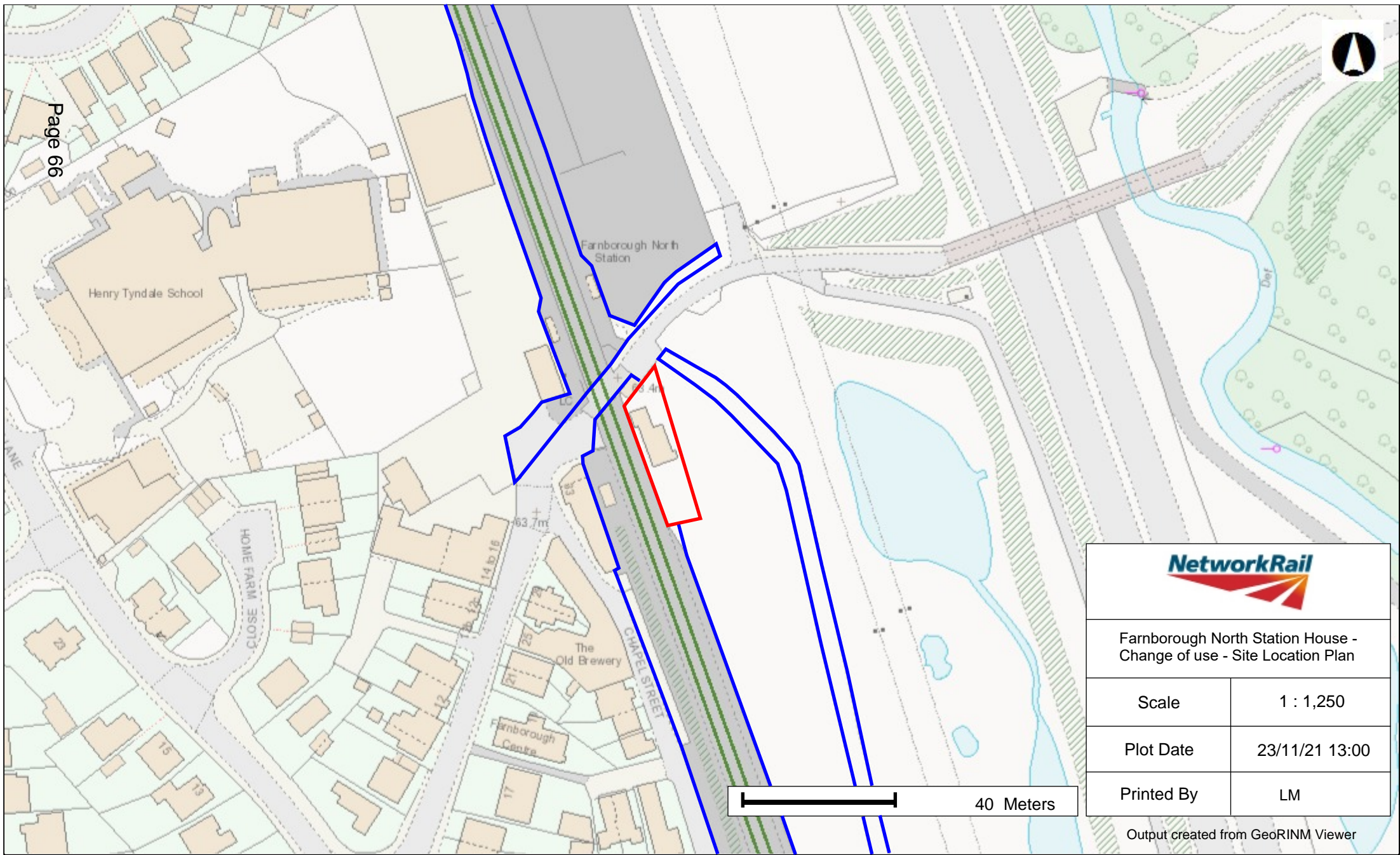
Informatives

- 1 INFORMATIVE – The Local Planning Authority's commitment to working with the applicants in a positive and proactive way is demonstrated by its offer of pre-application discussion to all, and assistance in the validation and determination of applications through the provision of clear guidance regarding necessary supporting information or amendments both before and after submission, in line with the National Planning Policy Framework.
- 2 INFORMATIVE - REASONS FOR APPROVAL- The Council has granted permission because The proposal would result in the loss of a dwelling but such harm is outweighed by the provision of a more suitable use in this location, would not result in harm to the character of the area or to Heritage Assets, would not result in harm to residential amenity, and would not result in highway safety issues. The proposal would therefore comply with Policies IN2 – Transport; HE3 Development within or adjoining a Conservation Area; DE1 Design in the built environment; DE5 Proposals Affecting Existing Residential (C3) uses; DE10 Pollution; LN6 Local Neighbourhood Facilities; NE5 Countryside and NE6 Managing Fluvial Flood Risk of the Rushmoor Local Plan.

The Rushmoor Car and Cycle SPD is also relevant. It is 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.



SCALE at A4 : 1:1,250
Date: 29/03/2022

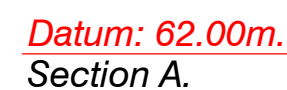
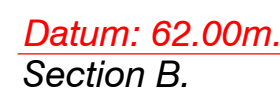
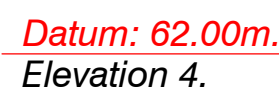
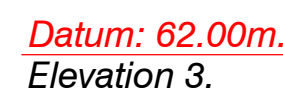
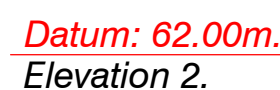
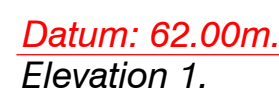


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Section D

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	21/00542/FULPP	Ward: Knellwood
Applicant:	Alexander	
Decision:	Permission Granted	
Decision Date:	25 February 2022	
Proposal:	Demolition of existing garage; erection of one single storey extension to 8 Church Circle; a two storey extension to both 7 and 10 Church Circle; a two storey link between to each building; alterations to front access, parking and front boundary walls, and an increase of care home occupants from 32 to 33.	
Address	Park View Residential Home 7 - 10 Church Circle Farnborough Hampshire GU14 6QH	

Application No	21/00836/FULPP	Ward: St John's
Applicant:	Mr Tim Sanders	
Decision:	Permission Granted	
Decision Date:	14 February 2022	
Proposal:	Erection of first floor extension above showroom with external alterations	
Address	11 Minley Road Farnborough Hampshire GU14 9RR	

Application No 21/00866/FULPP

Ward: Manor Park

Applicant: Elmlodge UK Ltd

Decision: **Permission Granted**

Decision Date: 28 February 2022

Proposal: Change of use from part commercial and part residential (Sui Generis) to a small house in multiple occupation of up to 6 residents (Use Class C4) and associated external works

Address **14 St Josephs Road Aldershot Hampshire GU12 4LG**

Application No 21/00870/FULPP

Ward: Wellington

Applicant: Arvind Sahni

Decision: **Permission Granted**

Decision Date: 25 February 2022

Proposal: Development comprising : (a) Change of use at ground floor and basement levels from financial services use [Use Class E(c)(i)] to two display or retail sale of goods, other than hot food, or office units [Use Class E(a) or E(g)(i)] at 103 High Street, Aldershot;(b) Demolition of existing two- and single-storey extension to rear, conversion and change of use of upper floors from financial services use [Use Class E(c)(i)] to six residential units (comprising 3 X 1-bedroom 2-person occupancy, 2 X 2-bedroom 4-person occupancy & 1 X 2-bedroom 3-person occupancy units) [Use Class C3(a)] at 103 High Street, Aldershot;(c) Demolition of existing single-storey outbuilding to rear, conversion and change of use of ground floor from display or retail sale of goods, other than hot food, use [Use Class E(a)] to a single 1-bedroom 2-person occupancy flat [Use Class C3(a)] with upper floors to remain in existing residential use; together with provision of pedestrian passage access through ground floor of building to serve flats at Nos.103 & 105 High Street combined at 105 High Street, Aldershot; and(d) Provision of communal amenity area, bin and cycle storage to rear of both 103 and 105 High Street to be shared between occupiers of both converted buildings

Address **103 - 105 High Street Aldershot Hampshire**

Application No 21/00882/CONDPP Ward: St Mark's

Applicant: Grainger (Aldershot) Limited And Secretar

Decision: **Permission Granted**

Decision Date: 09 March 2022

Proposal: Submission of details pursuant to Condition 23 (SANG Ecological Management Plan) of planning permission 17/00914/OUTPP dated 15th May 2020.

Address **Blandford House And Malta Barracks Development Site Shoe Lane Aldershot Hampshire**

Application No 21/00885/CONDPP Ward: St Mark's

Applicant: Miss Rahima Begum

Decision: **Permission Granted**

Decision Date: 12 February 2022

Proposal: Conditions 2,8,9,19 and 21 of 12/00279/OUT

Address **Queens Gate Site Government House Road Farnborough Hampshire**

Application No 21/00895/FULPP Ward: St Mark's

Applicant: Chester House Farnborough Ltd

Decision: **Permission Granted**

Decision Date: 21 March 2022

Proposal: External alterations to existing building and creation of a roof terrace

Address **Chester House Aerospace Boulevard Farnborough Hampshire GU14 6TQ**

Application No 21/00915/FULPP Ward: St Mark's

Applicant: Mr John Morgan

Decision: **Permission Granted**

Decision Date: 14 February 2022

Proposal: Construction of All Weather Tarmacadam Play Area

Address **Salesian College 119 Reading Road Farnborough Hampshire GU14 6PA**

Application No	21/00933/FULPP	Ward: Knellwood
Applicant:	Mr Denver Rich	
Decision:	Permission Granted	
Decision Date:	18 March 2022	
Proposal:	Erection of two, two storey front extensions and a part single and part two storey rear extension	
Address	30 Avenue Road Farnborough Hampshire GU14 7BL	
Application No	21/00942/FUL	Ward: West Heath
Applicant:	Mrs Debbie Baker	
Decision:	Permission Granted	
Decision Date:	16 March 2022	
Proposal:	Demolition of detached garage and erection of single storey side and rear extension	
Address	25 Avon Close Farnborough Hampshire GU14 9LN	
Application No	21/00945/CONDPP	Ward: Manor Park
Applicant:	Mr Bernie Scully	
Decision:	Split decision	
Decision Date:	11 February 2022	
Proposal:	Submission of details pursuant to conditions (3) External facing materials of plinth wall and (7) Spray booth details of application 20/00782/FULPP for 'rebuilding of garage workshop following fire damage' dated 27 September 2021 Spray booth details	
Address	1 Elms Road Aldershot Hampshire GU11 1LH	
Application No	21/00953/FULPP	Ward: St Mark's
Applicant:	MR ANIL CIRAKOGLU	
Decision:	Permission Granted	
Decision Date:	24 March 2022	
Proposal:	Change of use from retail premises (Use Class E) to hot food takeaway (Sui Generis).	
Address	77 Camp Road Farnborough Hampshire GU14 6EP	

Application No	21/00961/FULPP	Ward: Manor Park
Applicant:	N Partridge	
Decision:	Permission Granted	
Decision Date:	07 February 2022	
Proposal:	Demolition of existing detached garage and erection of replacement detached garage on reduced ground level	
Address	24 Northbrook Road Aldershot Hampshire GU11 3HE	

Application No	21/00969/FULPP	Ward: Empress
Applicant:	Mr Nishanth Atputhanathan	
Decision:	Permission Granted	
Decision Date:	08 February 2022	
Proposal:	Relocation of existing air handling units and installation of extract and intake ducts and associated equipment on flat roof with screening to facilitate use of premises as a restaurant	
Address	22B Victoria Road Farnborough Hampshire GU14 7NY	

Application No	21/00971/PDC	Ward: St John's
Applicant:	Mr Whittaker	
Decision:	Development is Lawful	
Decision Date:	10 February 2022	
Proposal:	Lawful Development Certificate For Proposed Development: Conversion of Garage to living accommodation	
Address	43 Whetstone Road Farnborough Hampshire GU14 9SX	

Application No	21/00979/FULPP	Ward: Wellington
Applicant:	Mr Sunuwar	
Decision:	Permission Granted	
Decision Date:	17 February 2022	
Proposal:	Retention of outbuilding	
Address	22 Montgomery Avenue Wellesley Aldershot Hampshire GU11 4AX	

Application No	21/00989/CONDPP	Ward: St Mark's
Applicant:	Miss Tilly Whishaw	
Decision:	Permission Granted	
Decision Date:	15 February 2022	
Proposal:	Submission of details part pursuant (Phase 1) to Condition 9 (Arboricultural Development Statement) of planning permission 17/00914/OUTPP dated 15th May 2020.	
Address	Blandford House And Malta Barracks Development Site Shoe Lane Aldershot Hampshire	

Application No	21/00991/CONDPP	Ward: St Mark's
Applicant:	Grainger (Aldershot) Ltd & Secretary Of S	
Decision:	Permission Granted	
Decision Date:	22 February 2022	
Proposal:	Submission of details pursuant to Condition 27 (SANG Car park Construction Environmental Management Plan) of planning permission 17/00914/OUTPP dated 15th May 2020.	
Address	Blandford House And Malta Barracks Development Site Shoe Lane Aldershot Hampshire	

Application No	22/00009/ADVPP	Ward: Empress
Applicant:	Chris Jackson	
Decision:	Permission Granted	
Decision Date:	02 March 2022	
Proposal:	Continued display of 1 No internally illuminated sign case mounted at high level and 1 No set of internally illuminated acrylic letters adjacent to shop front	
Address	ASDA Westmead Farnborough Hampshire GU14 7LT	

Application No	22/00010/COND	Ward: St John's
Applicant:	Downton Homes	
Decision:	Conditions details approved	
Decision Date:	24 March 2022	
Proposal:	Submission of details pursuant to condition Nos.3 (external materials), 10 (construction & traffic management plan), 11 (SUDS details), 12 (site investigation), 16 (foundation construction & service installation tree protection details), 20 (levels details) and 22 (biodiversity enhancement plan) of planning permission 20/00229/FULPP dated 1 July 2020	
Address	Woodcot Court 2A Woodcot Gardens Farnborough Hampshire GU14 9RD	
Application No	22/00011/FULPP	Ward: Wellington
Applicant:	Grainger (Aldershot) Limited And Secretar	
Decision:	Permission Granted	
Decision Date:	29 March 2022	
Proposal:	Resurfacing of existing SANG carpark	
Address	Claycart Car Park Fleet Road Aldershot Hampshire	
Application No	22/00015/FULPP	Ward: St Mark's
Applicant:	Mr. Lok Man Nikki Po	
Decision:	Permission Granted	
Decision Date:	16 February 2022	
Proposal:	Conversion of existing integral garage to a habitable room	
Address	10 Salesian View Farnborough Hampshire GU14 6JQ	
Application No	22/00017/COND	Ward: Fernhill
Applicant:	Downtown Homes Ltd.	
Decision:	Conditions details approved	
Decision Date:	04 March 2022	
Proposal:	Submission of details pursuant to Condition No.3 (external materials) of planning permission 20/00716/FULPP dated 11 March 2021	
Address	Land Adjacent Green Hedges Hawley Road Blackwater Camberley Hampshire	

Application No	22/00018/FULPP	Ward: Manor Park
Applicant:	S Fleming	
Decision:	Permission Granted	
Decision Date:	18 February 2022	
Proposal:	Erection of single storey rear extension, roof extension to include rear dormer over and change of use of garage to habitable space	
Address	37 Park Road Aldershot Hampshire GU11 3PX	
Application No	22/00025/CONDPP	Ward: Fernhill
Applicant:	Fairlie Holdings Ltd	
Decision:	Conditions details approved	
Decision Date:	21 February 2022	
Proposal:	Submission of details pursuant to Condition No.18 (landscape management plan) of planning permission 18/00887/FULPP dated 14 March 2019	
Address	Abercorn House Fernhill Road Blackwater Camberley Hampshire GU17 9HS	
Application No	22/00027/FULPP	Ward: Empress
Applicant:	Mrs Kelly Semple	
Decision:	Permission Granted	
Decision Date:	22 February 2022	
Proposal:	Erection of a front porch	
Address	80 Ship Lane Farnborough Hampshire GU14 8BH	
Application No	22/00028/TPO	Ward: Manor Park
Applicant:	Darren Westbrook	
Decision:	Permission Granted	
Decision Date:	16 February 2022	
Proposal:	Mixed group of trees (Group G1 of TPO 349) cut back branches to give no more than 2.5 metres clearance from 8 Churchlands	
Address	Land Affected By TPO 349 - Land Alongside Croft Road And At Churchlands Aldershot Hampshire	

Application No	22/00030/FULPP	Ward: St Mark's
Applicant:	Mr Casper Moore	
Decision:	Permission Granted	
Decision Date:	03 March 2022	
Proposal:	Erection of an outbuilding to be used as an annex.	
Address	229 Lynchford Road Farnborough Hampshire GU14 6HF	
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Application No	22/00032/PDCPP	Ward: North Town
Applicant:	Mr Taylor	
Decision:	Development is Lawful	
Decision Date:	11 February 2022	
Proposal:	LAWFUL DEVELOPMENT CERTIFICATE FOR PROPOSED DEVELOPMENT:- Formation of a dormer window to rear elevation to facilitate a conversion of the attic to habitable room	
Address	114 Brookfield Road Aldershot Hampshire GU12 4UT	
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Application No	22/00033/TPO	Ward: Empress
Applicant:	Mr David Bradley	
Decision:	Permission Granted	
Decision Date:	16 February 2022	
Proposal:	Two Sweet Chestnut trees, as per submitted application form (part of group G9 of TPO 444A) crown lift to no more than 5 metres from ground level	
Address	84 Pierrefondes Avenue Farnborough Hampshire GU14 8PA	
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Application No	22/00035/ADVPP	Ward: St Mark's
Applicant:	TDA Interiors	
Decision:	Permission Granted	
Decision Date:	03 March 2022	
Proposal:	Display of 3no. building mounted backlit lettering signs	
Address	Chester House Aerospace Boulevard Farnborough Hampshire GU14 6TQ	

Application No	22/00036/FULPP	Ward: North Town
Applicant:	Mr Maninder Singh Motizada	
Decision:	Permission Granted	
Decision Date:	15 March 2022	
Proposal:	Retention of 2no. of AC units on flat roof of the retail unit	
Address	90 Holly Road Aldershot Hampshire GU12 4SG	
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Application No	22/00037/TPOPP	Ward: Empress
Applicant:	Vivid Housing Association	
Decision:	Permission Granted	
Decision Date:	03 March 2022	
Proposal:	One English Oak (T3 of TPO 381) T752 on submitted plan, crown lift to no more than 6 metres from public highway and clear street lights by no more than 1 metre	
Address	Empress Court Hawthorn Road Farnborough Hampshire	
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Application No	22/00038/FUL	Ward: Empress
Applicant:	Mr Gary Howe	
Decision:	Permission Granted	
Decision Date:	17 February 2022	
Proposal:	Erection of a front extension and two storey rear extension	
Address	10 The Chase Farnborough Hampshire GU14 8BY	
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Application No	22/00042/FULPP	Ward: Wellington
Applicant:	Mrs N Brar	
Decision:	Permission Granted	
Decision Date:	07 March 2022	
Proposal:	Removal of ground floor front elevation security shutter, sign boards and shop front to be replaced with a single domestic entrance door and window; and conversion of existing property (comprising shop and two-bedroom flat) into a single 4-bedroom dwellinghouse	
Address	13 Grosvenor Road Aldershot Hampshire GU11 1DL	

Application No	22/00049/TPOPP	Ward: North Town
Applicant:	Griffiths-Hayles	
Decision:	Permission Granted	
Decision Date:	03 March 2022	
Proposal:	One Poplar (T1 of TPO 111) 213738 on submitted plan,reduce height by no more than 7 metres and width by no more than 2 metres	
Address	Land Affected By TPO 111 At Springlakes Industrial Estate Deadbrook Lane Aldershot Hampshire	
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Application No	22/00050/FULPP	Ward: Fernhill
Applicant:	MR & MRS SIMON PRAINE	
Decision:	Permission Granted	
Decision Date:	05 March 2022	
Proposal:	Erection of a part single storey and part two storey front/side extension	
Address	1 Henley Close Farnborough Hampshire GU14 9HE	
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Application No	22/00053/FUL	Ward: Manor Park
Applicant:	Phuong Luong	
Decision:	Permission Granted	
Decision Date:	17 February 2022	
Proposal:	Retention of garage extension and lean-to to rear	
Address	77 Coronation Road Aldershot Hampshire GU11 3QA	
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Application No	22/00054/FULPP	Ward: Cove And Southwood
Applicant:	Mr T Stevens	
Decision:	Permission Granted	
Decision Date:	21 March 2022	
Proposal:	Raising of the ridge to facilitate a first floor on original house, erection of a single storey rear extension render external walls	
Address	28 Holly Road Farnborough Hampshire GU14 0EA	

Application No	22/00056/TPOPP	Ward: North Town
Applicant:	Vivid Housing Association	
Decision:	Permission Granted	
Decision Date:	04 March 2022	
Proposal:	One Birch (T4 of TPO 342) and one Willow (T3 of TPO 342) crown lift to no more than 6 metres from public highway. One Sweet Chestnut (T2 of TPO 342) crown lift to no more than 3.5 metres over footpath and no more than 6 metres over public highway	
Address	Land Affected By TPO 342 - Around Woodland Walk And Deadbrook Lane Aldershot Hampshire	

Application No	22/00057/FUL	Ward: Fernhill
Applicant:	Andrew Lewis	
Decision:	Permission Granted	
Decision Date:	22 February 2022	
Proposal:	Erection of a single storey rear extension	
Address	10 Cheviot Close Farnborough Hampshire GU14 9HS	

Application No	22/00058/TEMP	Ward: St Mark's
Applicant:	Mr Zafar Malik-Ramzan	
Decision:	Permission Granted	
Decision Date:	24 March 2022	
Proposal:	Retention of temporary outbuilding structure constructed with scaffold poles adjacent to rear boundary of property for a period of 1 year	
Address	93 Peabody Road Farnborough Hampshire GU14 6EB	

Application No	22/00060/FULPP	Ward: Rowhill
Applicant:	Mr & Mrs Salberg	
Decision:	Permission Granted	
Decision Date:	21 February 2022	
Proposal:	Erection of a single storey rear extension, conversion of existing garage into a store, office and gym and form a pitched roof over existing flat roof to side (Variation of planning permission 21/00060/FULPP dated 29th March 2021)	
Address	45 Cranmore Lane Aldershot Hampshire GU11 3AN	

Application No	22/00064/FULPP	Ward: Rowhill
Applicant:	BOYLAN	
Decision:	Permission Granted	
Decision Date:	28 February 2022	
Proposal:	Erection of a single storey side extension and single storey side/rear extension	
Address	35 Ayling Lane Aldershot Hampshire GU11 3LZ	

Application No	22/00065/TPOPP	Ward: St John's
Applicant:	Vivid Housing Association	
Decision:	Permission Granted	
Decision Date:	03 March 2022	
Proposal:	One Beech tree (part of group G2 of TPO 388) T956 on submitted plan, crown reduce by no more than 2 metres overall	
Address	Land Affected By TPO 388 - Between Cripsey Road, St Johns Road And Broomhill Road Farnborough Hampshire	

Application No	22/00066/TPOPP	Ward: St Mark's
Applicant:	Vivid Housing Association	
Decision:	Permission Granted	
Decision Date:	03 March 2022	
Proposal:	One Swedish Whitebeam (T3 of TPO 292) T1441 on submitted plan, crown reduction of no more than 3 metres	
Address	Land Affected By TPO 292 - At Cottrell Flats And 17B Morris Road Farnborough Hampshire	
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Application No	22/00069/FULPP	Ward: Knellwood
Applicant:	Miss Emma Caesar-Gordon	
Decision:	Permission Granted	
Decision Date:	10 March 2022	
Proposal:	Erection of a two storey side extension and single storey rear extension	
Address	54 Ashdown Avenue Farnborough Hampshire GU14 7DW	
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Application No	22/00070/TPOPP	Ward: St John's
Applicant:	Mr Rik Lindsay	
Decision:	Permission Granted	
Decision Date:	04 March 2022	
Proposal:	One Maple (T2 of TPO 352A) thin the tree by no more than 10%	
Address	6 Marlborough View Farnborough Hampshire GU14 9YA	
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Application No	22/00073/FUL	Ward: St John's
Applicant:	Miss A Patel	
Decision:	Permission Granted	
Decision Date:	21 February 2022	
Proposal:	Erection of two single storey side extensions and garage conversion	
Address	1 Nightingale Close Farnborough Hampshire GU14 9QH	

Application No	22/00075/FULPP	Ward: Knellwood
Applicant:	Mr & Mrs Needham	
Decision:	Permission Granted	
Decision Date:	28 February 2022	
Proposal:	Erection of a single storey infill front extension and conversion of garage to a habitable room	
Address	2 Wilton Court Farnborough Hampshire GU14 7EL	

Application No	22/00076/FULPP	Ward: Cove And Southwood
Applicant:	Mrs K Harrison	
Decision:	Permission Granted	
Decision Date:	08 March 2022	
Proposal:	Erection of a single storey front extension	
Address	13 Tarn Close Farnborough Hampshire GU14 0RP	

Application No	22/00077/FULPP	Ward: Empress
Applicant:	Dave & Cheryl Mitchell	
Decision:	Permission Granted	
Decision Date:	28 February 2022	
Proposal:	Demolition of existing garage and erection of a single story side extension with garage and hardstanding	
Address	136 Pierrefondes Avenue Farnborough Hampshire GU14 8NZ	

Application No	22/00079/PDCPP	Ward: St John's
Applicant:	MR R PATEL	
Decision:	Permission Granted	
Decision Date:	08 March 2022	
Proposal:	Conversion of garage to habitable room	
Address	The Oaks 2 Juniper Road Farnborough Hampshire GU14 9XU	

Application No	22/00080/FULPP	Ward: St Mark's
Applicant:	Mr. Shankar Shrestha	
Decision:	Permission Granted	
Decision Date:	25 March 2022	
Proposal:	Single storey rear extension and erection of porch to front elevation	
Address	2 Closeworth Road Farnborough Hampshire GU14 6JH	
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Application No	22/00081/FUL	Ward: Empress
Applicant:	Mr Martin Shelley	
Decision:	Permission Granted	
Decision Date:	28 February 2022	
Proposal:	Demolition of existing garage and erection of brick garage and utility room	
Address	19 Baird Road Farnborough Hampshire GU14 8BP	
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Application No	22/00082/REXP	Ward: Empress
Applicant:	Mr D Nunn	
Decision:	Prior approval is NOT required	
Decision Date:	28 February 2022	
Proposal:	Notification of a prior approval for a proposed larger home extension: Erection of a single storey rear extension measuring 3.3m in depth, 2.7m to the eaves and 2.7m in overall height	
Address	101 Pierrefondes Avenue Farnborough Hampshire GU14 8NZ	
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Application No	22/00086/FULPP	Ward: Empress
Applicant:	Mr & Mrs Chris and Jenna Ide	
Decision:	Permission Granted	
Decision Date:	17 March 2022	
Proposal:	Erection of a two storey front extension, external rendering at ground floor, cladding at first floor, new grey roof tiles and grey window frames, soffits, fascias and doors	
Address	32 Leopold Avenue Farnborough Hampshire GU14 8NJ	

Application No	22/00087/FULPP	Ward: Manor Park
Applicant:	Mr Assadullah Mir	
Decision:	Permission Granted	
Decision Date:	24 March 2022	
Proposal:	Alterations to shopfronts; retention of extension to rear; conversion and sub-division of internal space; retention of No.141 as shop [Use Class E(a)] and change of use of premises at No.143 from shop [Use Class E(a)] to mixed-use restaurant and hot food takeaway [sui generis]	
Address	141 - 143 Victoria Road Aldershot Hampshire GU11 1JW	
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Application No	22/00088/FULPP	Ward: Cove And Southwood
Applicant:	Mr & Mrs Preece	
Decision:	Permission Granted	
Decision Date:	28 February 2022	
Proposal:	Conversion of garage to form a habitable room	
Address	36 Southern Way Farnborough Hampshire GU14 0RE	
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Application No	22/00090/PDCPP	Ward: North Town
Applicant:	MRS LUNA GURUNG	
Decision:	Permission Granted	
Decision Date:	31 March 2022	
Proposal:	LAWFUL DEVELOPMENT CERTIFICATE FOR PROPOSED DEVELOPMENT: Formation of hip to gable roof extension and rear dormer window	
Address	2 Northfield Close Aldershot Hampshire GU12 4QL	
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Application No	22/00091/TPO	Ward: West Heath
Applicant:	Mr Andrew Bushell	
Decision:	Split decision	
Decision Date:	18 March 2022	
Proposal:	Remove one Silver Birch (T6 of TPO 437) and one Horse Chestnut (T5 of TPO 437)	
Address	Bullfinch Cottage 25 Stake Lane Farnborough Hampshire GU14 8NP	

Application No	22/00092/TPO	Ward: Empress
Applicant:	Mrs Emma Harris	
Decision:	Permission Granted	
Decision Date:	04 March 2022	
Proposal:	One Oak (T13 of TPO 442) crown reduction of no more than 4 metres	
Address	11 St Michaels Road Farnborough Hampshire GU14 8ND	
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Application No	22/00093/TPO	Ward: West Heath
Applicant:	Mr Stephen Leach	
Decision:	Split decision	
Decision Date:	18 March 2022	
Proposal:	Remove one Beech (T2 of TPO 197) to the rear of 77 Fernhill Road, Farnborough.	
Address	77 Fernhill Road Farnborough Hampshire GU14 9SA	
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Application No	22/00094/TPOPP	Ward: St John's
Applicant:	Vivid Housing Association	
Decision:	Permission Granted	
Decision Date:	04 March 2022	
Proposal:	One Scots pine (part of group G2 of TPO 388) T1 on submitted plan, crown lift to no more than 3.5 metres from ground level	
Address	Land Affected By TPO 388 - Between Cripsey Road, St Johns Road And Broomhill Road Farnborough Hampshire	
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Application No	22/00096/FULPP	Ward: Knellwood
Applicant:	Farnborough College Of Technology	
Decision:	Permission Granted	
Decision Date:	29 March 2022	
Proposal:	Erection of 1.8 to 2.2 metre high vertical bar wavy-top metal security fence on Farnborough Road and Sycamore Road frontages with matching pedestrian and vehicular gates	
Address	Technology Building Farnborough College Of Technology Boundary Road Farnborough Hampshire GU14 6SB	

Application No	22/00097/FULPP	Ward: North Town
Applicant:	Aldershot Construction College	
Decision:	Permission Granted	
Decision Date:	24 March 2022	
Proposal:	Erection of 2.1 metre high galvanised steel palisade security fence on Blackwater Park and Holder Road frontages with matching pedestrian and vehicular gates	
Address	Unit 2 Blackwater Park Aldershot Hampshire GU12 4PQ	
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Application No	22/00098/FULPP	Ward: Empress
Applicant:	Austin Phoenix Professional Services Limi	
Decision:	Permission Granted	
Decision Date:	31 March 2022	
Proposal:	Use of land as private car park with tarmacadam and permeable hardstanding finishes, security lighting and retention of existing portable cabin, with demolition of garage and removal of one portable cabin	
Address	Land To The Rear Of 39 Victoria Road Farnborough Hampshire	
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Application No	22/00100/ADVPP	Ward: Wellington
Applicant:	Chongie Entertainment Ltd	
Decision:	Permission Granted	
Decision Date:	28 March 2022	
Proposal:	Display of 1 illuminated fascia and 1 illuminated projecting sign	
Address	29A Union Street Aldershot Hampshire GU11 1EP	
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Application No	22/00101/NMAPP	Ward: Rowhill
Applicant:	Mr B Siarey	
Decision:	Permission Granted	
Decision Date:	28 February 2022	
Proposal:	Non-material amendment to planning application 21/00853/FUL (Erection of a part two storey and single storey rear extension and single storey front extension) to allow amendments to the fenestration	
Address	37 Kingsway Aldershot Hampshire GU11 3PF	

Application No	22/00104/FULPP	Ward: Cove And Southwood
Applicant:	Miss Nikki Shenton	
Decision:	Permission Granted	
Decision Date:	08 March 2022	
Proposal:	Erection of a wooden shed to the rear	
Address	1 Christine Court Southwood Road Farnborough Hampshire GU14 0JL	
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Application No	22/00105/REXP	Ward: West Heath
Applicant:	Ms Charlotte Rawlins	
Decision:	Prior Approval Required and Granted	
Decision Date:	15 March 2022	
Proposal:	Erection of a single storey rear extension measuring 4 metres from the original wall, 2.6 metres to the eaves and 3.5 metres in overall height	
Address	48 Beta Road Farnborough Hampshire GU14 8PQ	
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Application No	22/00108/FULPP	Ward: Fernhill
Applicant:	Mr Mubahil Muhammad	
Decision:	Permission Granted	
Decision Date:	08 March 2022	
Proposal:	Erection of a single storey rear extension	
Address	66 Chapel Lane Farnborough Hampshire GU14 9BJ	
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Application No	22/00109/FULPP	Ward: West Heath
Applicant:	Mr Chris Dear	
Decision:	Permission Granted	
Decision Date:	01 April 2022	
Proposal:	Erection of rear dormer with loft conversion	
Address	106 Beta Road Farnborough Hampshire GU14 8PQ	

Application No	22/00110/REXP	Ward: Rowhill
Applicant:	Mr John Connolly	
Decision:	Prior approval is NOT required	
Decision Date:	10 March 2022	
Proposal:	Erection of a single storey rear extension	
Address	11 John Close Aldershot Hampshire GU11 3BA	
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Application No	22/00111/NMA	Ward: St John's
Applicant:	Mrs Carole Morrison	
Decision:	Permission Granted	
Decision Date:	07 March 2022	
Proposal:	Non Material Amendment : Application 20/00740/FULPP external alterations and conversion of existing swimming pool room into habitable annex	
Address	102 Fleet Road Farnborough Hampshire GU14 9RG	
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Application No	22/00112/TPOPP	Ward: West Heath
Applicant:	Mr Aaron Floyd	
Decision:	Permission Granted	
Decision Date:	30 March 2022	
Proposal:	Oak tree - crown reduce back to previous growth points to reduce the height and density, allowing more light into the garden and property (T3 of TPO456)	
Address	76 Newfield Avenue Farnborough Hampshire GU14 9PL	
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Application No	22/00113/FULPP	Ward: St John's
Applicant:	Mr Craig Warren	
Decision:	Permission Granted	
Decision Date:	16 March 2022	
Proposal:	Partial conversion of the existing garage to form a habitable room	
Address	29 Lyndsey Close Farnborough Hampshire GU14 9TG	

Application No	22/00114/REXP	Ward: Rowhill
Applicant:	Mr L Irwin	
Decision:	Prior approval is NOT required	
Decision Date:	10 March 2022	
Proposal:	Notification of a prior approval for a proposed larger home extension: Erection of a single storey side/rear extension measuring 4.42m in depth from the original part of the rear wall, 2.8m to the eaves and 3m in overall height	
Address	34 Kings Road Aldershot Hampshire GU11 3PQ	

Application No	22/00115/ADVPP	Ward: Cherrywood
Applicant:	Sofology	
Decision:	Permission Granted	
Decision Date:	25 March 2022	
Proposal:	Continued display of non-illuminated building-mounted signage comprising 2 X high-level company fascia signs on front elevation of building; 21 loading bay numbers; 2 X drivers' entrance signs; and 2 X 'welcome' signs; also various free-standing direction and warning signs, a guardhouse sign, deliveries and car park direction sign; 9 X speed signs; and a fence-mounted 'welcome' board sign adjacent to the site front entrance; and 14 X fence-mounted CCTV warning signs	
Address	Development Land At 122 Hawley Lane Farnborough Hampshire GU14 9AY	

Application No	22/00117/FULPP	Ward: Cove And Southwood
Applicant:	David Battarbee	
Decision:	Permission Granted	
Decision Date:	07 March 2022	
Proposal:	Conversion of garage to form a habitable room	
Address	18 Merlin Way Farnborough Hampshire GU14 0PF	

Application No 22/00118/COND

Ward: Empress

Applicant: Howells

Decision: **Split decision**

Decision Date: 02 March 2022

Proposal: Request for confirmation that Condition Nos.7 (provision of bicycle & refuse bin storage areas), 16 (communal aerial/satellite dish system details) and 24 (provision and retention thereafter of car and cycle parking facilities as approved) of planning permission 13/00306/FULPP dated 16 October 2013 have been/are being complied with

Address **Solstice House 29 Victoria Road Farnborough Hampshire GU14 7NT**

Application No 22/00120/FULPP

Ward: Manor Park

Applicant: Mr & Mrs Hautot

Decision: **Permission Granted**

Decision Date: 22 March 2022

Proposal: Demolition of detached garage and single storey utility/conservatory at rear, erection of two storey side extension and single storey rear extension

Address **121 Church Lane East Aldershot Hampshire GU11 3ST**

Application No 22/00121/TPOPP

Ward: Knellwood

Applicant: Mather

Decision: **Permission Granted**

Decision Date: 18 March 2022

Proposal: T1 - Oak tree, rear garden (T38 of TPO433), shape back western aspect of canopy by up to 3 metres, to provide increased clearance from structure of property. This should leave a canopy with spread of 7 metres radially. Remove major dead wood >25mm from throughout remainder of canopy

Address **170 Farnborough Road Farnborough Hampshire GU14 7JJ**

Application No	22/00123/TPOPP	Ward: Knellwood
Applicant:	Mr and Mrs Fell	
Decision:	Permission Granted	
Decision Date:	18 March 2022	
Proposal:	One Oak (T4 of TPO 397) T1 on submitted plan in rear garden of 46 Canterbury Road, crown reduce by no more than 3 metres all over. One Oak (T6 of TPO 397) T2 on plan, to front of 48 Canterbury Road, crown reduce by no more than 3 metres all over and crown lift to no more than 5 metres from ground level	
Address	Land Affected By TPO 397 - At Penns Wood And Between Church Road East And Cambridge Road East Farnborough Hampshire	

Application No	22/00127/PDCPP	Ward: Manor Park
Applicant:	Mr Gareth Newport	
Decision:	Development is Lawful	
Decision Date:	17 March 2022	
Proposal:	Certificate of Lawfulness For Proposed Development: Formation of an 'L' shaped rear dormer to facilitate loft conversion with two roof light windows to front roof elevation	
Address	4 Park Road Aldershot Hampshire GU11 3PU	

Application No	22/00128/FULPP	Ward: Manor Park
Applicant:	Mr Gareth Newport	
Decision:	Permission Granted	
Decision Date:	17 March 2022	
Proposal:	Erection of a single storey rear infill extension	
Address	4 Park Road Aldershot Hampshire GU11 3PU	

Application No	22/00129/COND	Ward: Manor Park
Applicant:	Mr Gavin Pidduck	
Decision:	Conditions details approved	
Decision Date:	23 March 2022	
Proposal:	Submission of Noise Impact Assessment pursuant to condition 3 of application 21/00003/FULPP for the siting of a Point of Presence Telecommunications container on a concrete base, together with two equipment cabinets within a compound formed by weld-mesh fencing, to facilitate rollout of Gigabit Full-Fibre High-Speed Broadband	
Address	Manor Park Nurseries Church Hill Aldershot Hampshire GU12 4JU	
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Application No	22/00130/COND	Ward: Empress
Applicant:	Mr Gavin Pidduck - Toob Ltd	
Decision:	Conditions details approved	
Decision Date:	23 March 2022	
Proposal:	Submission of noise impact assessment pursuant to condition 3 of application 20/00905/FULPP for the siting of a Point of Presence Telecommunications container on a concrete base, together with two equipment cabinets within a compound formed by weld-mesh fencing, to facilitate rollout of Gigabit Full-Fibre High-Speed Broadband	
Address	Union Street West Car Park Union Street Farnborough Hampshire GU14 7RD	
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Application No	22/00133/REXP	Ward: North Town
Applicant:	Mrs Sharon Lailey	
Decision:	Prior approval is NOT required	
Decision Date:	14 March 2022	
Proposal:	Erection of a single storey rear extension measuring 6 metres from the original rear wall x 3 metres high overall height (flat roof)	
Address	12 Green Way Aldershot Hampshire GU12 4UZ	

Application No	22/00140/TPOPP	Ward: Knellwood
Applicant:	Hayward	
Decision:	Permission Granted	
Decision Date:	30 March 2022	
Proposal:	T1 Beech: Reduce and reshape canopy of Beech tree by no more than 4 metres in total diameter and height. Reduction at this time to maintain size and shape by reducing to lateral growth points available on regrowth following previous hard reduction (T5 of TPO435A)	
Address	94 Salisbury Road Farnborough Hampshire GU14 7AE	

Application No	22/00143/ADVPP	Ward: Empress
Applicant:	Lidl Great Britain Ltd	
Decision:	Permission Granted	
Decision Date:	25 March 2022	
Proposal:	Display of internally-illuminated signage comprising 1 x Lidl store canopy-mounted fascia sign; 1 x 6-metre high freestanding flagpole-style sign; and 1 x freestanding poster display unit	
Address	Unit 4 Solartron Retail Park Solartron Road Farnborough Hampshire GU14 7QJ	

Application No	22/00145/TPOPP	Ward: Knellwood
Applicant:	Mr Denis Francis	
Decision:	Permission Granted	
Decision Date:	30 March 2022	
Proposal:	One Sweet Chestnut (T7 of TPO 402A) thin crown by no more than 20% and crown reduce to give no more than 4 metres clearance from the fabric of the house at 26A Cedar Road	
Address	26A Cedar Road Farnborough Hampshire GU14 7AX	

Application No 22/00180/NMAPP Ward: Empress

Applicant: Mr M Khera

Decision: **Permission Granted**

Decision Date: 14 March 2022

Proposal: Non-material amendment to planning permission 20/00540/FUL (Erection of two storey side, part rear and single storey side extension) to allow for an increase in size to the rear patio door

Address **4 Pierrefondes Avenue Farnborough Hampshire GU14 8NF**

Application No 22/00181/COND Ward: Knellwood

Applicant: Mrs Saima Ali

Decision: **Conditions details approved**

Decision Date: 22 March 2022

Proposal: Submission of details pursuant to Condition Nos.3 (roof tiles), 12 (surface water drainage), 13 (landscape planting scheme) and 14 (bat box provision) of planning permission 19/00007/FULPP dated 27 February 2019

Address **Kingston House 11 Church Road West Farnborough Hampshire**

Application No 22/00206/NMA Ward: Rowhill

Applicant: Mrs Harding

Decision: **Permission Granted**

Decision Date: 16 March 2022

Proposal: Minor amendment to planning permission 21/00383/FUL date 08.06.2021 for the erection of a conservatory to the side to allow changes in the roof and fenestration

Address **Ground Floor Flat 20 Lansdowne Road Aldershot Hampshire GU11 3ER**

Application No 22/00210/NMAPP

Ward: West Heath

Applicant: Mr & Mrs Alun Evans

Decision: **Permission Granted**

Decision Date: 22 March 2022

Proposal: Non-material amendment to planning permission 21/00325/FULPP dated 03.06.21 for the erection of a single storey rear extension, to allow changes from brick to render

Address **182 West Heath Road Farnborough Hampshire GU14 8PD**

Development Management Committee
13th April 2022

Planning Report No. EPSH2213

Appeals Progress Report

1. New Appeals

- 1.1 An appeal against refusal of planning permission 21/00331/FULPP for the *“Construction of an attached dwelling to the existing semi-detached property to create a terrace of 3 following the demolition of existing detached garage”*. at **71 Tongham Road, Aldershot** has now been made valid and given a start date. The planning appeal reference is APP/P1750/W//21/3284132. The appeal will be determined by the ‘written representation’ method.
- 1.2 An appeal against refusal of planning permission 21/00912/FUL for the *“Formation of a new driveway and vehicular access for off street parking”* at **66 Church Road Aldershot**, has now been made valid and given a start date. The planning appeal reference is APP/P1750/D/22/3294328. The appeal will be determined by the ‘householder fast track written representation’ method.

2 Appeal Decisions

- 2.1 Appeal against refusal of planning permission 21/00276/FULPP for *“Erection of a one bed dwelling with associated parking”* at **81 Blackthorn Crescent, Farnborough** The Council refused planning permission under delegated powers on 2 June 2021 for the following reasons;

- 1 The proposal would result in a cramped form of development on an awkwardly shaped plot, that would be dominated by off-road parking, with no compensatory landscaping, that would be out-of-character with the surrounding area and due to its prominent location at the junction of two roads, would have a detrimental impact upon the street scene and the character of the surrounding area, contrary to Policies DE1 and DE11 of the Rushmoor Local Plan and the National Planning Policy Framework/Practice Guidance..
- 2 It has not been satisfactorily demonstrated that off-road parking in accordance with the requirements of Policy IN2 of the Rushmoor Local Plan and the Council's adopted Car & Cycle Parking Standards SPD 2017 will be provided and this may lead to further demand for on-street parking, to the detriment of highway safety and visual amenity and friction between the two households.
- 3 The proposal fails to make any provision for off-site Public Open Space improvements to support the addition dwelling and is thereby contrary to Policies DE6 and DE7 of the Rushmoor Local Plan.
- 4 The proposed development makes no provision to address the likely significant impact of the additional residential unit on the objectives and

nature conservation interests of the Thames Basin Heaths Special Protection Area. The proposal does not include any information to demonstrate how the development will enhance bio-diversity within the site to produce a net gain in biodiversity. The proposals are thereby contrary to the requirements of retained South East Plan Policy NRM6 and Policies NE1 and NE4 of the Rushmoor Local Plan.

- 5 The proposals will result in a significant increase in the amount of buildings and hard surfaced areas and fail to provide details of appropriate surface water drainage for the development as required by adopted Rushmoor Local Plan Policy NE8.

The Inspector considered the main issues to be:

- a) The effect of the proposal on the character and appearance of the area,
- b) Whether the proposed parking would be adequate, and
- c) The method for securing off-site public open space improvements

The Inspector agreed with the Council that the development would not accord with the general character of the area, producing a cramped development, dominated by parking and with little opportunity for landscaping. In summary, the Inspector concluded that the proposal would harm the character and appearance of the area. It would not accord with Policies DE1 or DE11 of the Rushmoor Local Plan 2014-2032 (LP), which together seek to ensure that development proposals respect the character and appearance of the local area including the established pattern of development.

The Inspector also agreed that the proposed parking arrangements were unsatisfactory and likely to harm the amenity of the properties and rejected the argument that the Council's adopted parking standards were excessive. The proposal was found contrary to Policy IN2 of the Local Plan which seeks to provide appropriate parking provision in terms of amount, design and layout, in accordance with the SPD.

The Inspector noted that the parties agree that a contribution towards nearby schemes of public open space, which would be of benefit to the future occupiers of the proposed dwelling, would be appropriate, but dismissed the appellant's suggestion that this could be secured through a condition. The proposal would therefore fail to contribute to nearby schemes of public open space contrary to Policies DE6 and DE7 which seek to ensure that development proposals support the provision of high quality and accessible open space and facilities.

The Inspector considered that the drainage issues could be dealt with by condition, were they minded to allow the appeal.

The Inspector noted that although the proposal would deliver a new dwelling in a location with good access to local services and facilities, this is not sufficient to outweigh the harm found in relation to the main issues.

The Inspector noted that the appeal site is within 5km of the Thames Basin Heaths Special Protection Area and agreed that the addition of a residential

dwelling within this area would be likely to have a significant effect on the internationally important interests and features of this site. As the Inspector intended to dismiss the appeal for other reasons, the likely significant effect would not occur in any event, and this matter did not therefore need to be considered further.

The Inspector therefore **DISMISSED** the Appeal.

- 2.2 Appeal against refusal of planning permission 21/00048/REVPP seeking to *“extend customer opening hours one hour earlier from 06:00, and closing one hour later until midnight, 7 days a week”* at **McDonalds, 1 North Close, Aldershot**, has been allowed, with a condition that the extended hours operate for temporary trial period of 1 year.

The Development Management Committee refused the application in April 2021 for the following reason:

1. The proposed permanent extended customer opening hours would give rise to unneighbourly nuisance impacts on neighbouring residential properties due to lighting and activity early in the morning and late at night to the detriment of the living environment and amenities of occupiers of those residential properties. The proposals are thereby unacceptable having regard to Policies SS1, DE1 and DE10 of the adopted Rushmoor Local Plan (2014-2032) and the National Planning Policy Framework and Guidance.

The Inspector concluded it was unlikely that the proposal would result in significant disturbance by way of noise, given the relatively high ambient noise levels, and Customer Order Points and roof plant being put on night time settings. The acoustic report was considered to be robust.

The Inspector accepted the appellant’s mitigation measures as reasonable and enforceable. These include cordoning off spaces closest to Clyde Court during the extended hours, adjusting customer order point plant to night time settings and compliance with the Premises anti-social behaviour Management Plan.

The Inspector granted the extended hours for a temporary period of 1 year to allow the LPA to review the efficacy of the proposed mitigation measures. The appellant may apply to the LPA to vary the condition thereafter.

The impact on amenity from internal lights, signs and headlights was found to have an acceptable impact with no technical evidence presented to demonstrate otherwise.

The Inspector therefore **ALLOWED** the Appeal.

- 2.3 Appeal against refusal of planning permission 20/00149/FULPP seeking *“Refurbishment and amalgamation of existing Units 2A & 3 Blackwater Shopping Park, including removal of existing mezzanine floors, revised car parking and servicing arrangements; relief from Condition No. 4 of planning permission 93/00016/FUL dated 10 January 1994 to allow use as a foodstore*

*(Use Class A1) with new mezzanine floor to provide ancillary office and staff welfare facilities, ancillary storage and plant machinery areas; use of part of new foodstore unit as self-contained mixed retail and cafe/restaurant use (Use Classes A1/A3); relief from Condition No. 17 of planning permission 93/00016/FUL dated 10 January 1994 to allow extended servicing hours for the new foodstore unit of 0600 to 2300 hours Monday to Saturday (including Bank Holidays) and 0700 to 2000 hours on Sundays; loss of existing parking spaces to front of proposed foodstore to provide new paved area with trolley storage bays and cycle parking; installation of new customer entrances to new units; widening of site vehicular access to Farnborough Gate road to provide twin exit lanes; and associated works (re-submission of withdrawn application 19/00517/FULPP)" at: **Units 2A & 3 Blackwater Shopping Park, 12 Farnborough Gate, Farnborough.***

The Council's Development Management Committee refused planning permission on 20 January 2021 in agreement with the recommendation set out in the Officer Report put to this meeting, for the following reasons:-

- 1 It is considered that there is a sequentially preferable suitable and available town centre location which could accommodate the proposed development. Development in this out of town location would therefore be contrary to the objective of regenerating Farnborough town centre and would adversely impact upon the vitality and viability of the town centres within the Borough. As such the proposal conflicts with Policies SS1, SS2, SP1, SP2 and LN7 of the adopted New Rushmoor Local Plan (2014-2032), the advice contained in the National Planning Policy Framework and the objectives of the Supplementary Planning Documents on Farnborough Town Centre (July 2007) and accompanying Prospectus.
- 2 The proposal fails to make the appropriate financial contributions for the implementation and monitoring of a Travel Plan. The proposals thereby fail to meet the requirements of Policy IN2 of the adopted New Rushmoor Local Plan (2014-2032).

The appeal was considered under the Written Representations procedure. The Inspector considered the main issue to be whether the proposal would meet the sequential test for main town centre uses set out in the National Planning Policy Framework, and whether it would have a significant adverse impact on the vitality and viability of Farnborough town centre.

The Inspector considered that the small food and beverage unit proposed with the scheme would primarily serve existing customers at Blackwater Shopping Park (BSP) as an ancillary use and therefore has a specific location need. Accordingly, only the proposed discount foodstore (indicated to be occupied by Aldi) needed to be considered in terms of applying the sequential test.

The Inspector noted that the sequential site assessment had been undertaken and subsequently updated for the appeal : some considerable time had elapsed since the planning application had been refused. Furthermore, when the

Inspector visited Solartron Retail Park (SRP) recently, the only sequentially preferable location (at Units 3-4 SRP) for a discount foodstore within Farnborough Town Centre cited by the Council to justify the refusal of planning permission, was clearly now being prepared (as a result of planning permission 20/00287/FULPP granted in September 2020) for occupation by Lidl. Additionally, no other potential sequentially preferable site(s) had been identified during the appeal proceedings. On this basis the Inspector concluded that there were no longer any sequentially preferable sites to the appeal scheme, such that the sequential test was now passed.

The Inspector also concluded that there would not be a significant adverse impact on the vitality and viability of Farnborough town centre in terms of any loss of customer choice or any increase in shop vacancy rate.

With respect to reason for refusal No.2, the Inspector noted that a satisfactory s106 Unilateral Undertaking had been agreed between the appellants and the Highway Authority (Hampshire County Council) to secure the Travel Plan financial contributions that they required. This dealt with this reason for refusal.

The Inspector therefore **ALLOWED** the Appeal.

The outcome of this appeal is of no surprise, since the case was always known to turn upon whether or not Lidl would commit to the sequentially preferable SRP site – and whether or not this would become known at a fortuitous stage during the BSP Aldi scheme appeal proceedings. When planning permission was refused for the BSP scheme identifying Aldi as the proposed foodstore operator there was no indication that the permitted SRP scheme was near ready to be implemented and, indeed, that Lidl would actually secure this site for their own use.

3. Recommendation

4.1 It is recommended that the report be **NOTED**.

Tim Mills

Head of Economy, Planning and Strategic Housing

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Development Management Committee
13th April 2022

Planning Report No. EPSH2214

Esso Pipeline 19/00432/PINS

The Head of Economy, Planning and Strategic Housing will give a verbal update on the above project.

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