

# Public Document Pack



## RUSHMOOR BOROUGH COUNCIL

### DEVELOPMENT MANAGEMENT COMMITTEE

*at the Council Offices, Farnborough on  
Wednesday, 8th December, 2021 at 7.00 pm*

To:

#### **VOTING MEMBERS**

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

Cllr Mrs. D.B. Bedford  
Cllr P.I.C. Crerar  
Cllr J.H. Marsh

Cllr Nadia Martin  
Cllr Sophie Porter  
Cllr Michael Hope

Cllr S.J. Masterson  
Cllr T.W. Mitchell  
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](mailto: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 - 6)

To confirm the Minutes of the meeting held on 10th November, 2021 (copy attached).

## 3. PLANNING APPLICATIONS – (Pages 7 - 112)

To consider the Head of Economy, Planning and Strategic Housing's Report No. EPSH2134 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 the former Lafarge Site, Hollybush Lane, Aldershot	For information
2	21/00271/FULPP	Block 3, Queensmead, Farnborough	For information
3	21/00910/FULPP	Queen Elizabeth Park, Cabrol Road, Farnborough	For information
4	21/00902/FULPP	Farnborough Airport, Farnborough Road, Farnborough	For information

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

Item	Pages	Reference Number	Address	Recommendation
5	15-35	21/00171/FULPP	Land at Former Nos 1-5 Firgrove Parade, Farnborough	Grant

6	37-57	21/00844/FULPP	Proposed Visitors Centre, Southwood Country Park, Ively Road, Farnborough	Grant
7	59-64	21/00855/ADV	Heritage Trail Signage Marker, Westgate, Aldershot	Grant

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

#### **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, 10th November, 2021 at the Concorde Room, Council Offices, Farnborough at 7.00 pm.

## Voting Members

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

Cllr Mrs. D.B. Bedford  
Cllr P.I.C. Crerar  
Cllr J.H. Marsh  
Cllr S.J. Masterson  
Cllr Sophie Porter  
Cllr Nem Thapa

Apologies for absence were submitted on behalf of Cllr Michael Hope, Cllr Nadia Martin and Cllr T.W. Mitchell.

## Non-Voting Member

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

## 40. DECLARATIONS OF INTEREST

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

Member	Application No. and Address	Interest	Reason
Cllr Calum Stewart	21/00742/FULPP New Memorial Square, Pennefathers Road, Wellesley, Aldershot	For noting	No interest to declare under the Code of Conduct for Councillors, however has a non-disclosable interest under test section 8 regarding the application due to living in proximity to the site. However, it was felt that the effect on his wellbeing was not to the

extent that it would affect his judgement to take part in the debate or decision making process.

#### 41. **MINUTES**

The Minutes of the Meeting held on 13th October, 2021 were approved and signed as a correct record of the proceedings.

Arising from the Minutes, it was noted that Cllr T.W. Mitchell had missed three consecutive meeting of the Committee. Reference was made to the Council Procedure Rules which stated that, if any Member was absent from three consecutive meetings of a committee, he or she should cease to be a member thereof, unless he or she shows, in the opinion of the committee, reasonable grounds for his or her absence. The Committee discussed the attendance of Cllr Mitchell and the grounds given for his absences submitted in an email. It was agreed that, in the circumstances, the reasoning given did not justify him continuing as a Member of the Committee.

**RESOLVED:** That

- i. Cllr T.W. Mitchell be advised of the Committee's decision in accordance with Council Procedure Rule 4(5) to cease his membership of the Committee,
- ii. The necessary arrangements be put in place to fill the vacant position.

#### 42. **PLANNING APPLICATIONS**

**RESOLVED:** That

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

\* 21/00742/FULPP            New Memorial Square, Pennefathers Road, Wellesley, 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. EPSH2130, be noted

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

20/00400/FULPP            Land at former Lafarge Site, Hollybush Lane, Aldershot

21/00271/FULPP	Block 3, Queensmead, Farnborough
21/00170/FULPP	Land at former Nos. 1-5 Firgrove Parade, Farnborough
21/00844/FULPP	Southwood Country Park, Ively Road, Farnborough

\* The Head of Economy, Planning and Strategic Housing's Report No. EPSH2130 in respect of these applications was amended at the meeting.

#### 43. APPEALS PROGRESS REPORT

The Committee received the Head of Economy, Planning and Strategic Housing's Report No. EPSH2131 concerning the following new appeals and appeal decisions:

##### NEW APPEALS

Application / Enforcement Case No.	Description
21/00048/REVPP	Against the refusal of planning permission for a variation to the permitted hours of use to 06:00 to 00:00, 7 days per week at McDonalds, No. 1 North Close, Aldershot. GU12 4HA.
21/00516/FULPP	Against the refusal of planning permission for the erection of a two storey side extension, a single storey rear extension, a single storey side extension and a roof extension comprising two rear dormers and four front roof lights and creation of a second vehicular cross over at No. 81 Highgate Lane, Farnborough.
20/00149/FULPP	Against the refusal of planning permission for the refurbishment and amalgamation of existing Units 2A & 3 Blackwater Shopping Park, No. 12 Farnborough Gate, Farnborough.

##### APPEAL DECISIONS

Application / Enforcement Case No.	Description	Decision
20/00511/FULPP	Against the refusal of planning permission for minor works to facilitate change of use of building to a hair salon (A1 use class) including formalisation of existing parking at Gold Valley Lakes, Government Road, Aldershot.	Allowed

21/00092/FULPP            Against the refusal of planning Allowed  
permission for the erection of a carport  
to the front of the property at No. 74  
Ayling Lane, Aldershot.

**RESOLVED:** That the Head of Economy, Planning and Strategic Housing's Report No. EPSH2131 be noted.

44. **PLANNING (DEVELOPMENT MANAGEMENT) SUMMARY REPORT FOR THE QUARTER JULY - SEPTEMBER 2021**

The Committee received the Head of Economy, Planning and Strategic Housing's Report No. EPSH2132 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 July to 30th September 2021.

**RESOLVED:** That the Head of Economy, Planning and Strategic Housing's Report No. EPSH2132 be noted.

45. **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 vegetation removal work was currently underway in Southwood Country Park with plans to move onto Queen Elizabeth Park in the New Year. Trees which were removed would be re-instated elsewhere in accordance with the Development Consent Order which included a condition of a two year maintain and replacement plan.

The submission of a planning application for the Play Area in Queen Elizabeth Park was expected to have been submitted that day and this would be confirmed or otherwise to Members. Once submitted, it would be added to the list of future items for the Committee.

**RESOLVED:** that the Head of Economy, Planning and Strategic Housing Report No. EPSH2133 be noted.

The meeting closed at 8.15 pm.

CLLR C.J. STEWART (CHAIRMAN)

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## Development Management Committee

### Appendix "A"

**Application No. & Date Valid:** 21/00742/FULPP 14th September 2021

**Proposal:** Construction of new memorial square at Pennefathers (Zone G), Wellesley, Aldershot at **Zone G - Pennefathers Aldershot Urban Extension Alisons Road Aldershot**

**Applicant:** Grainger (Aldershot) Limited And Secretary Of State For D...

**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:

2519-PF-LA-03; 2519-PF-LA-02 Rev P1 and 2519-PP-Grainger-01.

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

3 Notwithstanding the information contained within the application, a revised planting schedule, including replacement semi-mature tree planting and native plant species of known biodiversity benefit, together with other appropriate measures for biodiversity enhancement such as bird nesting and bat roosting provision, shall be submitted to and approved in writing by the Local Planning Authority within 6 months of the date of this permission. The scheme so approved shall be implemented in full in the first available planting season following approval of such details. Any tree/shrub removed, dying or becoming seriously diseased within five years of planting shall be replaced by trees/shrubs of similar size and species to those originally approved.\*

Reason: In the interests of the character and appearance of the area, nature conservation and biodiversity net gain

- 4 Notwithstanding the information contained within the application, full details of the proposed seating features shall be submitted to and approved in writing by the Local Planning Authority within 6 months of the date of this permission. The scheme shall be implemented in accordance with the details so approved.\*

Reason - To ensure satisfactory quality and external appearance for the development and to safeguard the character and appearance of the conservation area and the setting of adjoining heritage assets.

- 5 The development shall be carried out strictly in accordance with the Arboricultural Method Statement ref: JFA9025MS V2 (JFA, November 2021) hereby approved.

Reason - To safeguard retained trees on and adjoining the site in the interests of the character and appearance of the area and nature conservation.

- 6 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.

**Development Management  
Committee 8<sup>th</sup> December  
2021**

**Head of Economy, Planning  
and Strategic Housing  
Report No. EPSH2134**

## **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

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### *Background Papers*

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

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**Section A****Future items for Committee**

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

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

3	21/00910/FULPP	<p>Installation of play area including play equipment and safety surfacing</p> <p><b>Queen Elizabeth Park Cabrol Road Farnborough Hampshire</b></p> <p>This application has only recently been received and consultations are underway.</p>
4	21/00902/FULPP	<p>Erection of 4 bay aircraft hangar, with associated apron, access, parking, extension of balancing pond, and biodiversity enhancement.</p> <p><b>Farnborough Airport, Farnborough Road, Farnborough, Hampshire, GU14 6XA</b></p> <p>This application has only recently been received and consultations are underway.</p>

**Section B**

**Petitions**

Item	Reference	Description and address
		There are no petitions to report



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

Case Officer	Katie Herrington
Application No.	21/00170/FULPP
Date Valid	27th September 2021
Expiry date of consultations	11th November 2021
Proposal	Erection of six storey building with basement, comprising ground floor flexible retail use under Use Classes E, F.2 and takeaway (Sui Generis) and 31 no. residential apartments above
Address	<b>Land At Former 1 - 5 Firgrove Parade Farnborough</b>
Ward	Empress
Applicant	Mr Suneet Jain
Agent	Mr Matthew Miller
Recommendation	<b>GRANT</b> subject to S106 Planning Obligation

### Description

The application site is on the south side of Victoria Road. Whilst the site is now vacant, it formally comprised a three storey pitched roofed building with shop and restaurant uses at ground floor and 5 residential units on the floors above. There is a parking area to the front of the building, part of which is designated parking for the Premier Inn hotel. Vehicular access to the parking at the rear of the building was from the east side of the building. There is a difference in levels across the site from east to west and from north to south.

No.2 Victoria Road lies to the east of the site at the junction of Victoria Road and Farnborough Road, adjacent to the Clockhouse roundabout. This comprises a five storey flat roofed building which is in use as an 'apart-hotel'. This building has surface and undercroft car parking which is entered through the application site. A surfaced car park lies to the south of the site with multi-storey car parking beyond. The site also adjoins the car park at the rear of the McDonalds restaurant occupying the former Tumbledown Dick public house. A six storey Premier Inn hotel and Beefeater restaurant lie to the west of the site. Chudleigh Court and Meadsview Court lie to the north of the site on the opposite side of Victoria Road and comprise flats on three and four floors.

There is recent planning history of proposed residential development on the site.

In 2013 planning permission, 13/00024/FULPP was granted in respect a three storey building at Firgrove Parade which included the site of the completed Premier Inn and Beefeater restaurant. This permission was for comprehensive redevelopment and had two distinct elements. On the land on western side of the site permission was granted for the erection of a part single, part six-storey building to provide a restaurant/bar (177 covers) with an 80-bedroom hotel above. The second element was the demolition of the existing buildings at Firgrove parade and the erection of a three-storey flat-roofed building to provide 490 square metres of retail floor space at ground floor level divided into three units 10 one- and 4 two-bedroom flats on the floors above (2 two-bedroom and 5 one-bedroom flats per floor). Flexible retail uses were approved on the ground floors ie within Use Classes A1 (shop), A2 (financial and professional services) and/or A3 (restaurants). This permission has been implemented by virtue of the construction of the hotel and restaurant.

The Firgrove Parade scheme was altered again in 2018. In 2018 planning permission was granted for the demolition of existing buildings and erection of a new building comprising retail use at ground floor (flexible use of Use Class A1, A2, A3,A4 and/or A5) and 19 dwellings above (8 one-bedroom and 11 two-bedroom flats). This was granted subject to S106 and has been implemented via the demolition of the existing buildings on the site. This includes the payment of Contributions £33,100 towards Public Open Space provision, £43,500 towards maintenance, improvement and monitoring of SPA land, and £4,770 + £1,578 towards strategic access management and monitoring measures, and £10,240 transport contribution. This implemented scheme presents the fallback position for the applicants.



Figure 1: Plan of the 2018 approval

The current proposal is a full planning application that seeks a variation to the 2018 permission. It seeks to erect a six-storey building with basement, comprising ground-floor flexible retail uses under Use Classes E, F.2 (local community uses) and takeaway use (Sui Generis) and 31no. residential apartments above (12x 1-bed units and 19x 2-bed units).

The proposed ground floor would comprise 419.84 m<sup>2</sup> of retail floor space split between 4 units (Unit 4 108.25m<sup>2</sup>, Unit 3 124.68m<sup>2</sup>, Unit 2 133.35m<sup>2</sup>, Unit 1 53.56m<sup>2</sup>) along with bin storage (retail and commercial) and an integral substation.

The scheme is within the Town Centre and provides 1:1 parking provision with 31 parking spaces. There is a basement level containing cycle storage and 17 parking spaces entered via a ramp. A further 12 parking bays would be located to the rear of the site.

The bays used for the apart-hotel to the front of the site are retained (12 bays). 8 parking spaces are provided for the retail units. These are at the front and side of the proposed building.

As with the approved scheme, the proposed building would be sited largely on the same footprint as the previously existing Firgrove Parade with a greater building depth. The proposed building remains largely rectangular in footprint with its main frontage to Victoria Road, thereby

reflecting the existing streetscape. Amenity space is proposed in the form of balconies. PV solar panels and air-source heat pumps are proposed, albeit not shown on the plans. Details for these are to be secured by way of condition.

The footprint is proposed to be just over 32 metres wide and 22m deep. Its distance from the adjacent buildings decreases as the building gets taller. From the Apart Hotel the proposal would be 6.14m away at ground to the third floor, 10.2m away at fourth floor, and 13.5m away at the sixth floor. Towards the Premiere Inn the development would be between 11.09m and 17.25m away. The building would not be taller than either adjacent buildings.

The following external finishing materials are proposed: Brick (Cinder Coal (grey) and Lima (crème)); Vertical Zinc Panels slate grey’.



Figure 2: Plan of the current proposal

Contributions towards Public Open Space, Highways and THBSPA are to be secured via a S106 Planning Obligation that is yet to be completed.

The application was submitted with the following documents:-

Planning Design and Access Statement, Site investigation report, Viability Assessment (affordable housing), Daylight and Sunlight report, Ecological Report, Demolition and Construction Traffic Management Plan, Flood Risk Assessment, Energy and Sustainability Assessment, and details of external finishing materials to be used.

### Consultee Responses

Hampshire Fire & Rescue Service (Licensing Act 2003)

Access for Fire Service Appliances and Firefighter, are matters covered by Building Regulations. Comments provided. Provided general advice with regards to Fire Protection, including Water Supplies, an access for high-reach appliances.

Thames Water

With the information provided, Thames Water has been unable to determine the waste water infrastructure needs of this application. Thames Water has contacted the developer in an attempt to obtain this information and agree a position for foul water drainage, but have been unable to do so in the time available and as such,

	Thames Water request that a condition be added to any planning permission.
Environmental Health	Advises a condition for sound insulation for plant and mitigation for each room.  Odour & Noise from ground floor commercial use, extraction details, and construction hours.
Hampshire County Council Planning	No comments received.
Parks Development Officer	No comments received.
RBC Regeneration Team	No comments received.
Hampshire Constabulary	No comments received.
Lead Local Flood Authorities	No agreement from the Public Sewer Network has been provided to clarify that agreement has been had to discharge waste water into their sewer network. The LFFA advises that this should be dealt with through the application process as this may result in a risk of the need to alter the scheme. Officer comment: this is the applicants risk to take, and could require a new planning application.
HCC Highways Development Planning	No highways objections. The implemented scheme has already secured a £10,240 Transport Contribution. The additional units now proposed result in an additional contribution of £6,468 be required.

### **Neighbours notified**

In addition to posting a site notice and press advertisement, 63 individual letters of notification were sent to 1 - 3 Kingsmead; Princeton House 1- 5 Victoria road, Max house 2 Victoria road; 14, 14A, 23 Victoria Road; 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25 Chudleigh Court, Clockhouse road; 227 Farnborough Road; and Flat 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16, 17, 18, 19, 21, 22, 23, 24, 25, 27,28, 29, 20, 26 Meadsvew Court.

### **Neighbour comments**

Objections were received from Nos.15 and 8 Chudleigh Court, Clockhouse Road. Their concerns are summarised as follows:-

- Unacceptable height/ twice size of previous building;
- Triple number of occupants/ flats;
- Triple number of cars at busy junction;
- Overlooking;
- Increase in noise and disturbance;
- Blocking light into property;

- We have an environment encouraging wildlife;
- Unsuitable for the location;
- Design is to make as much money from smallest footprint;
- Worse than the development being erected on the Ham and Bird roundabout; and
- The Council has permitted development at Minley, Hartland Village, and have multiple available plots in Westmead with better traffic and facilities.

[Officer comment: With regards to comparison with other schemes, each planning application must be determined on their own merits and, in this respect, the consideration of the planning merits of the current proposals for the application site is set out within this report.]

## **Policy and determining issues**

The application site is located within the defined built-up area of Farnborough, within the Farnborough Town Centre Boundary, Primary Shopping Area and Secondary Frontage.

Adopted Rushmoor Local Plan (2014-2032) Policies SS1 (Presumption in favour of Sustainable Development, SS2 (Spatial Strategy), SP2 – Farnborough Town Centre, IN2 (Transport), DE1 (Design in the Built Environment), DE2 (Residential Internal Space Standards), DE3 (Residential Amenity Space Standards), DE6 (Open Space, Sport and Recreation), DE10 (Pollution), LN2 (Affordable Housing), HE1 (Heritage) and NE6-8 (Flooding & Drainage) are relevant. Also relevant is the Council's Car and Cycle Standards Supplementary Planning Document (SPD) adopted in 2017.

The main planning considerations in the determination of this application are considered to be:-

- The principle of development;
- Affordable housing;
- Impact upon visual amenity;
- Impact upon neighbours;
- Living environment created;
- Highways considerations;
- Flooding and drainage;
- Open Space; and
- Thames Heaths Basin Special Protection Area.

## **Commentary**

### **1. The principle of development -**

The principle of a mixed retail residential development on the site was established by the 2013 and 2018 planning permissions that remain extant and are a viable fallback position. Through the provision of residential and new retail units the proposal would also contribute towards the enhancement of the vitality and viability of the Town Centre, according with the principle of Policy SP2 – Farnborough Town Centre of the Local Plan. As such, the proposals are acceptable in principle, subject to other relevant material planning considerations also being satisfied.

### **2. Affordable housing -**

Policy LN2 of the Local Plan requires that, on sites within Farnborough Town Centre, proposals

of 11 or more dwellings provide 20% of dwellings as affordable homes. On sites of 15 or more dwellings, this provision should be on-site. However, the policy also states that the delivery of affordable housing is subject to viability.

The proposal would result in a net gain of 26 dwellings – 5 existing on site - resulting in a need to provide 5 on-site affordable units<sup>1</sup>.

The agents have submitted an affordable housing viability report by Dan Hay of ET Planning. This report argues that the proposal could not be viable if it were to provide affordable housing either on site or as an in-lieu payment.

The submitted viability report was sent to an independent affordable housing viability consultant BPS Chartered Surveyors for their impartial assessment. They advised that their appraisal results in a deficit even without the affordable housing provision and the scheme is not sufficiently viable to provide any affordable housing contribution.

However, given that the scheme was assessed during a time of uncertainty, it is considered that it is reasonable to require a late stage viability review to re-examine the viability of the proposals at a more advanced stage.

As a result, the proposals accord with Policy LN2 – Affordable Housing - of the Local Plan.

### **3. Impact upon visual appearance -**

The site is highly visible with its north, south and west elevations and the re-development of the site would make a contribute to the regeneration of the town Centre.

Like the approved building (18/00506/FULPP), the proposal has a contemporary design approach in terms of the pattern and size of openings and the use of brick, glass and tile as the external materials. The overall form of the building is considered to be visually engaging and would complement the vision of the regenerated Farnborough Town Centre. The tapering of the successive floors up the building also breaks down its bulk and massing. It is no taller than the adjacent buildings and would therefore sit comfortably between the buildings.

As existing the car park for the site adjoins the common boundary with the Tumbledown Dick McDonalds site – a Building of Local Importance. The proposed development maintains this relationship, and whilst taller than the already approved 2019 scheme, it is considered that it would not result in harm to the significance of this heritage asset.

The 2013 permission approved the removal of all the trees on the site. Replacement tree planting on the Victoria Road frontage was undertaken when the hotel and restaurant were built. A landscaping scheme for planting to the rear was secured by the 2018 and this can be secured again in the interest of visual amenity.

The development would contribute to the character of Farnborough Town Centre and promote good design quality, according with this aspect of Policy DE1 Design in the Built Environment, HE1 Heritage and Policy SP2 Farnborough Town Centre.

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<sup>1</sup> For clarity, 18/00506/FULPP for 19 units did not provide any affordable housing as it did not trigger the threshold for doing so under the previous Local Plan.

#### **4. Impact upon neighbors -**

##### *Daylight and sunlight / outlook and overbearing impacts*

The proposal site is adjacent to C1 Apart-Hotel (2 Victoria Road) that offers longer term stay accommodation (up to 6 months) in apartments. The now demolished building was located close to the Apart-Hotels windows serving bedrooms, living rooms and kitchens and would have had an impact upon daylight and sunlight to a number of Apart-hotel rooms.

The current scheme is both taller than the approved scheme, and has the potential to have impacts upon daylight and sunlight of the neighboring buildings. A Sunlight & Daylight Report by T16 Designs has been submitted to assess the likely impact in relation to BRE guidelines. This report assessed the impact of the development upon the flank windows towards the development of both the Apart-Hotel and the Premiere Inn. The report understood the standard BRE calculations for the change in daylight and sunlight to existing buildings; Vertical Sky Component (VSC) for daylight and Annual Probable Sunlight Hours and Winter Probable Sunlight Hours (WPSH) (APSH) for sunlight. The report demonstrates that in terms of VSC all of the assessed windows retained 80% of the current values, and in relation to APSH and WPSH all the assessed windows retained greater than 35% of annual hours and 5% of winter hours. As such, impact of the development would fall within the acceptable limits of the BRE's guidance.

As a result, the development would not result in a harmful impact upon daylight and sunlight to the existing windows.

Given the distance between the buildings and the tapered shape of the building, it is considered that the proposal would not result in any undue overbearing impact upon the adjoining occupiers.

Concern has been raised that the proposal would result in a loss of light to the occupants of Chudleigh Court, Clockhouse Road. However, given the distance between the application site and Chudleigh Court and the relative scale of the proposal, it is not considered that the proposal would result in a harmful loss of daylight and sunlight to this property.

##### *Privacy*

The proposal site is located adjacent to C1 Apart-Hotel (2 Victoria Road) that offers longer term stay accommodation (up to 6 months) in apartments.

On the 1<sup>st</sup> to 4<sup>th</sup> floor there are bedroom windows served by triangular Oriel windows. These triangular Oriel windows allow light and outlook into the bedrooms of the host property and mean that any views to the adjacent apart hotel and Premier Inn would be oblique only. It would also increase the 'sightline' of any such views to at least 8m. It also means that any views from the Apart-hotel or Premiere inn to the proposed windows would also be oblique.

It is also a material consideration that there was an existing impact upon the Apart hotel as a result of the former building, and that some impact was accepted through the granting of 18/00616/FULPP.

Given the sightline distance, the oblique nature of such line of sight, the fallback position and the former existing situation, it is considered that the proposal would not give rise to adverse harm in that respect.

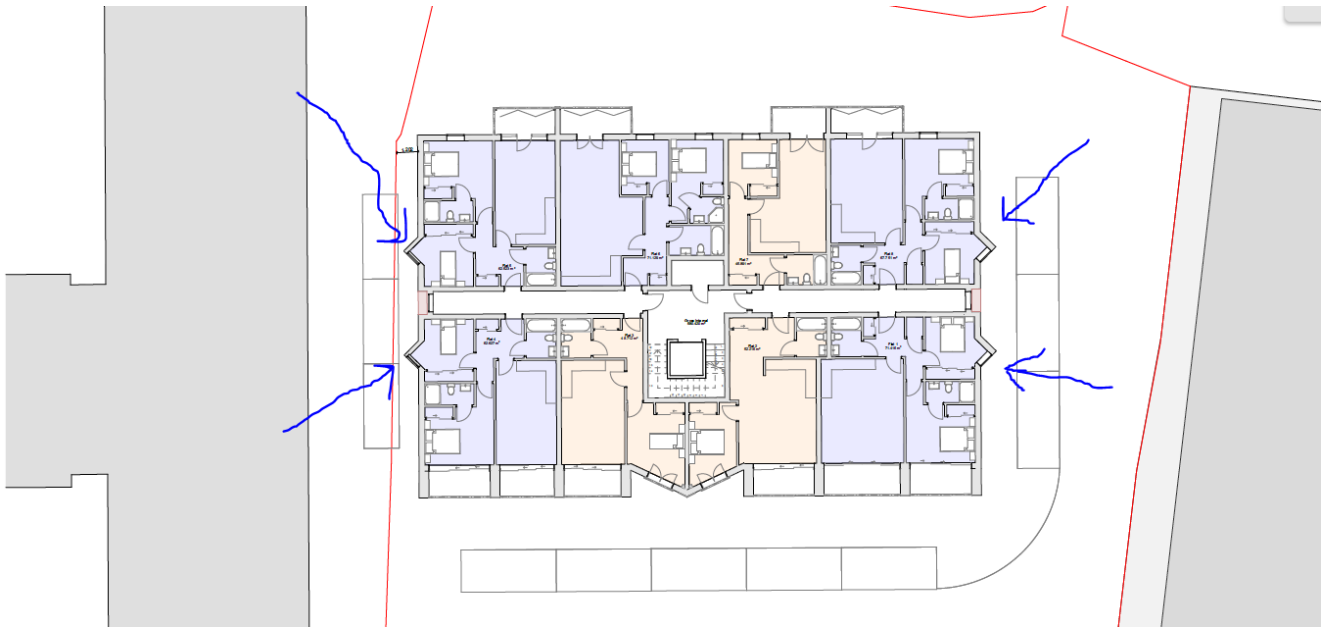


Figure 3: Triangular Oriel windows as proposed

The scheme would provide balconies to the front and rear of the blocks, and a side facing balcony to the fifth floor<sup>2</sup>. These would be approximately 11m from the windows of the Apart-hotel and at this distance it is not considered that any harmful overlooking would occur.

The submission includes an energy statement that describes using PV Panels on the roof and Air Source Heat Pumps for each unit to reduce carbon emissions. There is not an explicit policy requirement for these to be provided. These are not detailed on the plans, and so to avoid these conflicting with the design and form of the building, a condition can be imposed to allow the submission of details to avoid harm upon character.

#### *Retail uses*

The applicant is seeking flexible uses on the ground floor (Class E [formerly A1, A2, A3] F2 (Community Use) and takeaway (Sui-Generis). These have the potential to result in noise and odour pollution that could impact upon the amenities of the adjoining and host occupiers. It is understood that measures have been incorporated within the design to ensure that any fumes produced by food outlets on the ground floor would not adversely impact upon the residential units above. A condition requiring details of extraction should any Takeaway (Sui-generis) or restaurant (Class E) use be implemented to make sure that any such extraction equipment is considered sufficient in this regard. With regards to noise, as with the 2018 permission, it is considered appropriate to replicate the hours imposed on the A3 use at 2 Victoria Road.

#### **5. Living environment created -**

Policy DE2 of the Local Plan sets out minimum unit floorspace and room size standards for residential development; and Local Plan Policy DE3 sets out amenity space requirements, and advises that where gardens are not suitable, balconies can be provided and should be at least

<sup>2</sup> The building is six storeys, the ground, first, second, third, fourth, fifth



5sqm in area. The proposal would provide a mix of 12x 1-bed units and 19x 2-bed units. Each unit would provide a balcony of at least 5SQM. The units and balconies would appear to receive adequate levels of daylight and sunlight and outlook. As a result, the proposal would comply with Policy DE2 and DE3 of the Local Plan in this regard.

Unit no.	Bed size	DE2 standard	Balcony	Actual size	Compliance?
Flat 1	2b4p	70	Y	71.4sqm	Y
Flat 4	2b3p	61	Y	62.62sqm	Y
Flat 5	2b3p	61	Y	62.53sqm	Y
Flat 6	2b4p	70	Y	71.12sqm	Y
Flat 9	2b4p	70	Y	71.4sqm	Y
Flat 12	2b3p	61	Y	62.62sqm	Y
Flat 13	2b3p	61	Y	62.52sqm	Y
Flat 14	2b4p	70	Y	71.04sqm	Y
Flat 16	2b3p	61	Y	67.75sqm	Y
Flat 17	2b4p	70	Y	71.42sqm	Y
Flat 19	2b4p	70	Y	74.74sqm	Y
Flat 20	2p3b	61	Y	67.97sqm	Y
Flat 21	2b4p	70	Y	76.36sqm	Y
Flat 22	2b4p	70	Y	76sqm	Y
Flat 25	2b3p	61	Y	68.6sqm	Y
Flat 26	2b4p	70	Y	77.47sqm	Y
Flat 2	1b2p	50	Y	52.21sqm	Y
Flat 3	1b1p	39	Y	48.71sqm	Y
Flat 10	1b2p	50	Y	52.2sqm	Y
Flat 11	1b1p	39	Y	48.71sqm	Y
Flat15	1b1p	39	Y	45.7sqm	Y
Flat18	1b2p	50	Y	62.49sqm	Y
Flat 23	1b1p	39	Y	48.8sqm	Y
Flat 24	1b2p	50	Y	56.8sqm	Y
Flat 27	1b2p	50	Y	66.76sqm	Y
Flat 28	1b2p	50	Y	51.8sqm	Y

### *Noise impacts*

The proposed development will be impacted by noise from traffic using Victoria Road, and from vehicles and other activity to the rear, in the Sainsburys carpark and MacDonald's Drive Thru. No Noise Impact Assessment has been submitted. Nevertheless, the site is located in a town centre central location where a degree of noise, disturbance and activity is only to be expected. To ensure that a satisfactory internal noise environment can be achieved in all habitable rooms, it is important that an appropriate noise assessment is undertaken, that investigates the existing external noise environment, for both day and night-time periods. An acoustic report was submitted with the 2018 application concluding that noise concerns could be addressed by way of suitable acoustic double-glazing. However, as no such report has been formally submitted with this application, such details will be required and mitigations secured by way of condition.

It is also noted that the ground floor commercial units are likely to require external plant and it is important to place limits on the noise from any such plant so that it would not result in harm in that regard. This has been secured by way of condition.

The application was submitted with a Site Investigation Report. The results show no significant contamination on site and this confirms what previous investigations have concluded. No remedial measures are required.

## **6. Highways -**

As advised by Hampshire County Highways, the width and alignment of the existing means of access can satisfactorily accommodate the additional vehicle movements that might be generated by the proposed development without adversely affecting the safety or convenience of users of the adjacent highway.

Developer contributions have previously been secured in respect of the previous schemes for this site. The site has been reviewed utilising the TRICS database and this has shown that an additional 66 multimodal trips would be anticipated per day on the local highway network as a result of the proposals over and above the already approved scheme. Accordingly, it is calculated that an additional contribution of £6,468 is required. This is to be secured by way of S106.

### *Parking*

The Council's Car and Cycle SPD sets out that within the designated Town Centre residential units should have a 1 to 1 parking ratio. The proposal would comprise 31 flats and 31 parking spaces allocated between the basement car park and area to the rear. The proposal does not provide any on site visitor parking, however, there are car parks close by and the principle of using adjacent car parks has been established through the previous consents. As such, the proposal would be acceptable in this respect.

The proposal would also retain the parking to the front of the site for the Apart-Hotel and 8 spaces for the retail units.

Hampshire's Highways Team have raised concern regarding the amount of cycle parking on the scheme. There is a parking area in the basement of the proposal site that could accommodate 14 bikes rather than the required 50. Different cycle storage solutions could be explored that could result in the avoidance of requiring bikes to be stored within individual flats – however, the need to do so would not warrant refusal of the application. A condition has been imposed to require details of cycle storage.

## **7. Drainage -**

The Lead Local Flood Authority have been consulted and note that there is no evidence that Thames Water have agreed for rainwater discharge to enter straight into the local sewerage network at the rates proposed. Thames Water have requested planning permission be subject to a condition for such details. It is understood that the site has a shallow water table that would make the use of soakaways or other SUDs difficult. The suggested condition has been added.

## **8. Open Space -**

Policy DE6 Open Space, Sport and Recreation sets out that new residential development should provide on-site provision of open space, but that if the development is not of a size and

location to provide this, then it should be provided through a financial contribution.

A financial contribution for open space was secured as part of the 2018 permission and has been paid in full. In this circumstance it is considered appropriate to carry over this contribution to this scheme and require a contribution based upon the additional units proposed. The resulting contribution amounts to £24,800.

## **9. Thames Heath Basin Special Protection Area -**

The European Court of Justice judgement in 'People Over Wind, Peter Sweetman v Coillte Teoranta C-323/17' in April 2018 established the legal principle that a full appropriate assessment (AA) must be carried out for all planning applications involving a net gain in residential units in areas affected by the Thames Basin Heaths SPA, and that this process cannot take into account any proposed measures to mitigate any likely impact at the assessment stage. This process, culminating in the Council's Appropriate Assessment of the proposals, is overall described as Habitats Regulation Assessment (HRA). Undertaking the HRA process is the responsibility of the decision maker (in this case, Rushmoor Borough Council) as the 'Competent Authority' for the purposes of the Habitats Regulations. The following paragraphs comprise the Council's HRA in this case:-

### *HRA Screening Assessment under Regulation 63(1)(a) of the Habitats Regulations*

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

Heathland is prone to nitrogen deposition due to increases in Nitrogen Oxide. Calculations undertaken for the Rushmoor Borough Council Local Plan found that there will be no in-combination impacts on the habitats as a result of development in the Local Plan, including an allowance for 'windfall' housing developments. However within the screening process it will need to be ascertained whether development outside the Local Plan within 200m of the SPA will increase vehicle movements to above 1000 extra trips/day or exceed the Minimum Critical Page 27 Load by over 1% either alone or in-combination with the Local Plan.

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

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

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

to Strategic Access Management and Monitoring Measures (SAMM) dependant on the number of bedrooms.

It is considered that there is sufficient information available with the planning application provided by the applicants with which the Council can undertake the HRA process. In this case the proposed development involves the creation of 31 net new residential units within the Farnborough 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 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 decision of the planning application.

In this case the applicants have already procured SANG capacity for 19 units as a result of the 2018 permission. This capacity has been carried forward towards this scheme. Capacity has also been secured for the additional units now proposed as part of Rushmoor Borough Council's Southwood Woodland II SANGS scheme. The SANG contribution amounts to £19,477.05.

The attendant SAMM financial contribution can be secured by the applicants entering into a satisfactory s106 Planning Obligation to require payment of £2,218.39 upon the implementation of the proposed development. Accordingly, subject to the necessary s106 being completed, it is considered that the impact upon the SPA will have been satisfactorily addressed.

### **Summary -**

It is considered that subject to the satisfactory completion of an Agreement under Section 106, that the proposal would not adversely affect the character of the area or harm heritage Assets, would not result in harm to the amenities of existing prospective occupiers, and not result in issues of highway safety or for the integrity of the Thames Basin Heaths Special Protection Area.

### **Full recommendation**

It is recommended that, subject to the completion of a satisfactory S106 Planning Obligation to secure financial contributions towards open space, transport, SPA/SAMM mitigation, together with an administration & monitoring fee and securing a late-stage financial review mechanism in respect of affordable housing provision, the Head of Economy, Planning and Strategic Housing, in consultation with the Chairman, be authorised to **GRANT** planning permission subject to the following conditions and informatives;

### **Conditions**

#### 1. Timescale

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 July 2014 and to accord with the resolution of Rushmoor's Cabinet on 17 June 2014 in respect of Planning Report no PLN1420

## 2. Approved plans

The permission hereby granted shall be carried out in accordance with the following approved drawings –

- PL-01; PL-02; PL-04; PL-07; PL-08; PL-09; PL-10;; PL – 11; PL-12; PL-13; PL-14; PL-15; PL-16; PL-21 (Materials); PL-22 (Materials)
- Repeat Walkover Survey by the The Ecology Co-op dated 9<sup>th</sup> November 2020.
- Phase 1 Desk Study and Phase 2 Site Investigation report 20/11835/KJC dated June 2020 by Albury S.I. LTD.
- Energy & Sustainability Statement by Mendick Waring Limited dated February 2021
- Planning Viability Assessment by ET planning Dan Hay dated February 2021
- Demolition and Construction Traffic Management Plan by Motion dated 12/01/2020
- Flood Risk Assessment by Stomor Civil Engineering Consultants ref ST3054/FRA-2103
- Transport Statement by Motion dated 09/03/2021
- Daylight and Sunlight report by T16 Design Ltd job number 3702 dated February 2021.

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

## 3. Flexible retail use

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) the ground floor units shall be for Use Classes E, F2 (community use) and takeaway (Sui-generis) only.

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

## 4. Deliveries and commercial refuse collection

Deliveries and refuse collection to/from the retail uses shall only take place between the hours of 7am to 8pm

Reason - To safeguard the amenities of adjoining occupiers

## 5. Details of materials

The development shall be carried out using the materials so approved under plan numbers PL-21 (Materials) and PL-22 (Materials) and thereafter retained: unless alternative material details have been submitted to, and approved in writing by, the Local Planning Authority.

Reason – In the interest of the character and appearance of the area

## 6. Side facing Windows

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), there shall be no side facing openings other than the triangular oriel windows as set out on the approved plans.

Reason - In the interest of residential amenity.

## 7. Discharge of waste water

No development shall be occupied until confirmation has been provided that either:-

- i. Capacity exists off site to serve the development, or
- ii. A development and infrastructure phasing plan has been agreed with the Local Authority in consultation with Thames Water. Where a development and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan, or
- iii. All wastewater network upgrades required to accommodate the additional flows from the development have been completed.

Reason - Network reinforcement works may be required to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid sewage flooding and/or potential pollution incidents.

## 8. Cycle parking facilities

Prior to the occupation of the residential units details of the cycle parking for the residential units shall be first submitted to and approved in writing to the LPA. The cycle parking so approved shall be thereafter retained.

Reason - To promote alternative modes of transport and to encourage cycling to the site

## 9. Retail/commercial unit opening hours

Any Class E, F2 or takeaway (Sui-generis) use that occupies the ground floor of the proposed residential/retail building hereby permitted shall not be open to customers outside the following times:

1. 7am to 11pm Mondays to Saturdays and 8am to 10.30pm on Sundays.

Reason - To safeguard the amenities of neighbouring occupiers.

## 10. Bins

Prior to first occupation of any part of the development hereby approved, the refuse bin storage areas relevant to the uses they are to serve shall be provided and made available for use. These facilities shall thereafter be retained for their designated purpose.

Reason - To safeguard the amenities of the area.

#### 11.Noise mitigation 1

The residential development hereby approved shall not be occupied until measures to protect the dwellings from traffic or other external noise have been implemented in accordance with the Acoustics report 1018197-RPT-AS-001 rev A prepared by Cundall dated July 2018 and thereafter retained.

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

#### 12.Residential noise 2 (plant)

All plant and machinery shall be enclosed with soundproofing materials and mounted in a way which will minimise transmission of structure-borne sound in accordance with a scheme to be first submitted to and approved in writing by the Local Planning Authority. Once approved the scheme shall be implemented prior to the plant and machinery becoming operational and thereafter retained and maintained.

Reason - To protect the amenity of neighbouring occupiers.\*

#### 13.Noise and Odour

Notwithstanding any details submitted with the application, prior to the use of any of the ground floor units for Restaurant, and Takeaway purposes odour abatement equipment including an extract system shall be installed in accordance with details to be first submitted to, and approved in writing by, the Local Planning Authority. The details shall include the regime for installation, operation, and maintenance, the height of the discharge, and the efflux velocity of the effluent at the point of discharge shall. The installation so approved shall be completed before first occupation of that unit and thereafter permanently retained and maintained.

Reason - In the interests of the amenities of future and adjoining occupiers

#### 14.Construction Management Plan

The Construction Works shall only take place in accordance with the Construction Management Plan so approved.

Reason: In the interest of amenity and highway safety.

#### 15.Lighting

Prior to first occupation of the building details of the location of the lighting columns/luminaires shall be submitted to and approved in writing by, the Local Planning Authority. Once approved the lighting shall be installed and made available for use prior to the first occupation of the building.

Reason - in the interests of amenity



## 16. Landscaping

No dwelling shall be occupied until a fully detailed landscape and planting scheme (to include, where appropriate, both landscape planting and ecological enhancement) has been submitted to and approved in writing by the Local Planning Authority. Once approved the scheme shall be implemented in full prior to the first occupation of the dwelling or the first available planting season whichever is the sooner. Any tree/shrub removed, dying or becoming seriously diseased within five years of planting shall be replaced by trees/shrubs of similar size and species to those originally required to be planted.

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

## 17. Construction Hours

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.

## 18. Air source heat pumps and PV Panels

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), Details of PV Panels and Air Source Heat Pumps shall first be submitted to and approved in writing by the LPA.

Reason: In the interest of visual amenity

## 19. Provision of refuse areas

Prior to the occupation of the development, the bin storage areas shall be provided as shown on the approved plans.

Reason: In the interest of the character of the area.

## 20. Parking

No dwelling shall be occupied until the off-street parking facilities to serve the proposed flats shown on the approved plans on a 1 space per residential unit basis. The parking spaces shall be thereafter retained solely for parking purposes (to be used by the occupiers of, and visitors to, the proposed flats) and, in the interests of clarity, not used for the storage of caravans, boats or trailers .

Reason - To ensure the provision and availability of adequate off-street parking

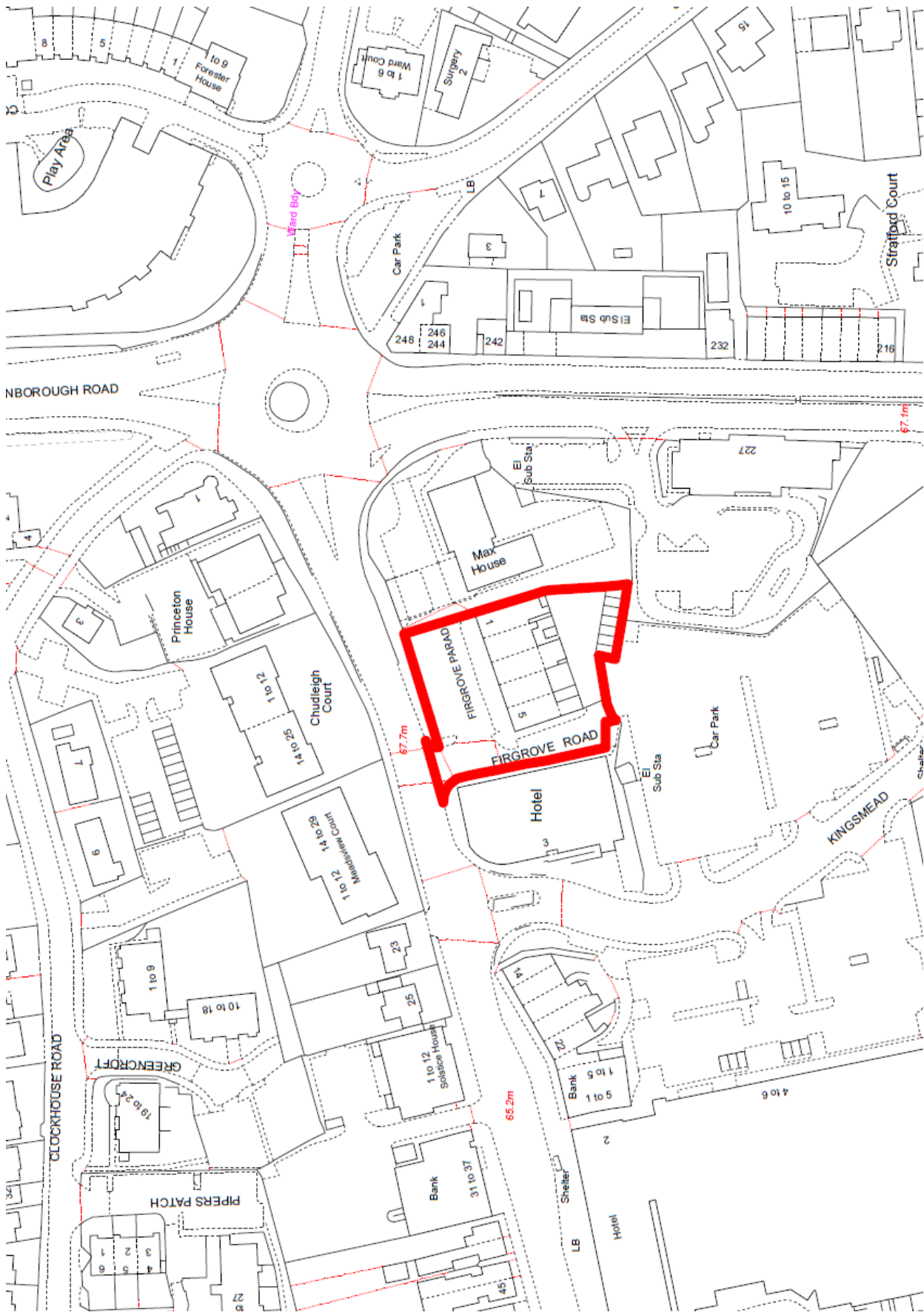
## 21. Unforeseen contamination

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

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

### **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 proposals are considered acceptable in principle, would have no material and harmful impact upon the visual character and appearance of the area, have no material and adverse impact on neighbours, and are acceptable in highway terms. The proposals are thereby considered acceptable having regard to Policies SS1, SS2, SP2, IN2, DE1, DE2, DE3, DE6, DE10, IN2, LN2, HE1, and NE6-8 of the adopted New 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.
3. **INFORMATIVE -** Your attention is specifically drawn to the conditions marked \*. These condition(s) require either the submission and approval of details, information, drawings etc.by the Local Planning Authority **BEFORE WORKS START ON SITE, BEFORE SPECIFIC ELEMENTS OF THE PROPOSAL ARE CARRIED OUT** or, require works to be carried out **BEFORE COMMENCEMENT OF USE OR FIRST OCCUPATION OF ANY BUILDING.**



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**Notes:**

1:200



1:200

Proposed Front Elevation



1:200

Proposed Rear Elevation

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**cab**  
 chartered association  
 of building engineers

**RICS**

**Client:**  
 Mera Real Estate

**Job Title:**  
 1-5 Firgrove Parade GU14 7RE

**Drawing Title:**  
 Proposed Elevations

<b>Drawing Date:</b> 15-05-2020	<b>Status:</b> PLANNING DRAWINGS
<b>Issue Date:</b> 10/09/2020	<b>Drawn By:</b> PD
<b>Job No:</b> 8974	<b>Scale:</b> @A3
	<b>Drawing No:</b> PL-15
	<b>Rev:</b>

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Notes:



1:200



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**RICS**

Client: **Mera Real Estate**

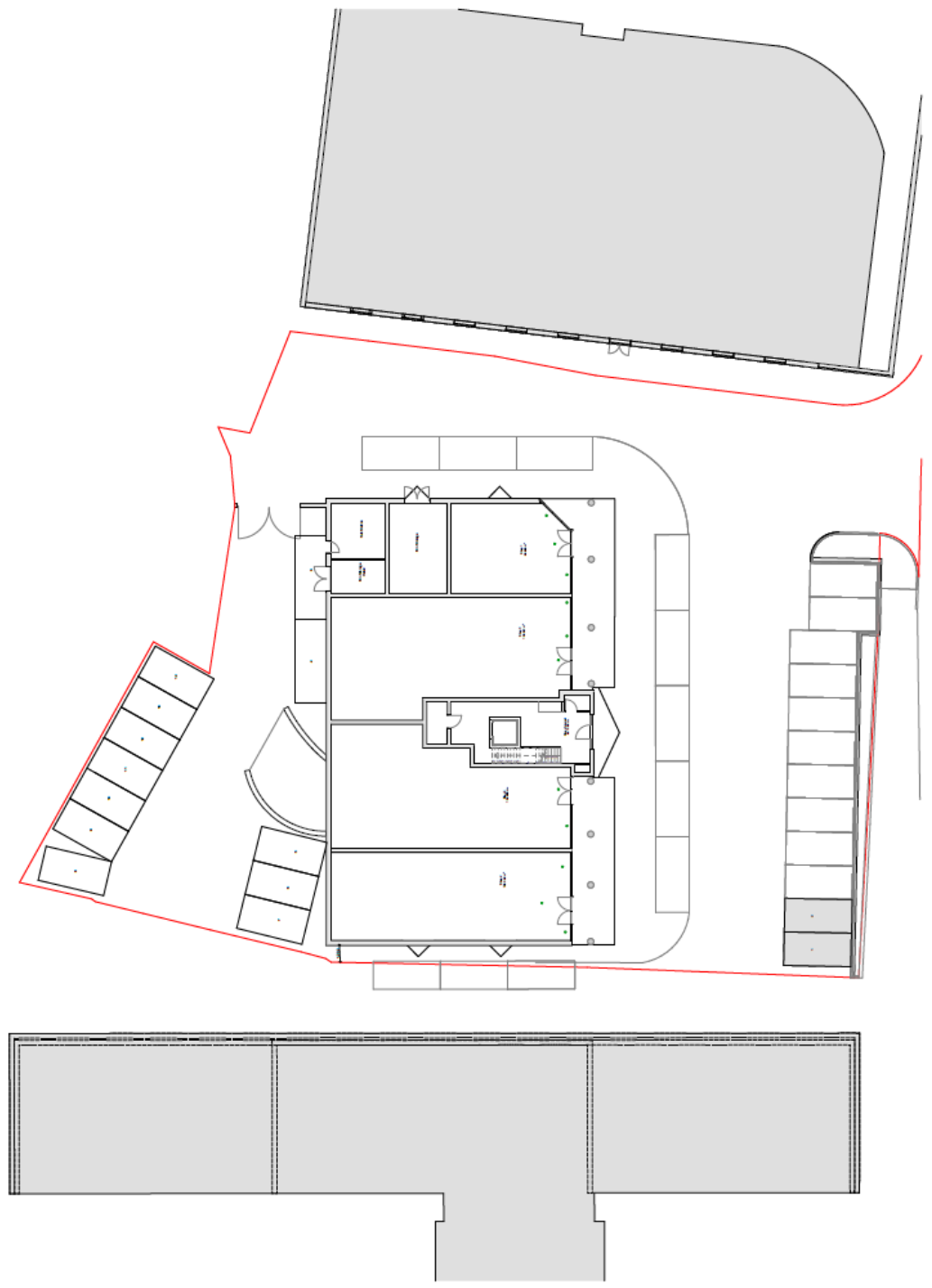
Job Title: **1-5 Fingrove Parade GUI4 7RE**

Drawing Title: **Proposed Ground Floor REVA**

Status: **PLANNING DRAWINGS**

Issue Date: **15-06-2020**  
Drawn By: **PD**  
Scale: **@A2**

Job No: **8974**  
Drawing No: **PL-08**  
Rev:



1:200

Proposed Ground Floor Plan

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

Case Officer	David Stevens
Application No.	21/00844/FULPP
Date Valid	1st November 2021
Expiry date of consultations	23rd November 2021
Proposal	Proposed external alterations to existing building to facilitate conversion and change of use of former clubhouse to cafe and visitors centre; and change of use of existing ancillary bungalow to storage use; both in association with Southwood Country Park SANG
Address	<b>Proposed Visitor Centre Southwood Country Park Ively Road Farnborough</b>
Ward	Cove and Southwood
Applicant	Rushmoor Borough Council
Agent	Arcus Consulting LLP
Recommendation	<b>GRANT</b>

### Description

The site is on the east side of Ively Road (A237) approximately 75 metres north of the Ively Roundabout and south of a watercourse which joins with Cove Brook further to the east. The application site is of an irregular shape surrounding the existing former Southwood Golf Course Clubhouse and its associated detached ancillary caretakers' accommodation. This area, measuring approximately 0.18 hectares, is mostly currently hoarded but also incorporates an area of grassed frontage onto the road enclosed with some rustic fencing that faces the western area of Southwood Country Park on the opposite side of the road. A wider area encompassing land extending south to the roundabout and Elles Road, including the Council's adjacent Property Maintenance Team compound; and also north to include the former Clubhouse car park; is shown surrounded by a blue line, denoting that it is also within the ownership and control of the Council.

The former Clubhouse buildings, both of which are single-storey, have been vacant and unused since 2019, when the Golf Course was closed prior to conversion into the Southwood Country Park SANG (Suitable Alternative Natural Green Space). The buildings, dating from the 1970's, are brick-built and have shallow mono-pitched roofs finished with green mineral

felt.

In July 2021 the Council's Cabinet approved progression of design development for a Southwood Country Park Visitor Centre and Café. The current application seeks planning permission for detailed proposals that have emerged. In this respect the planning application proposes that the existing buildings be retained and altered to facilitate their conversion and change of use into the Southwood Country Park SANG Visitor Centre and Café, incorporating a classroom, kitchen, toilet facilities and a rangers' office; with the detached ancillary accommodation being used for ancillary storage purposes.

The proposals mainly involve opening up the building facades, removal of some internal walls, creation of some covered external areas, and comprehensive external refinishing of the buildings with timber, together with modification to create 'green' roofs incorporating solar panels and rooflights.



The existing internal layout would remain generally similar, with the main entrance retained



at the north-west corner of the building. A wheelchair access ramp would be added. This would lead into the café area, with kitchen and servery to one side. A 'stable-door' would be provided in the front elevation of the building from the servery area for takeaway customers. The café would be provided with a number of Velux-type rooflights and doors opening onto a terrace area to the rear (east) of the building partly under an extension of the existing roof. A secondary entrance from the front elevation to the building adjoining the kitchen would lead into a corridor, with access to lavatories, rangers' office and classroom. A separate uncovered terrace area would be provided outside the classroom.

The building would be provided with security shutters and sliding hit & miss timber screens to the main doorways and windows.

There is an existing vehicular entrance from Ively Road used for deliveries and caretaker parking. This would be retained for deliveries/servicing and also to provide a pair of disabled parking bays adjoining the front of the building. The general parking needs for the site are, as existing, provided by the car park approximately 60 metres to the north, which is linked to the application site with pedestrian footpaths. This car park provides approximately 70 spaces and is to be upgraded as part of the wider improvement works to the Southwood Country Park SANG.

The application is accompanied by a Design & Access Statement; a Bat Survey Update Report; and a Tree Survey Plan. The Design & Access Statement was submitted in updated form on 18 November 2021 to include responses from the Council's separate public consultation exercise concerning the proposals undertaken in early October 2021.

### **Consultee Responses**

HCC Highways Development Planning	No highway objections.
Environmental Health	No objections.
Ecologist Officer	No objections subject to conditions and informatives.
Aboricultural Officer	No objection subject to standard tree protection measure condition.
Environment Agency	The EA advise that they do not wish to be consulted on these proposals and refer the Council to their Standing Advice.
Hampshire Fire & Rescue Service	No objections and makes a number of recommendations in terms of fire safety and precautions.
Natural England	No objections in terms of impact upon the Thames Basins Heaths Special Protection Area. Natural England advises that they have not assessed this application for impacts on protected species on site and, in this respect, their Standing Advice is applicable.
Thames Water	No comments received..

### **Neighbours notified**

In addition to posting a site notice and press advertisement, 12 individual letters of

notification were sent to residential properties in Tarn Close, being the nearest neighbouring properties to the application site.

## **Neighbour comments**

At the time of writing this report no comments have been received.

Community Consultation : In addition to the formal consultation and notification processes undertaken with the planning application, the Council also separately undertook a neighbourhood consultation exercise in early October 2021 and the amended Design & Access Statement submitted on 18 November 2021 summarises the feedback received as follows:-

*“Looking at the proposed designs for the visitor centre and café, what do you think of them? In total 354 respondents completed this question. The vast majority (96.3% - 341 respondents) liked the overall plans for the visitor centre and café. Only 13 respondents (3.7%) did not like the plans.*

*What design features do you like, and why? In total 292 respondents completed this question. Features mentioned 5 or more times were:*

- The café
- The solar panels
- General comments about the sustainable features
- The green roof
- The wood/cladding/natural finish

*Do you like the proposed finish to the outside of the building? In total 354 respondents completed this question. The vast majority (92.9% - 329 respondents) liked the proposed finish to the outside of the building. Only 12 respondents (3.4%) did not like the proposed finish and 13 respondents (3.7%) didn't know.*

*Thinking about the café area, do you think it is: In total 335 respondents completed this question. The majority (87.5% - 293 respondents) thought the café area was the right size, 5.1% (17 respondents) thought it was too big and 7.5% (25 respondents) thought it was too small.*

*Thinking about the covered external space, do you think this is? In total 339 respondents completed this question. The majority (72.9% - 247 respondents) thought the covered external space was the right size, 2.7% (9 respondents) thought it was too big and 24.5% (83 respondents) thought it was too small.*

*We are proposing to include green energy features in the building. What do you think of the design of these? In total 345 respondents completed this question. The majority (84.3% - 291 respondents) liked the design of the green energy features, 0.9% (3 respondents) didn't like the design of the green energy features and 14.8% (51 respondents) didn't have strong views on the energy features.”*

## **Policy and determining issues**

The adopted Rushmoor Local Plan (2014-2032) identifies the land as being 'Countryside' and 'Open Space' located outside the defined Urban Area of Farnborough where Local Plan Policies NE5 (Countryside) and DE6 (Open Space, Sport & Recreation) are relevant.

Policy NE5 (Countryside) states: *“Development within countryside will only be permitted*

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 Council will encourage schemes that result in environmental and landscape improvement, enhance biodiversity and nature conservation, and support better accessibility.”*

Policy DE6 (Open Space, Sport & Recreation) states, inter alia: *“The Council will support good provision of high quality and accessible open space and sport facilities to meet a wide range of recreation, sport, and open space needs in Rushmoor by maintaining and improving provision and accessibility for all.*

*Development will not be permitted on areas of open space used for recreation or outdoor sport or having visual amenity unless:-*

1. *Re-provision is made elsewhere of equivalent or better community benefit in terms of quality, quantity and accessibility; or*
2. *The development is for sports and recreation provision, the need for which clearly outweighs the loss; or....”*

Local Plan Policies SS1 (presumption in Favour of Sustainable Development), SS2 (Spatial Strategy), IN2 (Transport), IN3 (Telecommunications), DE1 (Design in the Built Environment), NE1 (Thames Basin Heaths Special Protection Area), NE2 (Green Infrastructure), NE3 (Trees & Landscaping), NE4 (Biodiversity), NE6-8 (Flood Risk) are also relevant.

The main determining issues are considered to be:-

1. Principle;
2. Visual Impact including impact on trees;
3. Impact on Neighbours;
4. Highways Considerations;
5. Impact on Wildlife;
6. Flood Risk & Drainage Issues;
7. Access for People with Disabilities.

## **Commentary**

### 1. Principle -

The proposals are for a facility to complement and enhance the use of Southwood Country Park as a Suitable Alternative Natural Green Space. The proposals involve the refurbishment, alteration and re-use of an existing building and is supported by a Cabinet resolution.

The Clubhouse has existed on the land since the 1970s and was used as an ancillary facility to the Golf Course. It is an existing recreational facility. The relatively minor extensions and cosmetic improvements to re-purpose it as a new use as a Visitor Centre and Cafe ancillary to Southwood Country Park is considered to be supported by Policy NE5 in terms of

sustainability, preservation of the character and appearance of the Countryside and impact on existing open areas. The Policy provides clear support and encouragement for schemes that, as proposed, would result in environmental and landscape improvements; enhance biodiversity and nature conservation; and support better accessibility to the Country Park.

With respect to Policy DE6, primarily concerned with protecting areas of Open Space from loss to development and encouraging creation of new areas of Open Space, the proposals do not result in any material loss of existing Open Space.

The proposals involve the change of use of an existing detached caretakers' lodge from residential to storage use. Local Plan Policy DE5 (Proposals Affecting Existing Residential (C3) Uses) seeks to minimise the loss of homes in the Borough by seeking to resist proposals that result in a net loss of residential units unless it can be demonstrated that one or more specified exceptions apply. This includes the criterion that the proposed development:- *"f. Provide an essential community facility which cannot be provided elsewhere."* In this case, this accommodation was ancillary to the use and operation of the former Golf Course and Clubhouse and does not have a residential planning use in its own right.

Having regard to the above matters it is considered that the principle of the proposed use is acceptable.

## 2. Visual Impact -

The site is located in a publicly visible location since it adjoins a busy local distributor road. The buildings are dated in design and appearance. The proposals would result in significant cosmetic improvements in the visual appearance of the buildings which are (and would remain) single-storey and relatively small in scale. In this respect the use of timber external finishes and green roofs is considered to blend the site into the surrounding countryside.

No trees on and around the site are intended to be removed and the usual planning conditions in respect of tree protection measures can be imposed to ensure that none are damaged or lost as a result of the proposed works at the site.

It is considered that the proposals are acceptable and to be welcomed in visual terms.

## 3. Impact on Neighbours –

The nearest neighbours are houses at Tarn Close located opposite on the west side of Ively Road a minimum of approximately 60 metres distant. Although it is understood that an element of catering existed with the Clubhouse previously, a Cafe use can give rise to Environmental Health requirements for means and measures to be installed to extract cooking fumes from food preparation and cooking areas. However, given the location is reasonably remote from nearby residential properties it is considered unlikely that any significant nuisance due to cooking and other odours would arise. The extraction equipment would primarily be needed for ventilation of the interior of the café rather than suppressing and filtering the release of cooking odours outside. As a result, the application indicates the provision of some small low-profile external extraction ducts cowls to serve the kitchen, café areas and internal refuse storage areas. The Council's Environmental Health Team raises no objections to the proposals.

It is considered that the proposals would have no material and harmful impacts upon the nearest neighbouring residential properties.

#### 4. Highways Considerations -

The proposed Visitor Centre and Café would continue to use the existing long-established car parking area nearby; and no new vehicular access from Ively Road is required. Provision is made for disabled parking adjoining the main entrances into the building. Combined with the other car park at Kennels Lane, it is considered that the functional parking needs of the proposed Country Park SANG Visitor Centre and Café would be met.

When the application site was the Clubhouse for the Golf Course it was necessary for patrons to cross Ively Road to golf holes to the west of the road. The current planning application does not include provision of an improved road crossing since this is a matter for the Highway Authority, Hampshire County Council. Nevertheless, it is indicated with the current application that a pedestrian crossing across Ively Road is being pursued with Hampshire County Council in order to improve safety and connectivity between the areas of Southwood Country Park SANG east and west of the road.

The Highway Authority, Hampshire County Council raise no highway objections in respect of the current proposals and it is considered that the proposals are acceptable in highway terms.

#### 5. Impact on Wildlife –

Special Protection Area : The proposals relate to the provision of additional facilities to support and enhance the function of Southwood Country Park as a Suitable Alternative Natural Green Space (SANGS) as part of the Council's strategic measures to address the impact of new residential development in the Borough on the nature conservation interests and objectives of the Thames Basin Heaths Special Protection Area (SPA). Significant funding for the provision and upkeep of the Council's SANGSs is gained from SPA financial contributions secured from developers of residential developments within the Borough in order to mitigate the SPA impacts of those developments. In this respect the purpose of a SANGS is to attract people to use that area for recreational walking in a natural environment in preference to seeking to do so on areas of land within the SPA itself. As a result the current proposals are part of the Council's overall strategy for the addressing SPA impact and are to be welcomed as a significant enhancement to the facility.

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

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

Taking the appropriate precautionary approach, the applicants have had the site surveyed,

with particular focus on assessing the potential for the roofs of the buildings to harbour roosting bats because the proposals involve the total re-roofing of the buildings. All species of bat and their roosts are protected under Schedule 2 of the Conservation of Habitats and Species Regulations 2017, as amended. They are also afforded additional protection under the Wildlife and Countryside Act 1981, as amended, making it an offence to kill, injure or disturb an individual; damage, destroy or obstruct access to a breeding site or resting place of that individual. Destruction of a bat roost is therefore an offence, regardless of whether a bat is present at the time of roost removal.

The Council's Ecology & Biodiversity Officer has considered the Ecology Survey undertaken on behalf of the applicants submitted with the application, which concludes the likely absence of active bat roosts within the development site. The Ecology & Biodiversity Officer is satisfied that the submitted report is appropriate in both scope and methodology; and is satisfied that bats do not appear to present a constraint to the proposed development. It is considered that the submitted Survey Report has appropriately assessed the site and that no further surveys are necessary before planning permission can be granted.

Bats are highly mobile and move roost sites frequently and unidentified bat roosts may still be present. A precautionary approach to the undertaking of the proposed works is advised. In this respect, any roof works affecting potential roost features should be dismantled by hand to ensure any bats which may be sheltering beneath them are not harmed. Furthermore, these works should be timed to avoid the hibernation season (November to February inclusive). If a bat is seen work should cease immediately and advice sought from Natural England or a qualified specialist. In that circumstance the developer would then need to apply for a bat mitigation licence for any activity that may adversely impact on a potential bat roost or disturb bats, in order to avoid contravention of the relevant legislation. It is considered that standard informatives could provide appropriate information on these responsibilities.

Five species of bats have been identified as present in the vicinity of the application site. This is not surprising given the position of the site adjoining a significant watercourse and a substantial open land area beyond the built-up boundary of Farnborough; together with the presence of trees. Bat species are sensitive to any increase in artificial lighting of their roosting and foraging places and commuting routes and, in this respect NPPF Para.185 states that planning policies and decisions should "*limit the impact of light pollution from artificial light on ... dark landscapes and nature conservation*". In this respect, the Ecology & Biodiversity Officer comments that the Council should ensure that the proposed development will result in no net increase in external artificial lighting at the development site : it is considered that this matter can be dealt with by use of a suitably worded planning condition.

It is also commented that the development should seek to retain the tree lines to the east, south and north of the application site as these have been identified as providing bat foraging and commuting routes. Whilst these features extend beyond the application site they are, nevertheless, located on land within the ownership and control of the Council (and applicant) located within the Southwood Country Park. The retention of these tree lines can thereby be assured.

Biodiversity Enhancement : In addition to Policy NE4, Local Plan Policy NE2 (Green Infrastructure) requires that development provides green infrastructure features within the development and maximises opportunities for improvement to the green infrastructure network, including restoration of fragmented parts of the network. This approach is also supported by the NPPF : indeed Para.174) states that "*Planning policies and decisions*

*should contribute to and enhance the natural and local environment by; minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures". Further, Para.179 requires the promotion of "the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity". Para.180 also states that "opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity".*

No ecological information is provided with regard to the external areas surrounding the application buildings nor are there specific proposals in respect of the landscaping of these areas. It is noted that it is a key objective of the proposals to enhance biodiversity. In this respect the proposed development offers clear opportunities to restore or enhance biodiversity and such measures will assist in meeting this objective; and also help offset any localised harm to biodiversity caused by the development process. In addition to requiring a fully detailed landscaping scheme, the Ecology & Biodiversity Officer recommends the imposition of a condition to require the submission of detailed proposals for biodiversity enhancement. These submissions should demonstrate how the development will incorporate ecological enhancement measures within the new built form and the surrounding landscaping, including where appropriate;

- bird nesting and bat roosting provision erected on or integral within the areas detailed above.
- Using native species or species of known biodiversity benefit when planting new trees and shrubs, preferably of local provenance from seed collected, raised and grown only in the UK, suitable for site conditions and complimentary to surrounding natural habitat. Planting should focus on nectar-rich flowers and/or berries as these can also be of considerable value to wildlife.

Subject to the imposition of appropriate conditions and the use of informatives it is considered that the requirements of the NPPF and Local Plan Policies NE2 and NE4 can be satisfactorily addressed.

## 6. Flood Risk & Drainage Considerations –

Despite being located in proximity to land at moderate and high risk of fluvial flooding (Flood Risk Zones 2 & 3) as a result of the nearby ordinary watercourse and confluence with Cove Brook (a main river) to the east of the site, land at the application site itself is located on land at lowest risk of fluvial flooding (Flood Risk Zone 1). Further, being a non-residential use, the proposed uses of the site are classed as 'less vulnerable'. As a result, no Flood Risk Assessment is required in respect of the proposals and there is no issue to address with regard to Local Plan Policy NE6 (Managing Fluvial Flood Risk). The Environment Agency has, in response to consultation, referred the Council to their Standing Advice which in this case suggests that existing finished floor levels are maintained at their current level.

Since the proposals involve the refurbishment and re-use of existing buildings, they also fall below the threshold requiring statutory consultation with the Lead Local Flood Authority.

The application site is not identified with the adopted Rushmoor Local Plan as being an area at risk of surface water flooding where Policy NE7 (Areas at Risk of Surface Water Flooding) applies, although, given the location close to watercourses, risk of flooding due to high groundwater cannot be ruled out and this may limit the possibilities for installation of a SUDS

drainage system on site. Local Plan Policy NE8 (Sustainable Drainage Systems) requires that developments include the implementation of integrated and maintainable Sustainable Urban Drainage Systems (SUDS) in all flood zones for both brownfield and greenfield sites. The application proposes the installation of green roofs that would absorb and attenuate some existing surface water drainage. Permeable paving can be used to further reduce the extent of hard-surfacing at the site. It is indicated that a surface water attenuation tank would be installed beneath the proposed disabled parking bays.

In the circumstances, subject to the drainage measures identified, it is considered that the proposals would comply with the requirements of Local Plan Policy NE8.

#### 7. Access for People with Disabilities -

The proposals would provide access for people with disabilities in accordance with Building Regulation requirements. It is considered that adequate means and measures would be incorporated into the development to achieve a good standard of access for people with disabilities, including provision of mobility accessible parking bays and an access ramp.

Conclusions – It is considered that the proposed development is to be welcomed as an enhancement of the existing facilities for the Southwood Country Park SANGS. The proposals are acceptable in principle, visual and highway terms; would have no material and adverse impact on neighbours; have no harmful impact upon the nature conservation interests and objectives of the Thames Basin Heaths Special Protection Area; and provide adequate means of access for people with disabilities. Subject to the imposition appropriate conditions, it is considered that the proposed development would have an acceptable impact on local surface water drainage and adequately address ecology and biodiversity issues. The proposals are thereby considered to be acceptable having regard to Policies SS1, SS2, DE1, DE6, IN2, IN3, NE1, NE2, NE3, NE4, NE5 and NE6-8 of the adopted Rushmoor Local Plan (2014-2032).

#### Full Recommendation

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

- 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:- P-00, P-01, P-02, P-03, P-04, P-05, P-06, P-07; Tree Survey Plan; TS21-461-1; CGI Sheet 1; CGI Sheet 2; CGI Sheet 3; Design & Access Statement (amended version received 18/11/2021); and Bat Survey Report 2021.

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



- 3 Construction of the following elements of the development hereby approved shall not start until a schedule and/or samples of the materials to be used in them have been submitted to, and approved in writing by, the Local Planning Authority. Those elements of the development shall be carried out using the materials so approved and thereafter retained:  
External wall cladding;  
Roof edging materials;  
Rainwater goods;  
Door and Window frames; and  
External Ground Surfacing Materials.

Reason - To ensure satisfactory external appearance.\*

- 4 The existing trees and hedges on and adjoining the application site which are to be retained shall be adequately protected from damage during site clearance and works in accordance with the following:-  
(a) stout exclusion fencing erected and retained for the duration of the site clearance and construction period located outside the extent of the root protection area(s) of the trees/hedges as identified in the Tree Survey Report submitted with the application hereby approved;  
(b) no building materials, plant or equipment shall be stored during the site clearance and construction period within the rooting zone of any trees or hedges on or adjoining the application site;  
(c) no burning of materials shall take place on site; and  
(d) care should be taken to ensure that any vehicles entering or leaving the site, or deliveries made to the site, do not cause damage (including ground compression within rooting zones) of any trees on or adjoining the application site.  
These measures shall be put in place before any excavation, construction, vehicle parking or storage of building materials commences in the vicinity of the trees or hedges.

Reason - To preserve the amenity value of the retained tree(s) and shrubs.\*

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

Details for the long-term maintenance arrangements for the surface water drainage and/or SUDS systems shall be submitted to and approved in writing by the Local Planning Authority prior to the first use of the development hereby permitted. The submitted details shall include appropriate maintenance schedules for each drainage feature type and its ownership.

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

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

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

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

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

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

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

Reason - In the interests of visual amenity.

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

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

The development hereby permitted shall not be brought into use until the checklist approved under this condition has been completed and signed off by the project ecologist/ wildlife consultant and approved in writing by the Local Planning Authority.

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

- 10 The development hereby permitted shall not be occupied until the disabled parking spaces shown on the approved plans have been constructed, surfaced and made available to occupiers of, and visitors to, the development as shown on the approved plans. Thereafter these parking facilities shall be kept available at all times for their intended purpose as shown on the approved plans.

Reason - To ensure the provision, allocation and retention of disabled parking on-site.

## Informatives

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

It is considered that the proposed development is to be welcomed as an enhancement of the existing facilities for the Southwood Country Park SANGS. The proposals are acceptable in principle, visual and highway terms; would have no material and adverse impact on neighbours; have no harmful impact upon the nature conservation interests and objectives of the Thames Basin Heaths Special Protection Area; and provide adequate means of access for people with disabilities. Subject to the imposition appropriate conditions, it is considered that the proposed development would have an acceptable impact on local surface water drainage and adequately address ecology and biodiversity issues. The proposals are thereby considered to be acceptable having regard to Policies SS1, SS2, DE1, DE6, IN2, IN3, NE1, NE2, NE3, NE4, NE5 and NE6-8 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.

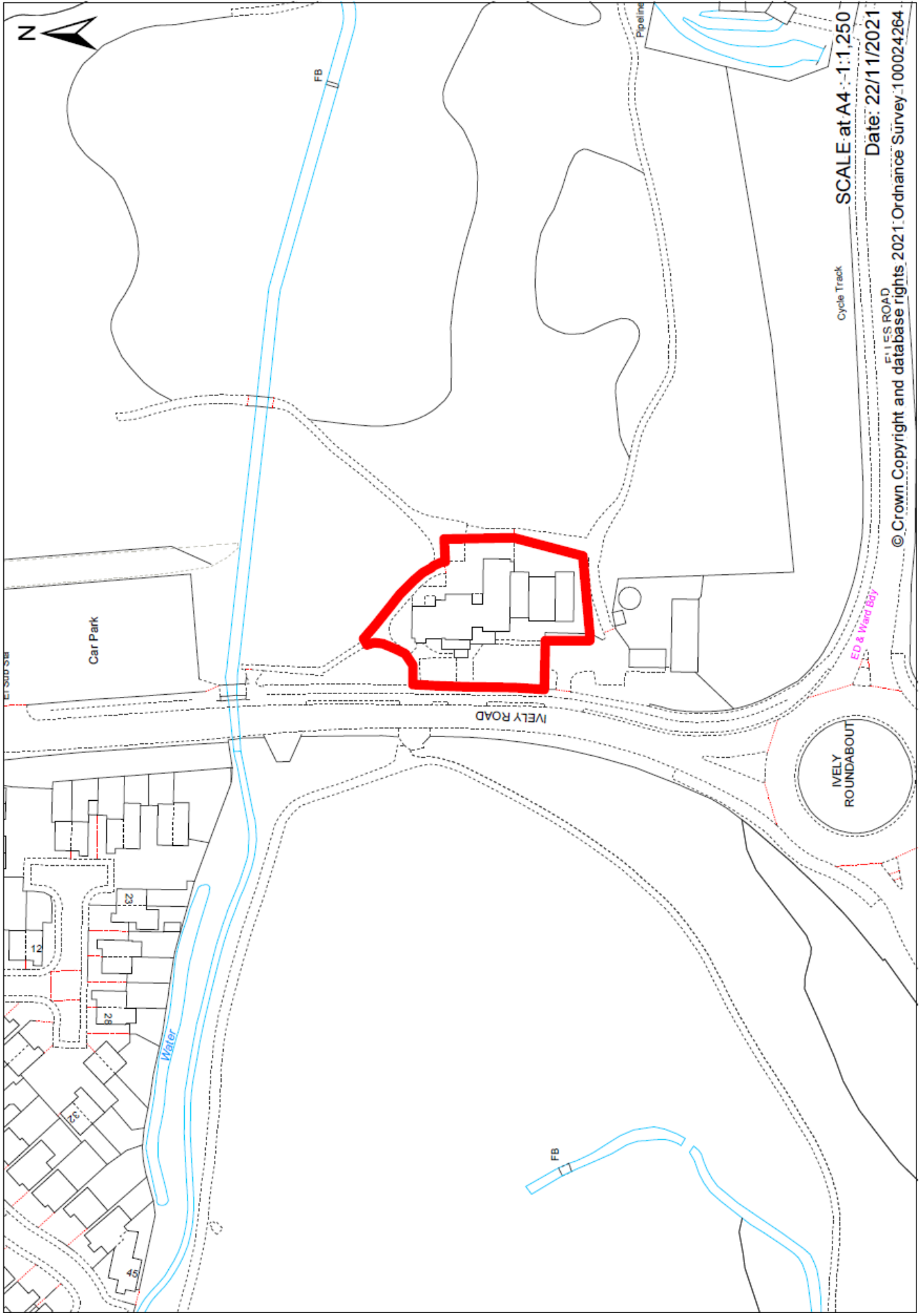
- 2 **INFORMATIVE -** Your attention is specifically drawn to the conditions marked \*. These condition(s) require the submission of details, information, drawings etc. to the Local Planning Authority BEFORE a certain stage is reached in the development. Failure to meet these requirements is in contravention 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.
- 3 **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.
- 4 **INFORMATIVE -** No materials produced as a result of site preparation, clearance, or development should be burnt on site. Please contact the Council's Environmental Health Team for advice.
- 5 **INFORMATIVE -** The applicant is advised that during the construction phase of the development measures should be employed to contain and minimise dust emissions, to prevent their escape from the development site onto adjoining properties. For further information, please contact the Council's Environmental Health Team.

- 6 INFORMATIVE - It is a legal requirement to notify Thames Water of any proposed connection to a public sewer. In many parts of its sewerage area, Thames Water provides separate public sewers for foul water and surface water. Within these areas a dwelling should have separate connections: a) to the public foul sewer to carry waste from toilets, sinks and washing machines, etc, and b) to public surface water sewer for rainwater from roofs and surface drains. Mis-connections can have serious effects: i) If a foul sewage outlet is connected to a public surface water sewer this may result in pollution of a watercourse. ii) If a surface water outlet is connected to a public foul sewer, when a separate surface water system or soakaway exists, this may cause overloading of the public foul sewer at times of heavy rain. This can lead to sewer flooding of properties within the locality. In both instances it is an offence to make the wrong connection. Thames Water can help identify the location of the nearest appropriate public sewer and can be contacted on 0800 316 9800.
- 7 INFORMATIVE - The applicant is reminded that under the provisions of the Food Safety Act 1990 there is a requirement to register all food premises with the Local Authority at least 28 days before the commencement of any business operations. The applicant must therefore contact the Head of Operational Services for advice.
- 8 INFORMATIVE - The applicant is reminded that the premises should be made accessible to all disabled people, not just wheelchair users, in accordance with the duties imposed by the Equality Act 2010. This may be achieved by following recommendations set out in British Standard BS 8300: 2009 "Design of buildings and their approaches to meet the needs of disabled people - Code of Practice". Where Building Regulations apply, provision of access for disabled people to the premises will be required in accordance with Approved Document M to the Building Regulations 2000 "Access to and use of buildings".
- 9 INFORMATIVE - Part I of the Wildlife and Countryside Act 1981 (as amended), makes it an offence to intentionally kill, injure or take any wild bird, or intentionally to damage, take or destroy its nest whilst it is being built or in use.

Development activities such as vegetation or site clearance should be timed to avoid the bird nest season of March to August inclusive. If this is not possible and only small areas of dense vegetation are affected, the site should be inspected for active nests by an ecologist within 24 hours of any clearance works. If any active nests are found they should be left undisturbed with a buffer zone around them, until it can be confirmed by an ecologist that the nest is no longer in use.

- 10 INFORMATIVE - All species of bat and their roosts are protected under Schedule 2 of the Conservation of Habitats and Species Regulations 2017, as amended. They are afforded additional protection under the Wildlife and Countryside Act 1981, as amended, making it an offence to kill, injure or disturb an individual; damage, destroy or obstruct access to a breeding site or resting place of that individual. Destruction of a bat roost is therefore an offence, regardless of whether a bat is present at the time of roost removal. The grant of planning permission does not supersede the requirements of this legislation and any unauthorised works could constitute an offence. If bats or signs of bats are encountered at any point during development then all works must stop immediately and you should contact Natural England in order to avoid breach of the above referenced legislation.

- 11 INFORMATIVE - The applicant is requested to bring the conditions attached to this permission to the attention of all contractors working or delivering to the site, in particular any relating to the permitted hours of construction and demolition; and where practicable to have these conditions on display at the site entrance(s) for the duration of the works.
- 12 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: 1:500

**KEY**

- EXISTING BUILDING
- EXISTING TREE TO BE RETAINED
- PERMEABLE BLOCK PAVING
- GRAVEL PATHS
- PROPOSED HEDGE
- GRASS
- PROPOSED LEVELS
- PROPOSED NATIVE PLANTINGS



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 Liverpool 0151 291 0183 Newcastle 0191 272 5201 Rugby 0121 365 2017  
 enquiries@arcus.co.uk www.arcus.co.uk

Client: BUSHMOOR BOROUGH COUNCIL

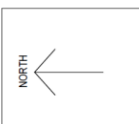
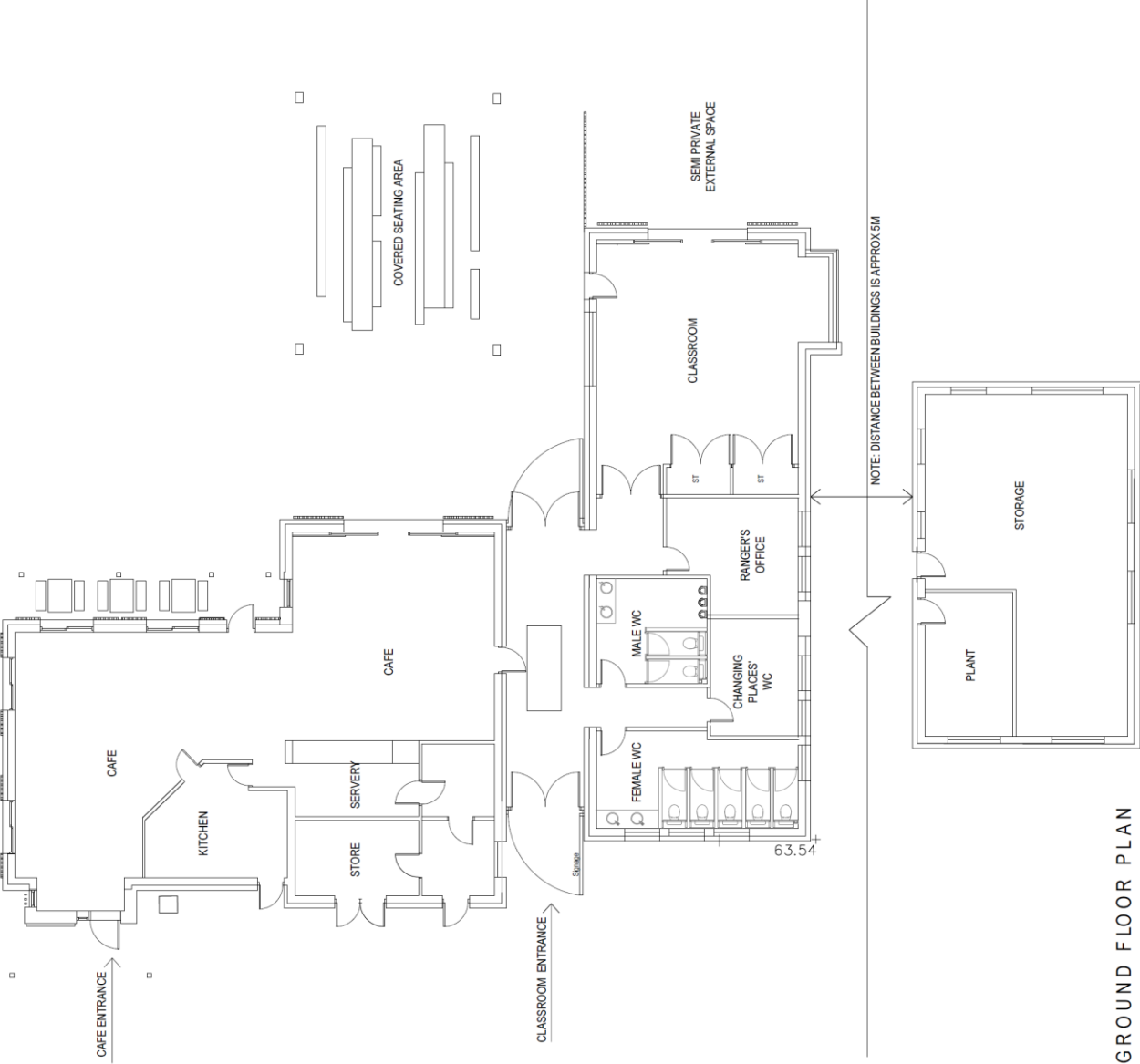
Project: SOUTHWOOD VILLAGE CENTRE

Proposed: SITE PLAN

Date	Drawn	Check	Scale
20.12.21	PT	PT	1:500
21.12.21	PT	PT	1:500
21.12.21	PT	PT	1:500
21.12.21	PT	PT	1:500

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Rev	Date	Description



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 Warwick 0192 465 9000 Manchester 0161 955 3222 London 0208 8742 2512  
 Liverpool 0151 705 1080 Newcastle 0191 272 5191 Rugby 01788 267 127  
 info@arcus.uk.com www.arcus.uk.com

Client: RUSHMOOR BOROUGH COUNCIL

Project: SOUTHWOOD VISITOR CENTRE

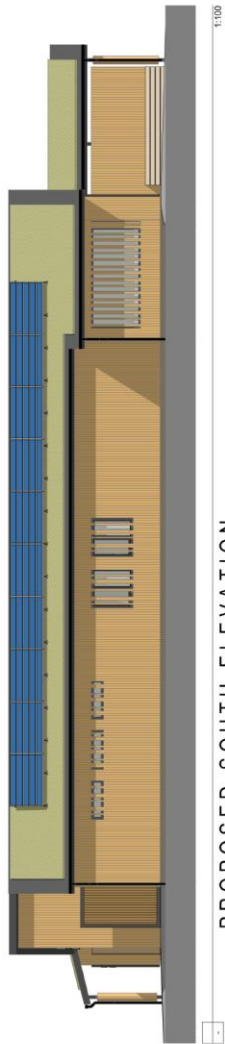
Title: PROPOSED GROUND FLOOR PLAN

Issue	Date	By	For
A2 - 1:100	21.10.21	PLANNING	PLAN
0871		P-04	PLAN

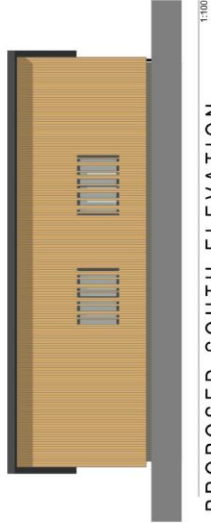
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PROPOSED GROUND FLOOR PLAN





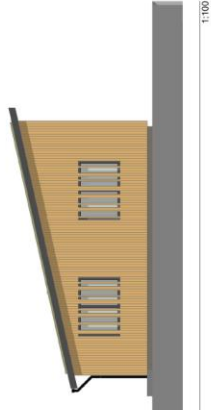
PROPOSED SOUTH ELEVATION



PROPOSED SOUTH ELEVATION



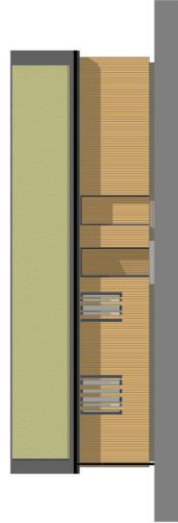
PROPOSED WEST ELEVATION



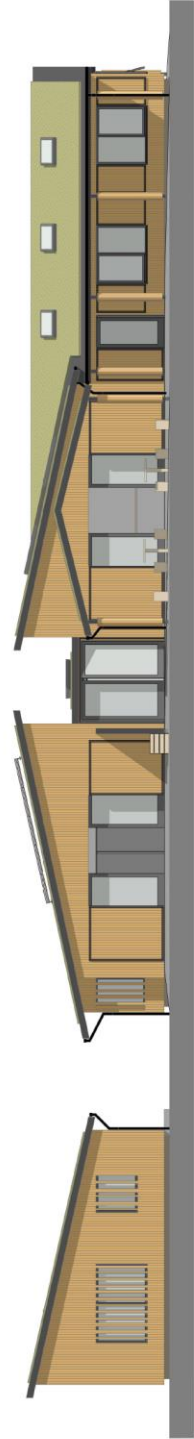
1:100



PROPOSED NORTH ELEVATION



1:100



PROPOSED EAST ELEVATION

PROPOSED NORTH ELEVATION



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Client RUSHMOOR BOROUGH COUNCIL

Project SOUTHWOOD VISITOR CENTRE

The PROPOSED ELEVATIONS

Scale	Date	Drawn By	Checked By	Stage
A2 - 1:100	21.10.21	DR	DR	PLANNING
A3				
A4				
A5				
A6				
A7				
A8				

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**SOUTHWOOD COUNTRY PARK VISITOR CENTRE**

PROPOSED VISUALISATIONS



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.	21/00855/ADV
Date Valid	1st November 2021
Expiry date of consultations	22nd November 2021
Proposal	Installation of one totem relating to The Heritage Trail
Address	<b>Heritage Trail Signage Marker Westgate Aldershot Hampshire</b>
Ward	Wellington
Applicant	Mr Paul Vickers
Agent	N/A
Recommendation	<b>Grant Advertisement Consent</b>

### **Description**

This item is before the Committee as it is an application made for and on behalf of the Council.

In May 2021 Advertisement Consent was granted for the erection of 6 signage Totems in a number of locations to provide information on the Aldershot Heritage Trail.

The project relates to six walking trails that can be followed using maps or digital downloads, detailing the civilian and military history of Aldershot from the ancient village to present day. Digital text, image and audio descriptions will be available setting out points of interest complemented by a website and physical signage at key locations such as start points and areas of high footfall such as Aldershot Station. The Trail names include Wellington, Town, Village, Marlborough (which extends to North Camp), Redan and Stanhope. This permission was for signage relating to five of these trails. The sixth sign (for Stanhope) forming part of the Wellesley development will be provided at a later date.

During the process to secure agreements on the land to host the signs it was apparent that one of the signs had to be moved. This totem sign is the one within the Westgate Shopping Area. The Totem will be the same size as that originally approved, but it is now proposed near the stairs next to the cinema instead of in the seating area within the Westgate Mall.

## **Consultee Responses**

HCC Highways Development Planning      No comments.

RBC Regeneration Team                      No comments.

**Representations:** 9 letters were sent to the following addresses; Imperial House 2 Grosvenor Road (+Suite 1), The Queen Hotel 1 High Street, 1, 2,8,9,10 Westgate.

No comments have been received.

## **Policies:**

Policy DE9 Advertisements and HE1 Heritage and HE3 (Development Within or Adjoining a Conservation Area) of the Local Plan are considered to be relevant.

As this is an application for Advertisement Consent, the only issues for consideration are highway safety; and impacts on the amenity of adjoining occupiers and the character of the area and heritage assets.

## **Commentary**

### **1. Highway Safety**

The sign would be visible from the public highway, but would not be illuminated and is not in a position nor is it of a size that it would distract or impede the sightlines or drivers. As such, it is considered to not have any adverse impact on Highway Safety.

### **2. Impact upon adjoining properties**

The proposed non-illuminated sign would not give rise to light pollution and would be positioned to avoid movement of people including those using wheelchairs. There are no residential occupiers in proximity to the site.

### **3. Impact upon the character of the area and heritage assets**

The proposed totem sign would be opposite the Aldershot West Conservation Area. However, the sign would not be illuminated. It is of a scale and massing that would not detract from or harm the character of the street scene or the significance of the Conservation Area.

## **Conclusions**

It is considered that the proposed sign would not have any material or adverse effect on highway safety, the amenity of adjoining land uses or the character of the surrounding area. The proposal therefore accords with Policy DE9, HE1 and HE3 of the Rushmoor Local Plan.

## Full Recommendation

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

### THE STANDARD CONDITIONS

Conditions attaching to all consents granted or deemed to be granted for the display of advertisements:-

1. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
2. No advertisement shall be sited or displayed so as to—
  - (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
  - (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
  - (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.
3. Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
4. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

### ADDITIONAL CONDITION

5. The signage hereby permitted shall be carried out in accordance with the following approved drawings -
  - site plan labelled 2
  - Aldershot Heritage Trail (plan of sign)

Reason - To ensure the signage is displayed in accordance with the consent granted.

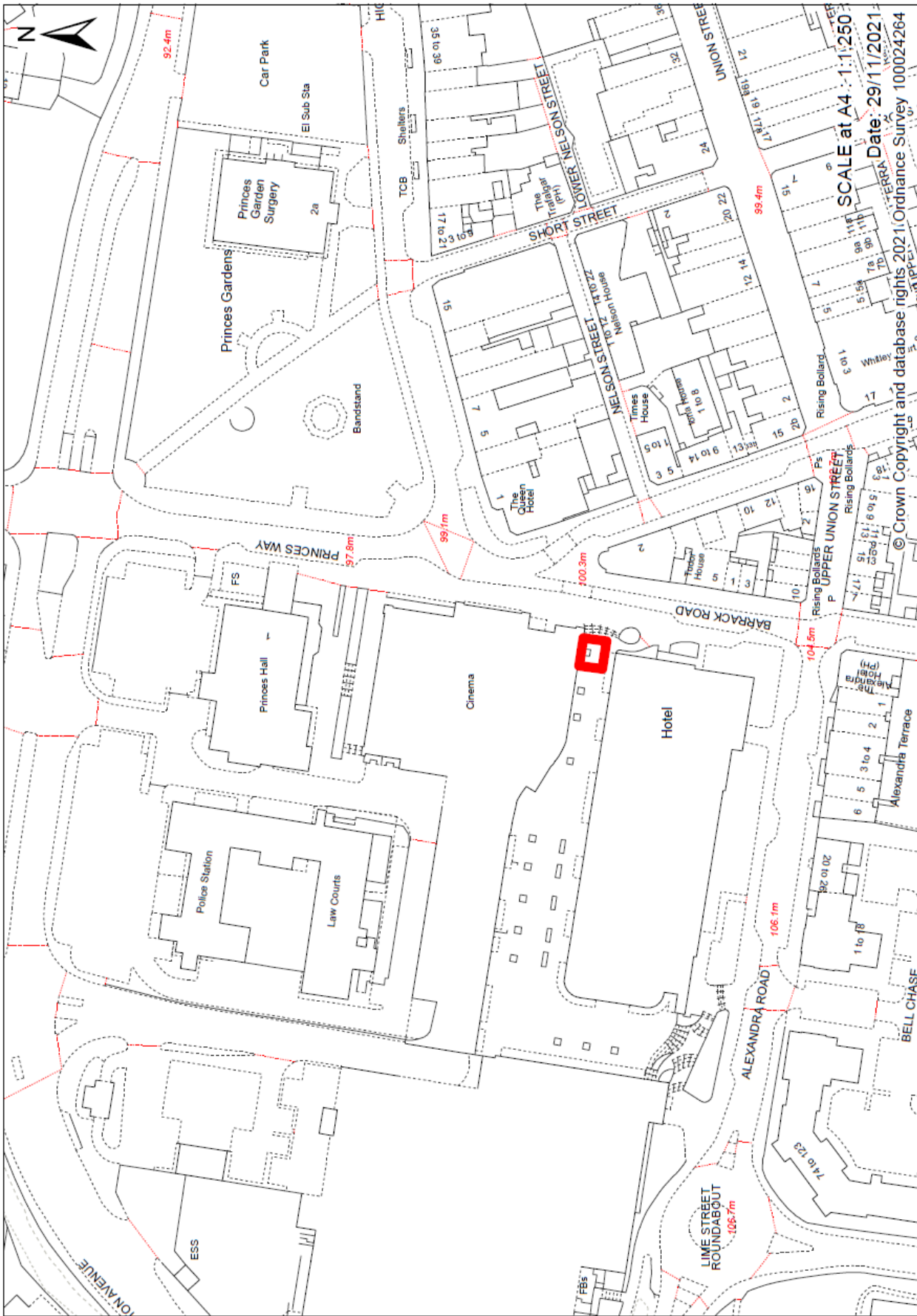
### INFORMATIVES

1. **INFORMATIVE** – The Local Planning Authority's commitment to working with 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 it is considered that:

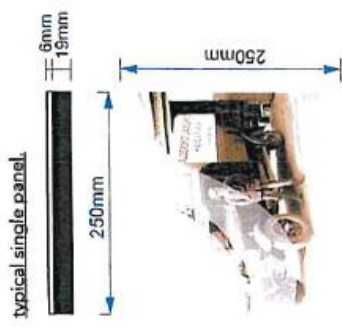
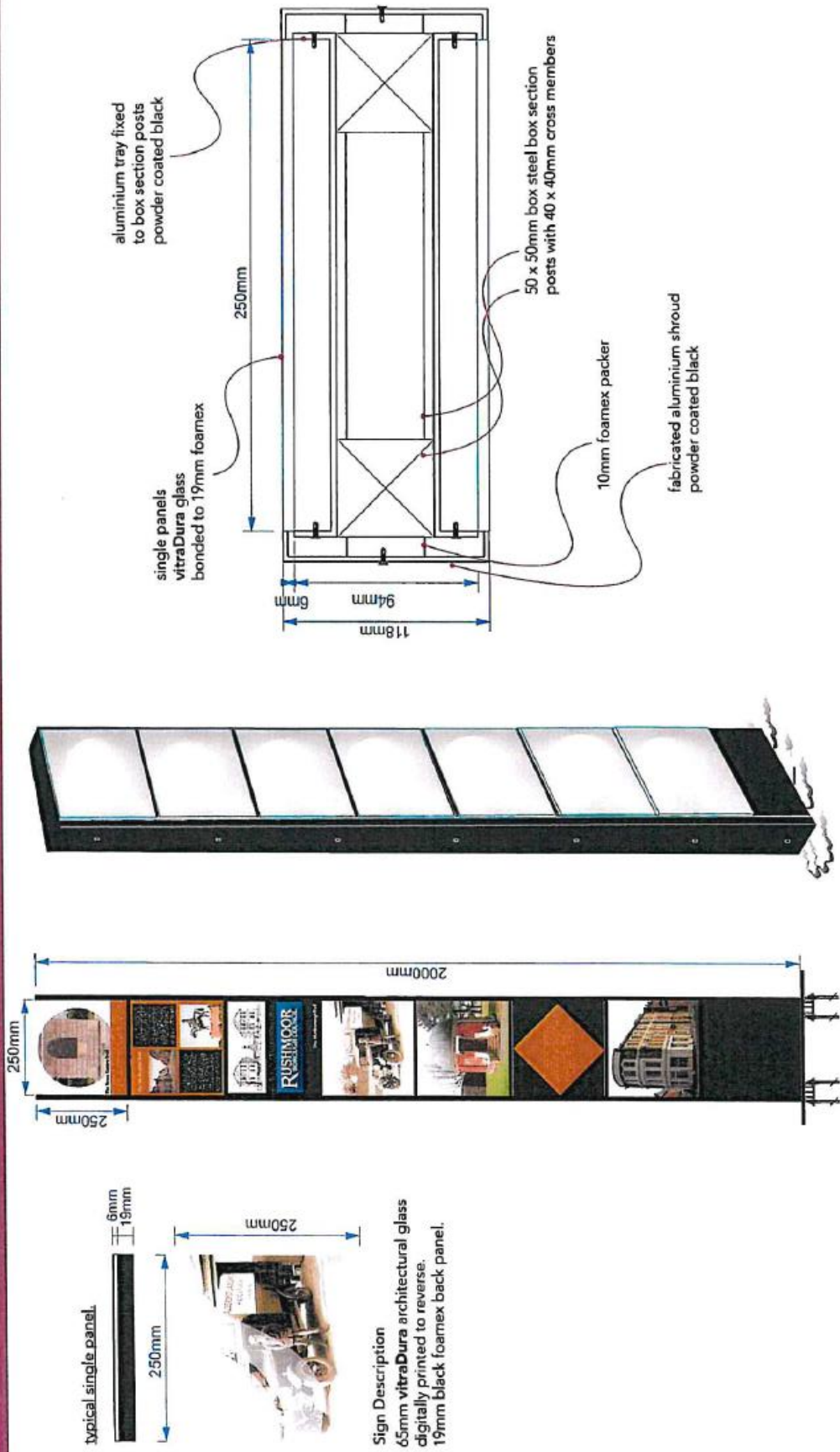
The proposed sign would not have any material or adverse effect on highway safety, the amenity of adjoining land uses or the character of the surrounding area. The proposal therefore accords with Policy DE9, HE1 and HE3 of the Rushmoor Local Plan.

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.



SCALE at A4 1:1250  
 Date: 29/11/2021

# ALDERSHOT HERITAGE TRAIL



**Sign Description**  
 65mm vitraDura architectural glass  
 digitally printed to reverse.  
 19mm black foamex back panel.

this is our client: ALDERSHOT HERITAGE TRAIL RUSHMOOR BOROUGH COUNCIL	these are your colours		project		drawing number: 15120-A scale: A3 SHOWN @ A3 date: 15.01.19 designer: S.C. project ID:		decision made	



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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.

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Application No 19/00611/CONDPP Ward: Cove And Southwood

Applicant: Legal & General Property Partners (Life F

Decision: **Conditions details approved**

Decision Date: 04 November 2021

Proposal: Submission of details pursuant to Condition No.12 (Construction & Traffic Management Plan) of planning permission 16/00837/FULPP dated 19 March 2019 as amended by 19/00480/NMAPP dated 9 August 2019

Address **The Crescent Southwood Business Park Summit Avenue  
Farnborough Hampshire**

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Application No 21/00412/REVPP Ward: North Town

Applicant: Mr James Walters

Decision: **Permission Granted**

Decision Date: 23 November 2021

Proposal: Variation of condition 2 of planning permission 18/00321/REVPP dated 17/01/2019 to change the materials (Phase 2,3,4, 6)

Address **Phases 5 And 6 At North Town Estate Queen Street Eastern Road  
And Pegasus Avenue Aldershot Hampshire**

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Application No 21/00532/FULPP Ward: North Town

Applicant: Mr Gary Berridge

Decision: **Permission Granted**

Decision Date: 26 November 2021

Proposal: Proposed two storey extension with dormer windows and external/internal alteration

Address **46 Field Way Aldershot Hampshire GU12 4UG**

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Application No 21/00536/LBC Ward: Wellington

Applicant: Mr Sean Havis

Decision: **Permission Granted**

Decision Date: 19 November 2021

Proposal: Remedial works and landscaping works to Ramsden Garden Wall Memorial

Address **Ramsden Garden Wall Memorial - Montgomery Lines Alisons Road Aldershot Hampshire**

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Application No 21/00607/FULPP Ward: Empress

Applicant: Mr T Cotugno

Decision: **Permission Granted**

Decision Date: 08 November 2021

Proposal: Erection of single storey rear extension and change of use to C4 HMO

Address **13 Elm Grove Road Farnborough Hampshire GU14 7RB**

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Application No 21/00671/CONDPP Ward: Wellington

Applicant: Mr Jack Riggs

Decision: **Permission Granted**

Decision Date: 02 November 2021

Proposal: Details part pursuant to condition 6 (Acoustic Performance Detail) of reserved matters application 15/00897/REMPP dated 18/10/2016 in relation to Phase 2-10.

Address **Zone C - Cambridge Military Hospital Aldershot Urban Extension Alisons Road Aldershot Hampshire**

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Application No 21/00681/COND Ward: Empress

Applicant: Benjamin Drury Simms

Decision: **Split decision**

Decision Date: 11 November 2021

Proposal: Confirmation of compliance with conditions 3 (iv)-foul and surface water drainage , 7- survey for landfill gas, 8- demolition and construction statement, 11-provision of parking and 15 - measures to restrict pedestrian access across Kingsmead - of application 04/00080/FUL for demolition and redevelopment to provide retail (A1/A2/A3) space including new superstore, commercial leisure (D2), office (B1a), hotel (C1) and residential accommodation (C3) together with associated provision for access, servicing, parking and landscaping

Address **Kingsmead The Mead Firgrove Court And Land At Queensmead Farnborough Hampshire**

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Application No 21/00685/FULPP Ward: Cherrywood

Applicant: Mr LAL BAHADUR GURUNG

Decision: **Permission Granted**

Decision Date: 11 November 2021

Proposal: Demolition of existing attached outbuilding and erection of a single storey side extension and front porch

Address **10 Lancaster Way Farnborough Hampshire GU14 8JA**

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Application No 21/00702/FULPP Ward: Rowhill

Applicant: Mr & Mrs P Williams

Decision: **Permission Granted**

Decision Date: 01 November 2021

Proposal: Erection of a two storey front and side extension, single storey rear extension and excavation works to level drive way and front garden area

Address **17 Cranmore Gardens Aldershot Hampshire GU11 3BG**

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Application No 21/00721/CONDPP Ward: Wellington  
Applicant: Trevor Parslow  
Decision: **Permission Granted**  
Decision Date: 09 November 2021  
Proposal: Approval of condition details pursuant to 42 Construction Environmental Management Plan  
Address **Development At Union Street Union Street Aldershot Hampshire**

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Application No 21/00724/FULPP Ward: St John's  
Applicant: Steven Lee  
Decision: **Permission Granted**  
Decision Date: 15 November 2021  
Proposal: Erection double garage in front garden  
Address **4 Thyme Court Farnborough Hampshire GU14 9XT**

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Application No 21/00726/FULPP Ward: St John's  
Applicant: Mr Anton Trhac  
Decision: **Permission Granted**  
Decision Date: 01 November 2021  
Proposal: Formation of a hip to gable roof with dormer in rear facing roof slope and two roof lights within the front facing roof slope, and two storey side extension  
Address **12 Trafalgar Villas Brownsover Road Farnborough Hampshire GU14 9UT**

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Application No 21/00728/CONDPP Ward: Wellington  
Applicant: Trevor Parslow  
Decision: **Permission Granted**  
Decision Date: 13 November 2021  
Proposal: Approval of details pursuant to condition 39 Tier 2 Contamination Assessment, and Cond 44 Training Plan of planning permission 20/00171/FULPP  
Address **Development At Union Street Union Street Aldershot Hampshire**

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Application No 21/00730/CONDPP Ward: Empress

Applicant: Mr B Larder

Decision: **Conditions details approved**

Decision Date: 17 November 2021

Proposal: Submission of details of sub division of warehouse unit to include the proposed floor area for each unit and a parking layout plan showing the spaces to be allocated to each unit, pursuant to Condition 2 of Planning Permission 19/00091/REVPP dated 28 March 2019 for removal of Condition 2 of planning permission RSH00632/3 dated 17/01/1980 to allow building to be subdivided and/or occupied by more than one firm or business

Address **32 Invincible Road Farnborough Hampshire GU14 7QU**

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Application No 21/00732/FULPP Ward: Cove And Southwood

Applicant: Mr Fraser

Decision: **Permission Granted**

Decision Date: 04 November 2021

Proposal: Erection of a first-floor extension to existing chalet bungalow

Address **44 Prospect Road Farnborough Hampshire GU14 0EE**

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Application No 21/00735/ADVPP Ward: Empress

Applicant: Mark Kitchener

Decision: **Permission Granted**

Decision Date: 04 November 2021

Proposal: Display of 2 illuminated fascia signs and 1 hanging sign and a non-illuminated directional sign

Address **6 Blackwater Shopping Park Farnborough Gate Farnborough Hampshire GU14 8BL**

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Application No 21/00745/FUL Ward: North Town  
Applicant: Mr And Mrs Mockridge  
Decision: **Permission Granted**  
Decision Date: 12 November 2021  
Proposal: Erection of a two storey side extension and single storey garage  
Address **84 Roberts Road Aldershot Hampshire GU12 4RB**

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Application No 21/00751/FULPP Ward: Cove And Southwood  
Applicant: Mr and Mrs c Richards  
Decision: **Permission Granted**  
Decision Date: 03 November 2021  
Proposal: First floor extension  
Address **4 Merlin Way Farnborough Hampshire GU14 0PF**

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Application No 21/00754/FULPP Ward: West Heath  
Applicant: BARBALAN  
Decision: **Permission Granted**  
Decision Date: 01 November 2021  
Proposal: Erection of a single storey rear extension and formation of new side window at ground floor  
Address **9 Pegasus Road Farnborough Hampshire GU14 8SG**

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Application No 21/00756/PRIOR Ward: Empress  
Applicant: Laura Mellon  
Decision: **Prior Approval Required and Granted**  
Decision Date: 17 November 2021  
Proposal: Application for Prior Approval: Installation of new switch gear  
Address **Network Rail Electricity Substation Rectory Road Farnborough Hampshire**

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Application No 21/00758/FULPP Ward: Fernhill  
Applicant: Ian Dudfield  
Decision: **Permission Granted**  
Decision Date: 15 November 2021  
Proposal: Demolition of existing conservatory and erection of single storey rear extension  
Address **13 Brecon Close Farnborough Hampshire GU14 9JH**

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Application No 21/00768/FULPP Ward: Cove And Southwood  
Applicant: MRS HOLLY BELL  
Decision: **Permission Granted**  
Decision Date: 08 November 2021  
Proposal: Erection of a part single storey and part two storey side extension, single storey rear extension and alterations to existing porch  
Address **32 Langdale Close Farnborough Hampshire GU14 0LQ**

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Application No 21/00771/TPOPP Ward: Empress  
Applicant: Mrs Kalkat  
Decision: **Permission Granted**  
Decision Date: 10 November 2021  
Proposal: One Oak tree (T1 of TPO 368) crown reduce by no more than 3 metres all over and lift to no more than 5 metres over the road. One Chestnut tree (part of group G1 as per submitted plan) crown reduce by no more than 3 metres all over  
Address **The Herons 291 Farnborough Road Farnborough Hampshire GU14 8AU**

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Application No 21/00772/FUL Ward: St Mark's  
Applicant: Mrs Ann Tann  
Decision: **Permission Granted**  
Decision Date: 08 November 2021  
Proposal: Erection of a single storey front extension  
Address **43 Guildford Road West Farnborough Hampshire GU14 6PS**

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Application No 21/00778/FULPP Ward: St John's  
Applicant: Mr & Mrs Sirman  
Decision: **Permission Granted**  
Decision Date: 25 November 2021  
Proposal: Erection of two storey side extension, single storey rear extension and dormer to the rear to facilitate a loft conversion and installation of three roof lights in front roof slope  
Address **8 Andrews Road Farnborough Hampshire GU14 9RY**

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Application No 21/00779/FULPP Ward: Aldershot Park  
Applicant: Mr Jones  
Decision: **Permission Granted**  
Decision Date: 11 November 2021  
Proposal: Erection of single storey rear extension and external alterations  
Address **7 Brighton Road Aldershot Hampshire GU12 4HG**

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Application No 21/00780/FULPP Ward: Knellwood  
Applicant: Mr Nick Ashley  
Decision: **Permission Granted**  
Decision Date: 04 November 2021  
Proposal: Re alignment of fence  
Address **36 Albert Road Farnborough Hampshire GU14 6SH**

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Application No 21/00782/FULPP Ward: Wellington  
Applicant: Grainger (Aldershot) Ltd And Secretary Of  
Decision: **Permission Granted**  
Decision Date: 26 November 2021  
Proposal: Construction of substation at Mandora (Zone O), Wellesley, Aldershot  
Address **Zone O - Mandora Aldershot Urban Extension Alisons Road Aldershot Hampshire**

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Application No 21/00783/PDCPP Ward: Rowhill  
Applicant: Mr Martin Fahy  
Decision: **Development is Lawful**  
Decision Date: 04 November 2021  
Proposal: Certificate of Lawfulness For Proposed Development: Erection of a detached outbuilding for use as a gym with ancillary storage space following removal of existing detached garage  
Address **10 Mount View Aldershot Hampshire GU11 3LN**

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Application No 21/00786/FUL Ward: Knellwood  
Applicant: Mr Steve Woolhouse  
Decision: **Permission Granted**  
Decision Date: 04 November 2021  
Proposal: Alterations to elevations to change from brickwork to render  
Address **Chryscum 72 Salisbury Road Farnborough Hampshire GU14 7AG**

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Application No 21/00791/FULPP Ward: West Heath  
Applicant: Mr & Mrs Fowler  
Decision: **Permission Granted**  
Decision Date: 15 November 2021  
Proposal: Erection of a single storey front extension  
Address **95 Giffard Drive Farnborough Hampshire GU14 8QB**

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Application No 21/00797/PDCPP Ward: Aldershot Park  
Applicant: Bruce Rathod  
Decision: **Development is Lawful**  
Decision Date: 03 November 2021  
Proposal: CERTIFICATE OF LAWFULNESS FOR PROPOSED DEVELOPMENT;  
Formation of an 'L' shaped rear dormer to facilitate loft conversion and erection of a single storey rear extension  
Address **28 Ash Road Aldershot Hampshire GU12 4EZ**

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Application No 21/00806/PDCPP Ward: Knellwood  
Applicant: Mr & Mrs Rogers  
Decision: **Development is not Lawful**  
Decision Date: 09 November 2021  
Proposal: Certificate of Lawfulness for Proposed Development: Erection of a single storey rear extension  
Address **62 The Grove Farnborough Hampshire GU14 6QS**

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Application No 21/00807/FULPP Ward: Knellwood  
Applicant: Anna Davies  
Decision: **Permission Granted**  
Decision Date: 18 November 2021  
Proposal: Erection of a single storey side/rear extension  
Address **148 Farnborough Road Farnborough Hampshire GU14 7JJ**

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Application No 21/00809/COND Ward: Fernhill  
Applicant: Downton Homes Ltd  
Decision: **Conditions details approved**  
Decision Date: 10 November 2021  
Proposal: Submission of details pursuant to Condition Nos.20 (Construction, Environmental & Traffic Management Plan) and 21 (Green Infrastructure Plan) of planning permission 20/00716/FULPP dated 11 March 2021  
Address **Land Adjacent Green Hedges Hawley Road Blackwater Camberley Hampshire**

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Application No 21/00810/FULPP Ward: West Heath  
Applicant: Mr & Mrs S Mullard  
Decision: **Permission Granted**  
Decision Date: 16 November 2021  
Proposal: Demolition of existing garage and conservatory and erection of a single storey side/rear extension and a porch to front  
Address **23 Northcote Road Farnborough Hampshire GU14 9EA**

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Application No 21/00811/NMAPP Ward: Rowhill

Applicant: Mr David Hall

Decision: **Permission Granted**

Decision Date: 10 November 2021

Proposal: Non Material Amendment to application 21/00227/FULPP (Erection of a single storey rear extension) to allow a reduction in the depth of the proposed rear extension

Address **3 Innisfail Gardens Aldershot Hampshire GU11 3XG**

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Application No 21/00813/TPO Ward: Knellwood

Applicant: Mr Maughan

Decision: **Permission Granted**

Decision Date: 10 November 2021

Proposal: Beech Tree in rear garden - reduce height and sides by no more than 2 metres, cutting back to growth points (T6 of TPO350A)

Address **40 Albert Road Farnborough Hampshire GU14 6SH**

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Application No 21/00820/PDCPP Ward: North Town

Applicant: Mr & Mrs Adam Le Gresley

Decision: **Development is Lawful**

Decision Date: 16 November 2021

Proposal: Certificate of lawfulness for proposed development: Formation of dormer within rear facing roof slope and two roof lights within the front facing roof slope of the property

Address **31 Fawn Drive Aldershot Hampshire GU12 4FW**

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Application No 21/00821/NMAPP Ward: Wellington

Applicant: Taylor Wimpey West London And Graing

Decision: **Permission Granted**

Decision Date: 15 November 2021

Proposal: Non-material amendment to planning permission 21/00108/REMPP dated 27th May 2021 for Part Approval of Reserved Matters for the construction of 430 residential dwellings together with associated landscape, access and parking in Part of Development Zone K (Stanhope Lines East) and Part of Development Zone M (Buller) pursuant to Condition 4 (1 to 21), attached to Hybrid Outline Planning Permission 12/00958/OUT dated 10th March 2014; to allow for changes to rear elevation of Blocks B/C/D (Plots 20-39) to increase central stair core to roof height and changes to stair core fenestration.

Address **Zone K - Stanhope Lines East And Zone M Buller Wellesley  
Aldershot Urban Extension Alisons Road Aldershot Hampshire**

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Application No 21/00826/TPOPP Ward: Knellwood

Applicant: Dunkley

Decision: **Permission Granted**

Decision Date: 24 November 2021

Proposal: T1 Oak (T38 of TPO433) and T2 Oak (T37 of TPO433), located in grounds of 168 and 170 Farnborough Road - Shape back canopies by no more than 3metres to reduce overhang above garden of 168 Farnborough Road and remove epicormic to height of 5m, deadwood canopy over property of 168 Farnborough Road. Currently both trees have a unified canopy, work undertaken will be sympathetic, to retain the general appearance and amenity value of the trees.

Address **168 Farnborough Road Farnborough Hampshire GU14 7JJ**

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Application No 21/00828/FUL Ward: Aldershot Park

Applicant: Mr Malcom Roberts

Decision: **Permission Granted**

Decision Date: 24 November 2021

Proposal: Retrospective planning application for erection of a single storey rear extension and two storey side with attached single storey store room

Address **14 Gloucester Road Aldershot Hampshire GU11 3SL**

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Application No 21/00829/NMAPP Ward: Wellington

Applicant: LNT Care Developments

Decision: **Permission Granted**

Decision Date: 18 November 2021

Proposal: NON-MATERIAL AMENDMENT: (a) addition of photovoltaic panels to roof with ancillary battery housing within new enclosure at ground level; and (b) revised brick for building plinth as amendments to the development as approved by planning permission 21/00333/FULPP dated 22 July 2021

Address **Parsons Barracks Car Park Ordnance Road Aldershot Hampshire GU11 1TW**

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Application No 21/00833/FULPP Ward: St John's

Applicant: Mrs Beverley Purse

Decision: **Permission Granted**

Decision Date: 23 November 2021

Proposal: Erection of a single storey rear extension

Address **12 Pinewood Crescent Farnborough Hampshire GU14 9TP**

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Application No 21/00835/FULPP Ward: Empress

Applicant: Mr Alex Pammer

Decision: **Permission Granted**

Decision Date: 23 November 2021

Proposal: Erection of a single storey rear extension and external alterations to existing single storey rear extension

Address **28 St Michaels Road Farnborough Hampshire GU14 8NE**

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Application No 21/00842/FULPP Ward: West Heath

Applicant: Mr and Mrs Smith

Decision: **Permission Granted**

Decision Date: 25 November 2021

Proposal: Raising of ridge height, erection of a two storey side extension, single storey rear extension, single storey side extension, porch to front and change of materials to a brick and render external finish

Address **102A Prospect Road Farnborough Hampshire GU14 8NS**

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Application No 21/00843/TPOPP Ward: St Mark's

Applicant: Joseph Adams

Decision: **Permission Granted**

Decision Date: 24 November 2021

Proposal: Remedial works to various trees at Yaldocco House and St John Bosco House as per submitted Tree Condition Survey. Including the removal of one Scots Pine (part of group G3 of TPO 375) tree 912 on submitted plan. Removal of three Sycamore trees (part of group W1 of TPO 375) trees 948,949 and 950 on submitted plan

Address **Land Affected By TPO 375 Reading Road Farnborough Hampshire**

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Application No 21/00845/PDCPP Ward: Knellwood

Applicant: S Dance

Decision: **Development is Lawful**

Decision Date: 24 November 2021

Proposal: Certificate of lawfulness for proposed development: Formation of dormer within rear facing roof slope and two roof lights within the front facing roof slope of the property

Address **8 Barnes Close Farnborough Hampshire GU14 7JA**

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Application No 21/00862/NMA Ward: Manor Park

Applicant: Mr Dean St George

Decision: **Permission Granted**

Decision Date: 25 November 2021

Proposal: Non material amendment to planning permission 20/00881/FULPP (Erection of two storey rear extension and single storey side extension with conversion of garage to habitable room) to change the garage roof line, insert rooflight to rear garage roof slope, change ground floor door and window configuration

Address **24 Laurel Gardens Aldershot Hampshire GU11 3TQ**

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Application No 21/00865/HCC Ward: Knellwood

Applicant: Wendy Agombar

Decision: **No Objection**

Decision Date: 25 November 2021

Proposal: HCC CONSULTATION: Single-storey extension of school hall

Address **South Farnborough Junior School Cunnington Road Farnborough Hampshire GU14 6PL**

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Application No 21/00890/COND Ward: Rowhill

Applicant: Mr Alisher Roostamov

Decision: **Permission Granted**

Decision Date: 17 November 2021

Proposal: Submission of details pursuant to Condition 7 (Bike Storage) of planning permission 12/00444/COU (Change of use, conversion and extension of existing workshop (Use Class B1c) & offices (Use Class B1a) to residential, comprising 2 studio units, 2 one bedroom flats, one 2 bedroom flat & 2 two bedroom houses (7 dwellings in total) with associated parking)

Address **59-63 Perowne Street Aldershot Hampshire GU11 3JR**

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# We'll be starting soon

Development Management Committee

8<sup>th</sup> December 2021

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# Development Management Committee

**8<sup>th</sup> December 2021**

# **Development Management Committee**

## **Attendance and**

## **Agenda Item 1: Declarations of Interest**

# **Development Management Committee**

## **Agenda Item 2: Minutes**

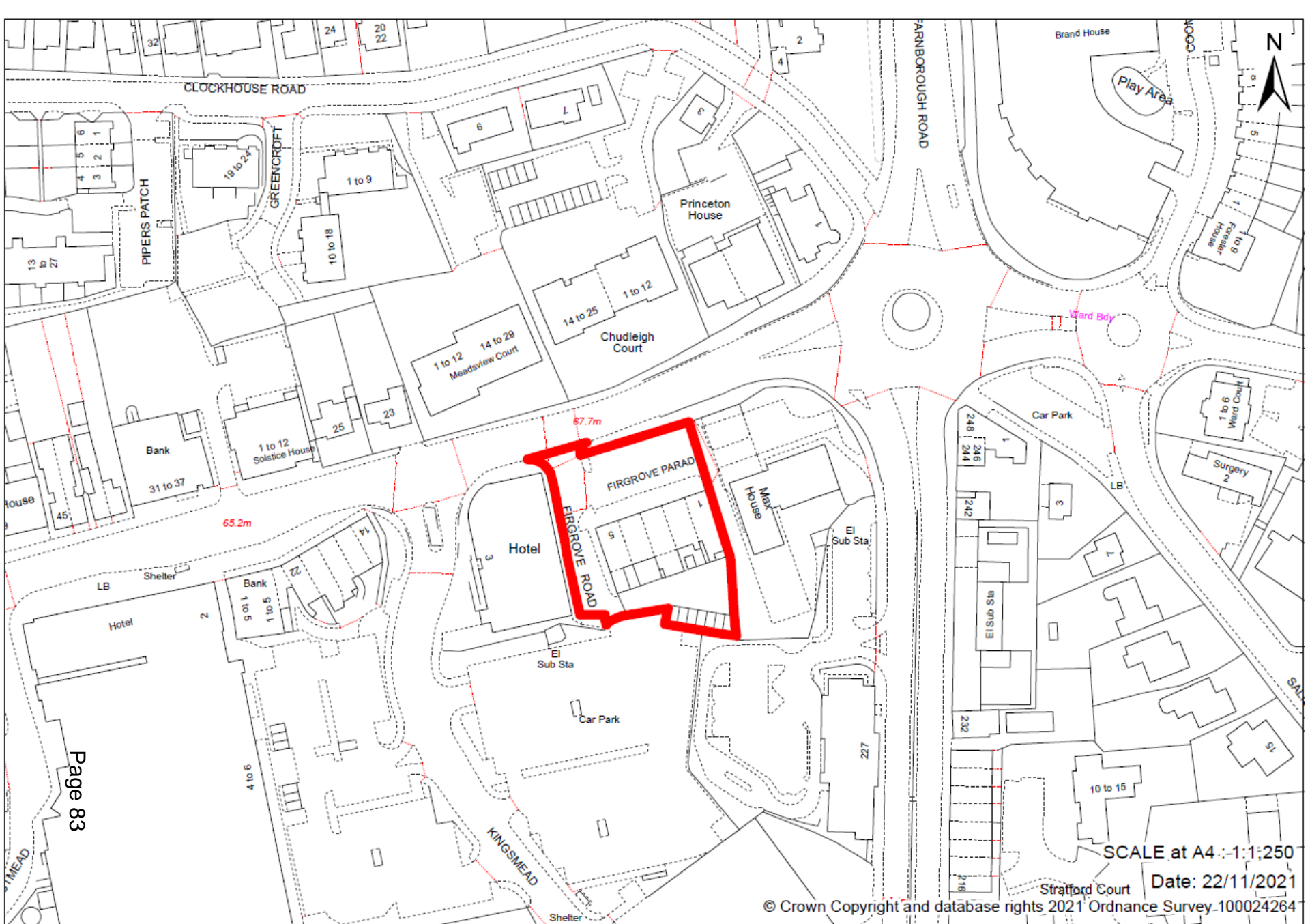
# **Development Management Committee**

## **Agenda Item 3: Planning Applications**

# Development Management Committee

## Item 5 : 21/00170/FULPP

Former Site of 1 – 5 Firgrove Parade, Farnborough





65.2m

67.7m

SCALE at A4: 1:1,250

Date: 22/11/2021

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Proposed Front Elevation

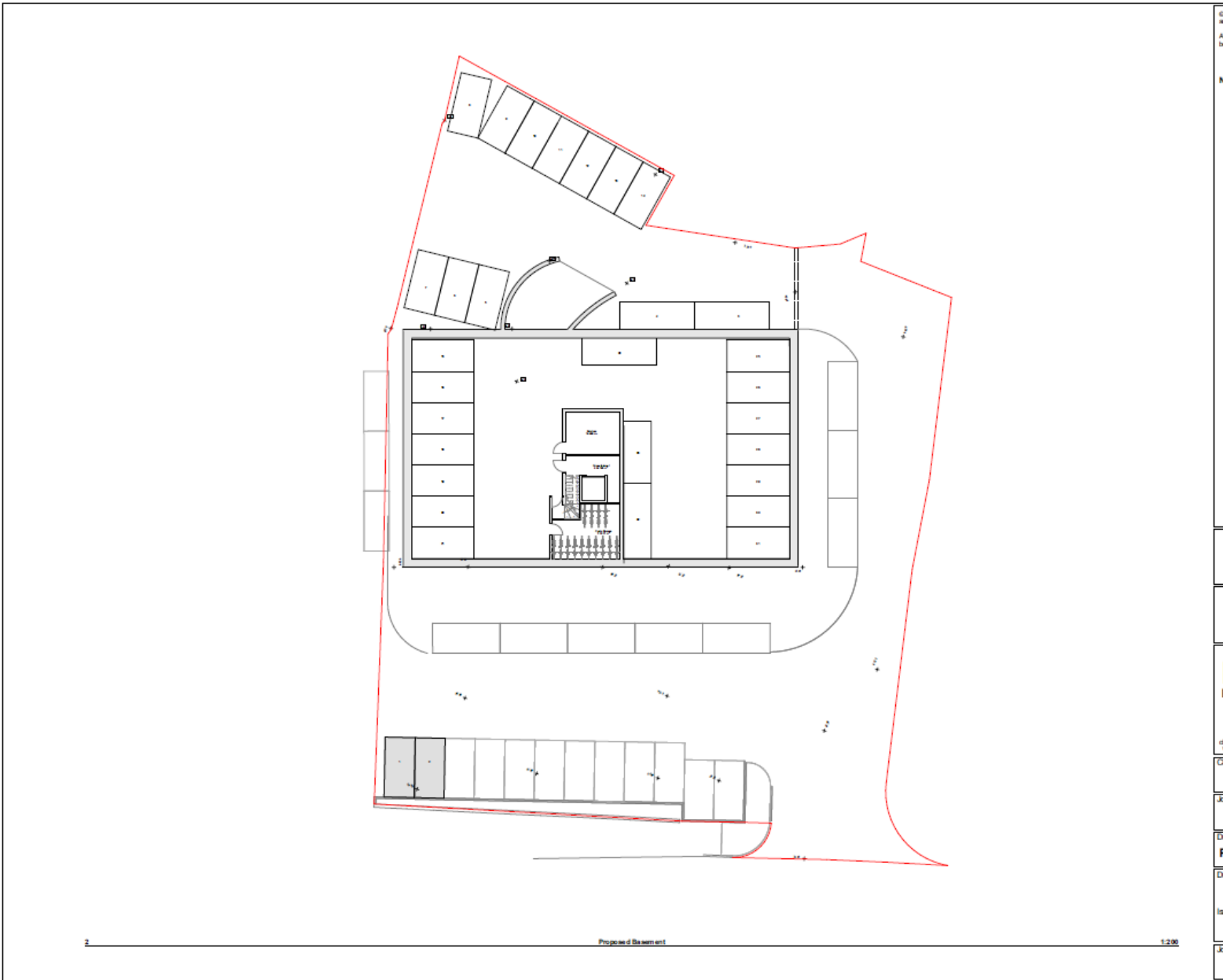
1:200



Proposed Rear Elevation

1:200



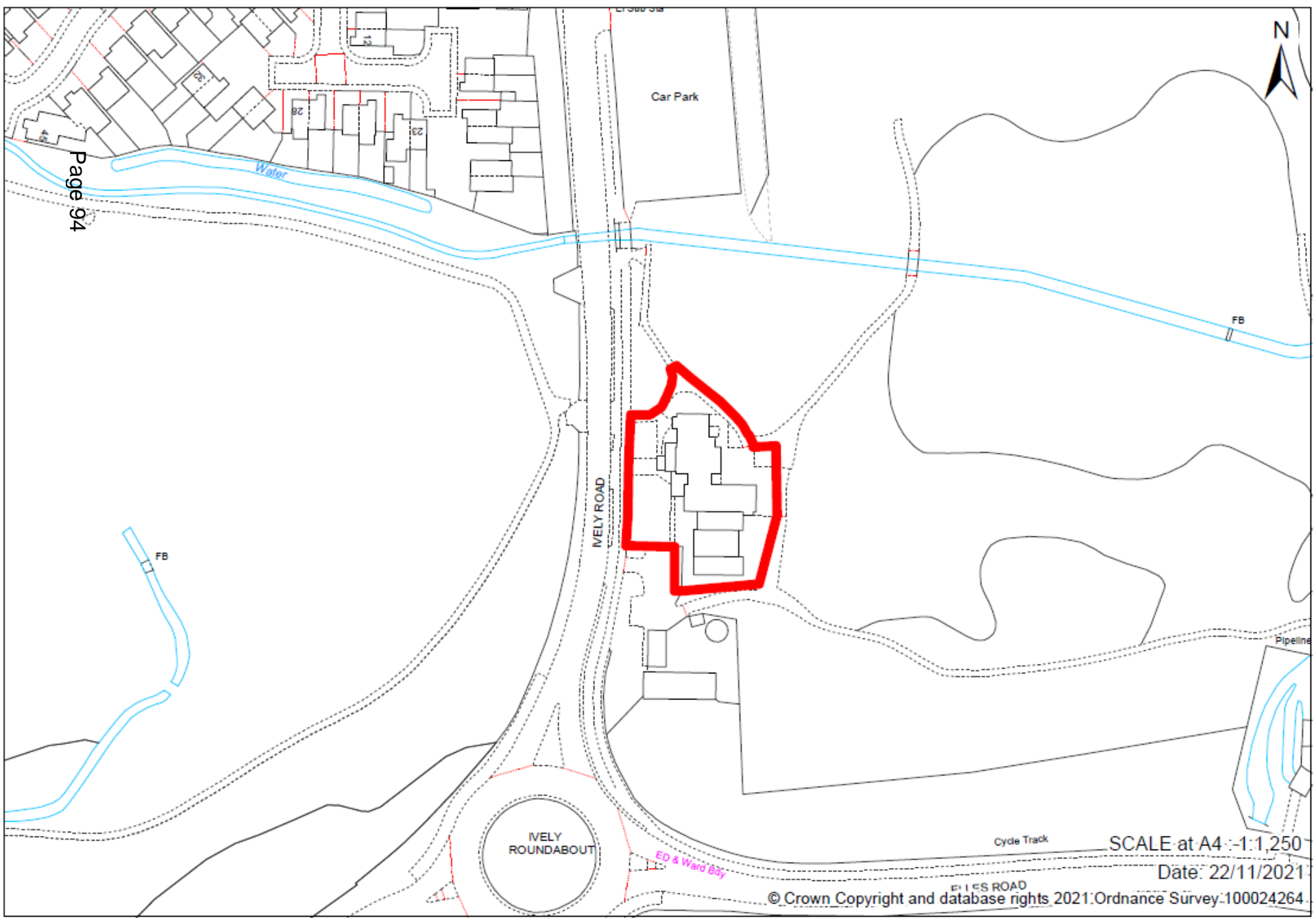




# **Development Management Committee**

## **Item 6 : 21/00844/FULPP**

**Proposed Southwood Country Park Visitor  
Centre & Café, Ively Road, Farnborough**



Page 94



Car Park

Water

FB

IVELY ROAD

FB

Pipeline

IVELY ROUNDABOUT

Cycle Track

SCALE at A4 :- 1:1,250

Date: 22/11/2021

ED & Ward Bay

EVLES ROAD

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KEY

- EXISTING BUILDINGS
- EXISTING TREE TO BE RETAINED
- PERMEABLE BLOCK PAVING
- GRAVEL PATHS
- PROPOSED HEDGE
- GRASS
- PROPOSED LEVELS
- PROPOSED NATIVE PLANTING



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 info@arcus.co.uk www.arcus.co.uk

Site: RUSHMOOR BOROUGH COUNCIL

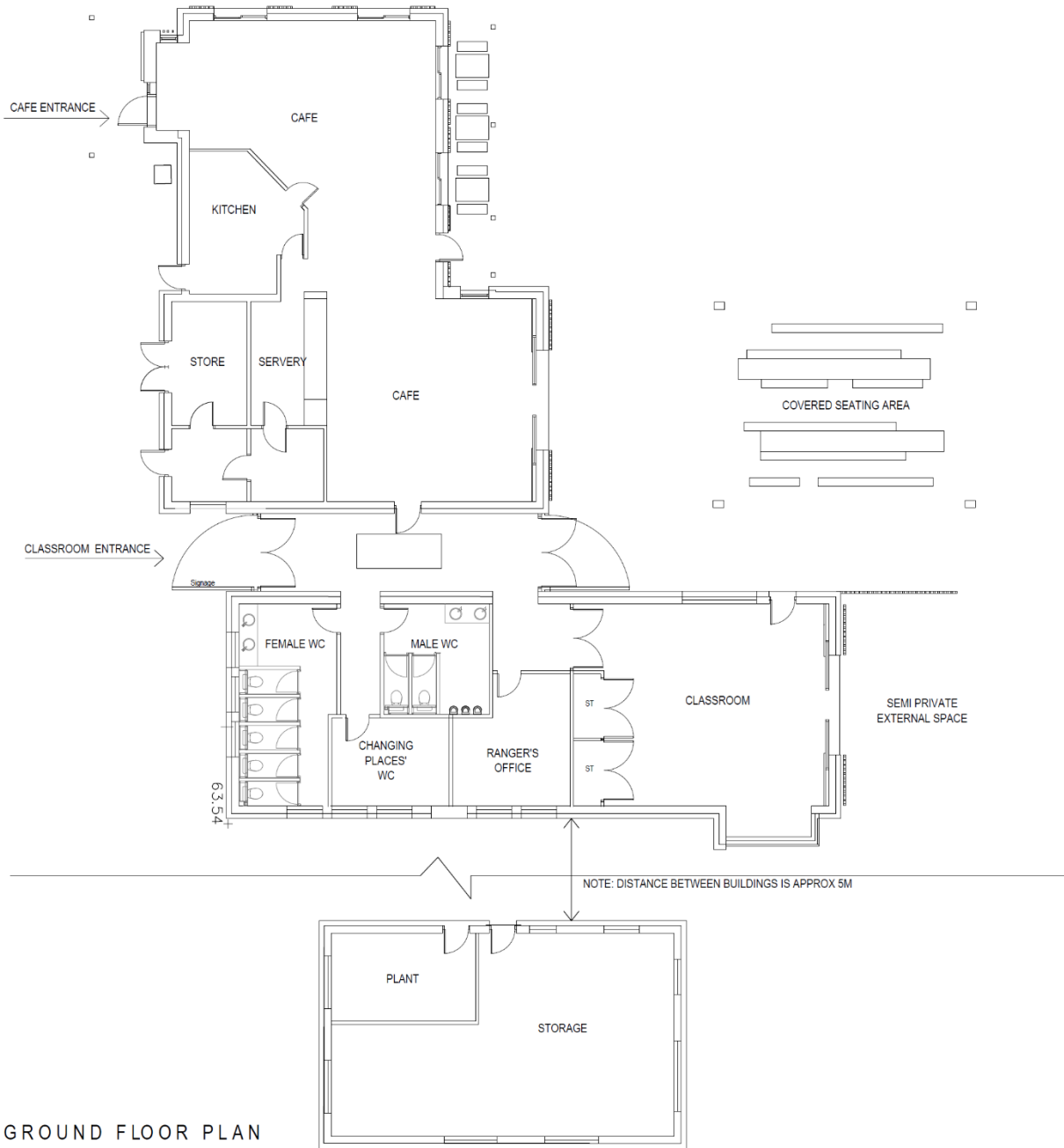
Phase: SOUTH WOOD RESTORATION CENTRE

Title: PROPOSED SITE PLAN

Issue	Date	Issue
A2-1208	21.08.21	FINAL PLANNING
0871	P-02	-
090	Approved	-

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Client  
 RUSHMOOR BOROUGH COUNCIL

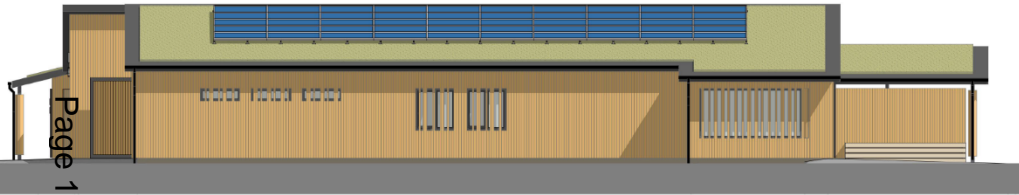
Project  
 SOUTHWOOD VISITOR CENTRE

Title  
 PROPOSED GROUND FLOOR PLAN

Scale	Date	Stage
A2 - 1:100	21.10.21	PLANNING
Job No	Drawing No	Rev
6671	P.04	-
Drawn	Approved	
SB		

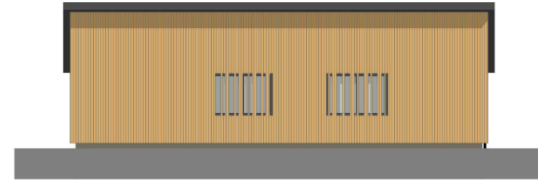
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PROPOSED SOUTH ELEVATION

1:100



PROPOSED SOUTH ELEVATION

1:100



PROPOSED WEST ELEVATION

1:100



PROPOSED NORTH ELEVATION

1:100



PROPOSED NORTH ELEVATION

1:100



PROPOSED EAST ELEVATION

1:100



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Project  
 SOUTHWOOD VISITOR CENTRE

Title  
 PROPOSED ELEVATIONS

Scale	Date	Stage
A2 - 1:100	21.10.21	PLANNING
Job No 6871	Drawing No P-03	Rev -
Drawn SB	Approved -	

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**SOUTHWOOD COUNTRY PARK VISITOR CENTRE**  
 PROPOSED VISUALISATIONS



**SOUTHWOOD COUNTRY PARK VISITOR CENTRE**  
PROPOSED VISUALISATIONS



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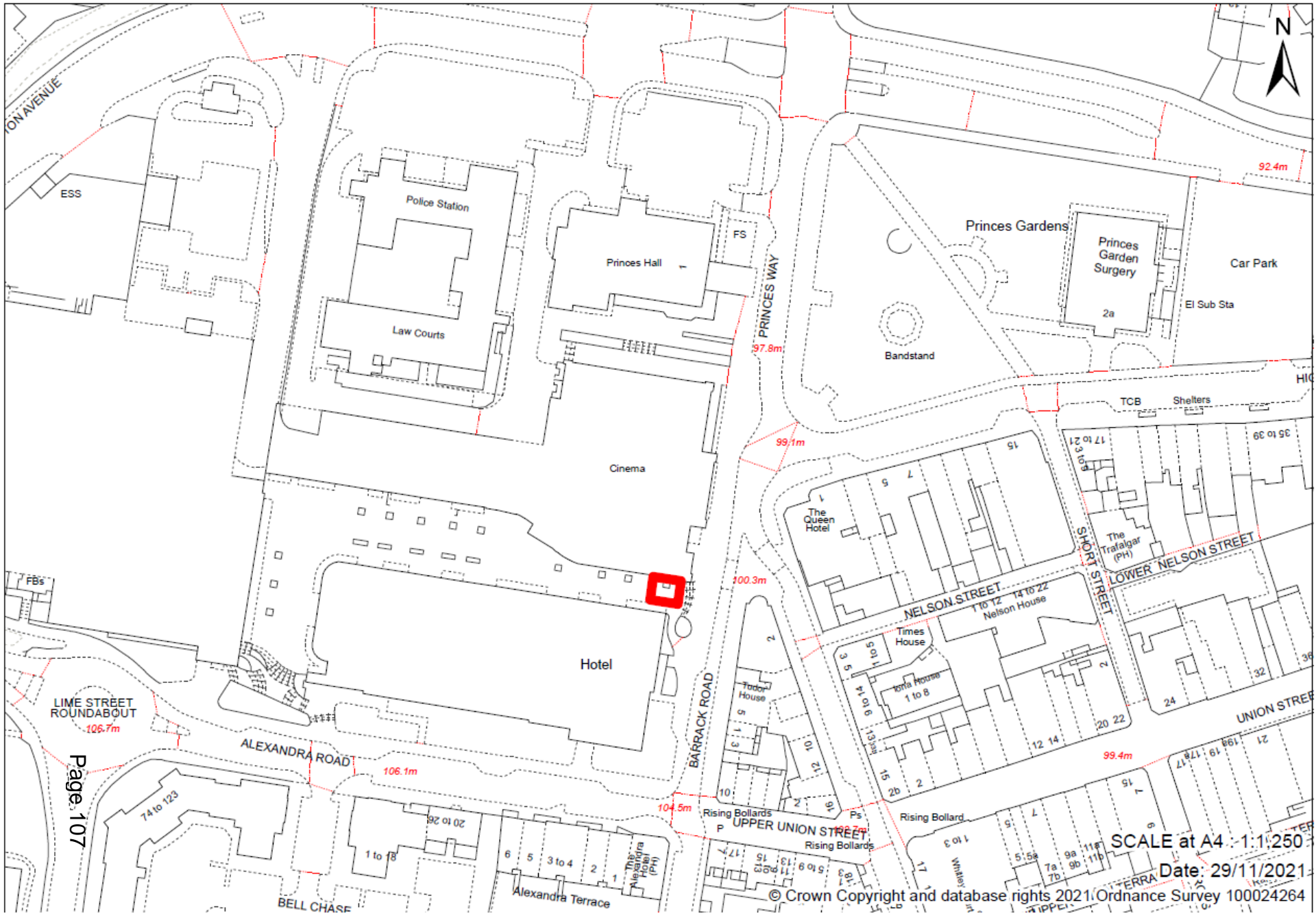
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**SOUTHWOOD COUNTRY PARK VISITOR CENTRE**  
 PROPOSED VISUALISATIONS

# **Development Management Committee**

## **Item 7 : 21/00855/ADV**

**Heritage Trail Signage Marker, Westgate,  
Aldershot**





SCALE at A4 : 1:1,250

Date: 29/11/2021

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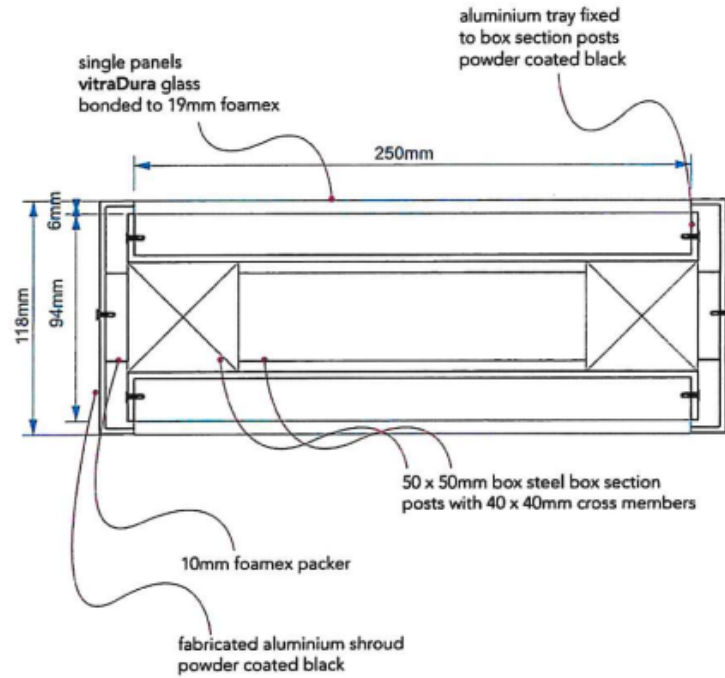
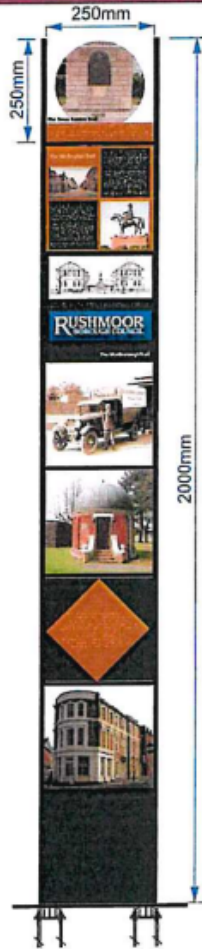
# ALDRSHOT HERITAGE TRAIL

typical single panel.



**Sign Description**

65mm **vitraDura** architectural glass  
digitally printed to reverse.  
19mm black foamex back panel.



Page 09

<p>this is our client</p> <p>ALDRSHOT HERITAGE TRAIL RUSHMOOR BOROUGH COUNCIL</p>	<p>these are your colours</p>	<p>project</p> <p>drawing number: 15120-A</p> <p>scale: AS SHOWN @ A3</p> <p>date: 15.01.19</p> <p>designer: S.C.</p> <p>project ID:</p>	<p>changing your mind?</p> <p>1</p> <p>2</p> <p>3</p> <p>4</p> <p>5</p>	<p>decision made!</p>	<p><b>sovereign</b> signs</p> <p>WINNER 2018 Signage Sector Sign of the Year</p> <p><b>strata</b> GROUP</p> <p>200 Farnham Avenue Farnham, Surrey GU14 6JG T: 01252 61623 W: www.sovereignsigns.co.uk</p>
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# Development Management Committee

8<sup>th</sup> December 2021

# The meeting has now finished

Development Management  
Committee

8<sup>th</sup> December 2021

