

Public Document Pack



RUSHMOOR BOROUGH COUNCIL

DEVELOPMENT MANAGEMENT COMMITTEE

*at the Council Offices, Farnborough on
Wednesday, 21st June, 2023 at 7.00 pm*

To:

VOTING MEMBERS

Cllr S.J. Masterson (Chairman)
Cllr Marina Munro (Vice-Chairman)

Cllr Jib Belbase
Cllr P.J. Cullum
Cllr A.H. Gani

Cllr C.P. Grattan
Cllr Michael Hope
Cllr Halleh Koohestani

Cllr Sophie Porter
Cllr D. Sarki
Cllr Calum Stewart

NON-VOTING MEMBERS

Cllr G.B. Lyon (ex-officio)

STANDING DEPUTIES

Cllr Mrs. D.B. Bedford
Cllr Christine Guinness
Cllr G. Williams

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

A G E N D A

1. **DECLARATIONS OF INTEREST –**

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

2. **MINUTES –** (Pages 1 - 4)

To confirm the Minutes of the meeting held on 7th June, 2023 (copy attached).

3. **PLANNING APPLICATIONS –** (Pages 5 - 42)

To consider the Executive Head of Property and Growth's Report No. PG2321 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	21/00271/FULPP	Block 3 Queensmead, Farnborough	For information
2	22/00340/REMPP	Blandford House and Malta Barracks Development Site, Shoe Lane, Aldershot	For information
3	23/00169/FULPP	Aldershot Conservative Club, Aldershot	For information
4	23/00382/FULPP	Former Park Road Garage, 107 Park 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	11-24	23/00292/FULPP	Farnborough Airport, Farnborough	Grant
6	25-37	23/00338/FULPP	Farnborough North Railway	Grant

Station,
Farnborough

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

4. **APPEALS PROGRESS REPORT – (Pages 43 - 46)**

To consider the Executive Head of Property and Growth's Report No. PG2322 (copy attached) on the progress of recent planning appeals.

MEETING REPRESENTATION

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

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

This page is intentionally left blank

DEVELOPMENT MANAGEMENT COMMITTEE

Meeting held on Wednesday, 7th June, 2023 at the Concorde Room, Council Offices, Farnborough at 7.00 pm.

Voting Members

Cllr S.J. Masterson (Chairman)
Cllr Marina Munro (Vice-Chairman)

Cllr Jib Belbase
Cllr P.J. Cullum
Cllr A.H. Gani
Cllr C.P. Grattan
Cllr Michael Hope
Cllr Halleh Koohestani
Cllr Sophie Porter
Cllr D. Sarki

Apologies for absence were submitted on behalf of Cllr G.B. Lyon and Cllr Calum Stewart.

Cllr Mrs. D.B. Bedford attended the meeting as a Standing Deputy.

Non-Voting Member

Cllr G.B. Lyon, (ex officio) was absent from the meeting.

1. DECLARATIONS OF INTEREST

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

Member	Application No. and Address	Interest	Action
Cllr C.P. Grattan	22/00849/FULPP – Discovery Place, Columbus Drive, Farnborough	Personal	Cllr Grattan did not take part in the meeting during the discussion and voting thereon

Cllr Halleh 23/00293/FULPP –
Koohestani 44 Cambridge Road West,
Farnborough

Personal Cllr Koohestani did
not take part in the
meeting during the
discussion and
voting thereon

2. MINUTES

The Minutes of the Meeting held on 26th April, 2023 were approved and signed as a correct record of proceedings.

3. PLANNING APPLICATIONS

RESOLVED: That

(i) the applications dealt with by the Executive Head of Property and Growth, where necessary in consultation with the Chairman, in accordance with the Council's Scheme of Delegation, more particularly specified in Section "D" of the Executive Head of Property and Growth's Report No. PG2318, be noted

(ii) the following applications be determined by the Executive Head of Property and Growth, in consultation with the Chairman:

* 22/00849/FULP Discovery Place, Columbus Drive, Farnborough

* 23/00293/FULPP 44 Cambridge Road West, Farnborough

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

21/00271/FULPP Block 3, Queensmead, Farnborough

** 22/00340/REMPP Land at Blandford House and Malta Barracks
Development Site, Shoe Lane, Aldershot

23/00169/FULPP Aldershot Conservative Club, Victoria Road,
Aldershot

23/00292/FULPP Farnborough Airport, Farnborough

23/00338/FULPP Farnborough North Railway Station, Farnborough

* The Executive Head of Property and Growth's Report No. PG2318 in respect of these applications was amended at the meeting.

** It was agreed that site visits would be arranged to these sites

4. **PLANNING APPLICATION NO. 22/00849/FULPP - DISCOVERY PLACE, COLUMBUS ROAD, FARNBOROUGH**

The Committee considered the Executive Head of Property and Growth's Report No. PG2318 (as amended at the meeting) regarding the demolition of existing buildings and the construction of a single building for class E(g)(iii), B2 and B8 and associated infrastructure.

RESOLVED: That

subject to the additional condition, as set out in the amendment sheet, and the addition of a further condition relating to working hours, (Monday to Friday 08:00-18:00, Saturday 08:00-13:00 and no working hours on Sundays or Bank Holidays) as agreed by the Committee, the Executive Head of Property and Growth, in consultation with the Chairman be authorised to GRANT planning permission.

5. **PLANNING APPLICATION NO. 23/00293/FULPP - 44 CAMBRIDGE ROAD WEST, FARNBOROUGH**

The Committee considered the Executive Head of Property and Growth's Report No. PG2318 (as amended at the meeting) regarding the erection of a single storey side/front extension and conversion of a garage to a habitable room.

RESOLVED: That

subject to no substantial objections being raised by neighbours on or before the expiry of the neighbour notification period on 14 June, 2023, that the Executive Head of Property and Growth in consultation with the Chairman be authorised to GRANT planning permission.

6. **ENFORCEMENT AND POSSIBLE UNAUTHORISED DEVELOPMENT**

Enforcement Reference No.

Description of Breach

03/00432/COU

1. Unauthorised Use of former Vehicle Sales and Repair Garage (Sui generis and personal to the North American Motor Company – now 'nil' use) as a Hand Vehicle Washing and Valeting Premises, with ancillary Workshop (Sui generis); and
2. unauthorised display of advertising

It was recommended that the Corporate Manager – Legal Services, in consultation with the Corporate Planning Manager, be authorised to;

1. issue an enforcement Notice to require the cessation of the use of the site for hand vehicle washing and valeting with a period of one month for compliance, and;

2. Commence Prosecution proceedings in respect of the unauthorised advertisement display in the event that the said advertisements are not removed by 30 June, 2023.

The recommendation was AGREED.

22/00115/RESWRK

A complaint had been made, that the owner of 29a Southampton Street, Farnborough, had installed a door at first floor level and erected railings around the roof of a flat roofed single storey extension to create a first floor amenity terrace.

Following contact with the Council, the owner had removed the railings and replaced the door with a window.

The owner had also been asked to submit a retrospective planning application, but no such application had been received to date. An enforcement notice could be issued but as the development would be considered acceptable, no further action would be taken on this matter.

22/00143/AERIAL

A satellite dish had been installed at 14 Frost Drive, Wellesley, Aldershot. Due to the Article 4 Direction placed on the Wellesley development in January 2021, planning permission was required. The owners had since moved the dish under the eaves where it was less visible. The owners were aware that planning permission was still required , but no application had been forthcoming.

No further action to be taken.

RESOLVED: That the Executive Head of Property and Growth's Report No. P2319 be noted.

7. **PLANNING (DEVELOPMENT MANAGEMENT) SUMMARY REPORT FOR THE QUARTER JANUARY 2023 - MARCH 2023 AND FOR THE YEAR 2022/23**

The Committee received the Executive Head of Property and Growth's Report No. PG2320 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 January to 31st March 2023 and for the year 2022/23.

RESOLVED: That the Executive Head of Property and Growth's Report No. PG2320 be noted.

The meeting closed at 8.06 pm.

CLLR S.J. MASTERSON (CHAIRMAN)

**Development Management
Committee
21st June 2023**

**Executive Head of Planning
& Growth
Report No. PG2321**

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
Executive Head of Planning & Growth

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).*

This page is intentionally left blank

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	21/00271/FULPP	<p>Erection of an extension to Kingsmead Shopping Centre; commercial, business and service uses on the ground floor (3,088sqm), 104 apartments over nine floors, private amenity space, 53 car parking spaces, up to 222 bicycle parking spaces, a bridge link and alterations to existing block 2 car park and the meads, a new entrance to The Meads shopping centre</p> <p>Block 3 Queensmead Farnborough</p> <p>This application is subject to a request for an extension of time to consider further amendments.</p>
2	22/00340/REMPP	<p>PART APPROVAL OF RESERVED MATTERS: for the erection of 71 dwellings (Phase 4), including access from Shoe Lane and Forge Lane, internal access roads, public open space, parking, lighting and associated infrastructure, following demolition of existing buildings and hardstanding, pursuant to Condition 3 (1-24) of Hybrid Outline Planning Permission 17/00914/OUTPP dated 15th May 2020.</p> <p>Blandford House And Malta Barracks Development Site Shoe Lane Aldershot</p> <p>Assessment of this application continues and has not yet reached the stage for Committee consideration.</p>

3	23/00169/FULPP	<p>Erection of multi-storey car park with vehicular access and egress from Little Wellington Street following demolition of existing Conservative Club building</p> <p>Former Aldershot Conservative Club, Little Wellington Street, Aldershot</p> <p>Assessment of this application is in progress and bat surveys of the existing building have been undertaken. The application is not yet ready for consideration by Committee.</p>
4	23/00382/FULPP	<p>Change of use of vehicle sales and repair garage, and erection of 4no. 3-bed two-storey dwellings (including loft accommodation) following demolition of all existing buildings and removal of hardstanding, and associated works</p> <p>Former Park Road Garage, 107 Park Road, Farnborough</p> <p>This application has only recently been received and consultations are underway. It is too early to present this application to Committee.</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.	23/00292/FULPP
Date Valid	14th April 2023
Expiry date of consultations	12th May 2023
Proposal	Erection of a detached two storey building for use as a private terminal and lounge with associated offices, screening room, and flights observations, along with associated parking.
Address	Farnborough Airport Farnborough Road Farnborough
Ward	St Mark's
Applicant	Farnborough Airport
Agent	Mr Colm Doherty (Farnborough Airport)
Recommendation	Grant

Description

The application site is located to the north of the Farnborough Airport estate to the west of the Flight Safety Building and to the south-west of the Meadowgate entrance to the Airport and an office building at 1 Meadowgate Avenue. The site is within the defined Farnborough Airport Planning Policy Boundary (APPB), as defined within the Rushmoor Local Plan (adopted in February 2019) and the operational planning permission for the airport.

The proposal is for the erection of a two-storey private terminal building, comprising lounge facilities with passenger screening and support accommodation on the ground floor and office accommodation on the first floor (2,098 square metres of floorspace), with associated parking. The terminal's primary access for customers is via the Meadowgate entrance. The proposal does not alter the permitted flight numbers or patterns and its operation would fall within the defined operation of Farnborough Airport to provide business aviation, functioning as a private terminal for a carrier as part of its and customer offer.

The proposed building has a 'wing shape' with car parking to its front, side and rear. Changes are also proposed to internal roads to allow a new one-way drop off, with a bypass connecting into the existing road network.

Consultee Responses

HCC Highways Development Planning	No Objection. The supporting information advises that this development will not increase the permitted number of flights and therefore the number of vehicular movements is unlikely to be significantly different to the existing. This is also confirmed by a recent planning application for Offices. There are no proposals to amend the access points within the highway.
Ecologist Officer	<p>The following document presents current existing ecological value of the development site as low; 'Farnborough Airport – application supporting statement: Operator passenger lounge / offices', undated and no author stated. However, I note that the applicant has provided no supporting ecological information in relation to this current application.</p> <p>However, this document offers no impact avoidance, mitigation or compensation measures in relation to potential adverse impacts on existing ecological value of the development site. The document references ecological mitigation measures provided in compensation for adverse ecological impacts arising from previous application as required by Condition 6 of application reference 21/00902/FULPP. The following document was submitted in discharge of Condition 6; 'Habitat Gain Plan, Biodiversity Net Gain enhancement areas', dated February 2023, author WSP. seeks to achieve the requirements set out in Condition 6 of permission. Current proposals would not conflict with the implementation of previous ecological impact mitigation and compensation measures as outlined within previously agreed documentation pursuant to permission 21/00902/FULPP. I am minded to accept in principle the argument presented, that impact mitigation and compensation agreed pursuant to application 21/00902/FULPP represented an over-provision and therefore has headroom sufficient to accommodate loss of ecological value of habitats impact by the current application. However, in absence of supporting ecological survey information for the current development location, the applicant has not substantiated that this location does indeed have low ecological value which is compensated for by the over-provision.</p> <p>I therefore request that supporting information is provided to the Council in relation to the ecological value of the current application footprint. On receipt of this information, I will be in a position to consider if the argument of overprovision of ecological compensation for 21/00902/FULPP can be accepted.</p>
Environmental Health	No objection, subject to conditions for construction hours, sound insulation (plant), and unforeseen contamination.
Environment Agency	No comments.
Lead Local Flood	Additional information requested.

Authorities

RBC Planning Policy	There are no Planning Policy objections to the proposal in question. However, as noted, there are some questions regarding staff parking. Moreover, if planning permission is granted, the Airport planning permission (ref. 20/00871/REVPP) includes a number of pre-commencement conditions which must be satisfied before development within the operational airport area can take place, as well as a condition limiting site preparation, clearance and construction works to certain hours.
South East Water	No comments
Thames Water	No comments
Farnborough Airport	No Objection.
Hampshire Fire & Rescue Service	Comments received regarding fire safety and water supplies. <i>[Officer Note: Such advice is not material to the determination of this planning application, but should be noted by the applicants.]</i>
Civil Aviation Authority	No comments
Designing Out Crime Officer	No comments

Neighbours Notified

In addition to posting a site notice and press advertisement, 79 individual letters of notification were sent to the following addresses;

102 Reading Road, Farnborough; Southwood Country Park Café; 2; 4; 25 Templer Avenue (Part A Ground Floor East; Ground Floor West; Third floor East Wing; First Floor West Wing; First floor); 10 (first floor, ground floor), 11; 12; 13; 14; Eelmoor Road; Unit 1; 2; 3; 4, 5, 6, 7; 8; 9; 10; 11; 12, 13; 14, 15; 16 Farnborough Business center ; 1; 2 Pinehurst Road (Ground Floor East; Ground Floor West; First Floor; Second and Third Floors); 1 Meadow Gate Avenue; HM Revenue and Customs Farnborough; 1; 2; '3; 4; 5; 6; 7; 8; 9; 10; 11; 12; 13;14; 15; 16; 17; 18; 19; 20; 21; 22; 23; 24; 25 (second floor; Part B Ground Floor East); 26; 27 Kempton Court; Southwood depot, Ively Road; Southwood Country Park Field Center; Terminal Building Farnborough Airport; Flight Safety building Farnborough Airport; 5 Brook Gardens; Gulfstream Aerospace; TAG Farnborough Airport; Costa Drive Through Meadow Gate Avenue; 14 Star Hill Drive Churt; 17 Camus Close Church Cookham Fleet.

Neighbour Comments

5 Objections have been received from:- Blackwater Valley Friends of the Earth; and the occupiers of 17 Camus Close, Church Crookham, Fleet; 14 Star Hill Drive Churt; 6 Sycamores, and 4 Charteris House. The following grounds of objection are raised:-

- Scheme is not compatible with Rushmoor or the UK's greenhouse gas emissions/CO2 targets as the proposal will increase private jet flights. [*Officer Note: This proposal does not include increasing the maximum number of air traffic movements as granted under permission 20/00871/REVPP.*]
- The application is within an area of heightened risk, and to that extent FAL should be required to provide occupancy projections for the proposed terminal.
- The Council has a responsibility to protect the public. [*Officer Note: It is assumed that the 'area of heightened' risk relates to the Public Safety Zone (PSZ) at either end of the runway at Farnborough Airport. The application site lies outside of the PSZ, the area of which was revised in 2021 following the Department for Transport's¹ updated policy in this regard.*]
- There are already a substantial number of complaints following the airspace changes sponsored by Farnborough Airport Ltd. There is a post implementation review (PIR) to assess the impacts, and the airport has not yet reached capacity. The application should be deferred until the results of the PIR is known. [*Officer Note: This planning application does not alter flight numbers, patterns, or airspace changes and therefore the changes to the airspace are not material to this application.*]

Policy and Determining Issues

The relevant policies for the determination of this application are:- SP4 (Farnborough Airport); SP4.1 (Type of flying); SP4.2 (Noise, and Flying at Weekends and Bank Holidays); SP4.3 (Hours of Operation); SP4.4 (Safety); IN2 (Transport); DE1 (Design in the Built Environment); NE4 (Biodiversity); NE5 (Countryside); Policy (NE8 Sustainable Drainage Systems); NE9 (Surface Water Flooding at Farnborough Airport); DE10 (Pollution) of the Local Plan. The Council's adopted "Car and Cycle Parking Supplementary Planning Document is also relevant.

The pertinent matters for determination are:- the principle of development, design and appearance, Impact upon the surrounding amenities, Ecology, highways impacts and surface water flooding.

Commentary

1. Principle of development -

The first consideration is whether the proposal would fall within the limits of the operating permission for business aviation at the site. Planning permission was granted in October 2000 and most recently updated and amended in July 2021 (20/00871/REVPP)². This permission (hereafter known as the 'the base permission') imposes a number of controls:-³⁴

² (ref. 99/00658/OUT) This permission has been subsequently varied, the latest – 20/00871/REVPP ,

⁴ Business aviation is defined as flying activities and operations that are dedicated to the needs of companies, individuals and organisations which require a premium-priced service for a high-degree of mobility, a high standard of service and flexibility, and privacy in aviation services. Business aviation excludes such activity in connection with the Airshow, bulk

- A maximum number of business aviation air traffic movements, including the proportion at weekends and bank holidays;
- Hours of operation;
- Noise controls and monitoring, including the establishment of a noise budget;
- Safety controls, including the establishment of third-party risk contours;
- Controls over aircraft weight; and
- Air-quality monitoring.

Relevant to such controls are the following Local Plan policies:- SP4 (Farnborough Airport); SP4.1 (Type of flying); SP4.2 (Noise, and Flying at Weekends and Bank Holidays); SP4.3 (Hours of Operation); and SP4.4 (Safety).

Whilst the proposal is for a private terminal, it would function to provide bespoke facilities to be used exclusively by customers and staff of Farnborough Airport. The proposal does not propose a change in the pattern, nature and/or number of business aviation movements at the Airport. The proposal would be required to operate within the limits of the operating permission.

The proposal is considered to be compliant with Policy SP4 of the Local Plan, and there is no conflict with Policies SP4.1, SP4.2 or SP4.4.

The proposal site is also located within the designated countryside. Policy NE5 requires developments to be sustainable for the proposed use; preserve the character and appearance of the countryside; and not result in the harmful physical or visual coalescence between neighbouring settlements. The proposal is sustainably located for its use as a private terminal within the airport grounds. It is located towards existing buildings, and would not harmfully erode the character of the countryside as a result, and would not result in the coalescence of neighbouring settlements.

The proposal would not conflict with policy NE5 in that regard.

2. Design and appearance -

Policy DE1 (Design in the Built Environment) requires new development 'to make a positive contribution towards improving the quality of the built environment'. Amongst other things, it requires proposals to 'include high-quality design that respects the character and appearance of the local area', 'to use materials sympathetic to local character' and 'to include a level of architectural detail that gives the building visual interest for views both near and far'.

The proposed building is of high quality design and modern aesthetic, comprising a 'wing shape', with curved corners, clad in double glazing and aluminium. Such forms and detailing complement the design and style of the existing building of the Airport Estate.

The proposal would not conflict with Policy DE1 in this regard.

3. Impact upon surrounding amenities -

The building would be located around 150m away from the closest residential occupiers and at such distance it would not result in harm by way of any visual impact or loss of daylight and

freight services and 'inclusive tour' charter flying. No training or recreational flying (other than recreational flying by the DERA flying club or essential familiarisation training and flying checks by aviation crew) shall take place.

sunlight. Noise could occur from plant and vehicles moving around the site. However, given the distance and conditions for acoustic screens for plant, that the proposal would not result in harm to residential amenities in that regard.

4. Ecology -

Policy NE4 of the Local Plan requires proposals to not result in a net loss of Biodiversity. In addition to this, whilst not yet in force, the Council has an expectation that all major developments attempt to achieve a 10% net gain in biodiversity, in anticipation of the statutory requirement shortly to be introduced by the Environment Act.

The application site is within an area of low ecological value. The applicant has provided no supporting ecological information in relation to this current application, but does make reference to ecological mitigation measures provided in compensation for adverse ecological impacts arising from previous application as required by Condition 6 of application reference 21/00902/FULPP. The current proposals would not conflict with the implementation of previous ecological impact mitigation and compensation measures as outlined within previously agreed documentation pursuant to permission 21/00902/FULPP.

The applicants have presented the argument that the impact mitigation and compensation agreed pursuant to application 21/00902/FULPP represented an over-provision and therefore has headroom sufficient to accommodate effects on ecological value of habitats by the current application.

Whilst the Council's Ecology Officer has requested further information prior to determination, it is acknowledged that the site has low ecological value and therefore that across the Airport as a whole, a net gain of 10% for this and the 21/00902/FULPP can be achieved. It is considered reasonable in this instance to require this additional information by way of a condition.

5. Highways impacts -

The proposal would utilise the Meadowgate entrance into the site. This is an existing and alternative entrance into the site, and Hampshire Highways raise no objection to the proposals in this regard.

Policy IN2 (Transport) of the Local Plan requires new development to provide appropriate parking provision in accordance with the Council's 'Car and Cycle Parking Standards' supplementary planning document (SPD, adopted in November 2017). The proposal is for a *sui generis* use, and the SPD requires parking for such uses to be determined on a case-by-case basis. However, Principle 3 of the SPD states that it must be demonstrated to the satisfaction of the Council that 'the functional parking needs of the development can be accommodated on or close to the site without prejudicing highway safety or other planning objectives'.

The proposal would provide 19 parking spaces largely for owners and visitors, and given that many of the visitors are unlikely to drive, this is considered acceptable.

It is considered unlikely that the proposal would result in parking stress to the surrounding streets given the parking provision within the airport. As a result, it is not considered that the proposal would result in a conflict with Policy IN2 of the Local Plan or the Rushmoor Car and Cycle SPD.

6. Surface water flooding -

Policy NE9 (Surface Water Flooding at Farnborough Airport) of the Local Plan requires all development proposals within the Farnborough Airport Planning Policy Boundary to 'incorporate a site-specific flood risk assessment with measures to ensure that pollutants are contained that ensures a greenfield discharge rate or better is achieved in order to not further exacerbate surface water flooding problems downstream'.

A Sustainable Drainage Systems Strategy has been submitted with the application which provides details of the proposed sustainable drainage systems (SuDS) to be used. Hampshire County Council as Lead Flood Authority has been consulted on the proposals, but a final response has not yet been received.

The Strategy concludes that the proposed attenuation would lead to a reduction in surface water discharge rates for all rainfall events up to the 1-in-100-year plus 40% climate change event, which would comply with the requirements of Policy NE8 and 9.

Conclusions –

The proposed development is considered acceptable in principle, not result in harm to the character of the area, not result in surface water flooding risk, and not result in harm to residential amenity. It would also not result in harm to highway safety, and would provide a 10% net gain in biodiversity. The proposals are thereby considered acceptable having regard to Policies SP4 (Farnborough Airport); SP4.1 (Type of flying); SP4.2 (Noise, and Flying at Weekends and Bank Holidays) ; SP4.3 (Hours of Operation); SP4.4 (Safety); IN2 (Transport); DE1 (Design in the Built Environment); NE4 (Biodiversity); NE5 (Countryside); Policy (NE8 Sustainable Drainage Systems); NE9 (Surface Water Flooding at Farnborough Airport); DE10 (Pollution) of the Local Plan as well as the Rushmoor Car and Cycle parking SPD.

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:
1500-GTA-ZZ-GF-PL-A-000001 Rev P02
1500-GTA-ZZ-GF-PL-A-000002 Rev P02
1500-GTA-ZZ-GF-PL-A-000003 Rev P02
1500-GTA-ZZ-GF-PL-A-000004 Rev P02
1500-GTA-ZZ-GF-PL-A-000005 Rev P02
1500-GTA-ZZ-XX-PL-A-000001 Rev P02
1500-GTA-ZZ-02-PL-A-000001 Rev P02
1500-GTA-ZZ-00-PL-A-000001 Rev P02
1500-GTA-ZZ-XX-PL-A-000002 Rev P02
1500-GTA-ZZ-XX-PL-A-000001 Rev P02

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

3. Prior to the commencement of the development hereby permitted, additional information to demonstrate the achievement of a 10% biodiversity net gain shall be submitted to and approved in writing by the LPA. This shall include the submission of an ecological survey of the site and a revised ecological management plan taking into account that approved under 21/00902/FULPP and this approval.

Reason -To ensure the development makes an adequate contribution to visual amenity and does not result in the net loss of Biodiversity.

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

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

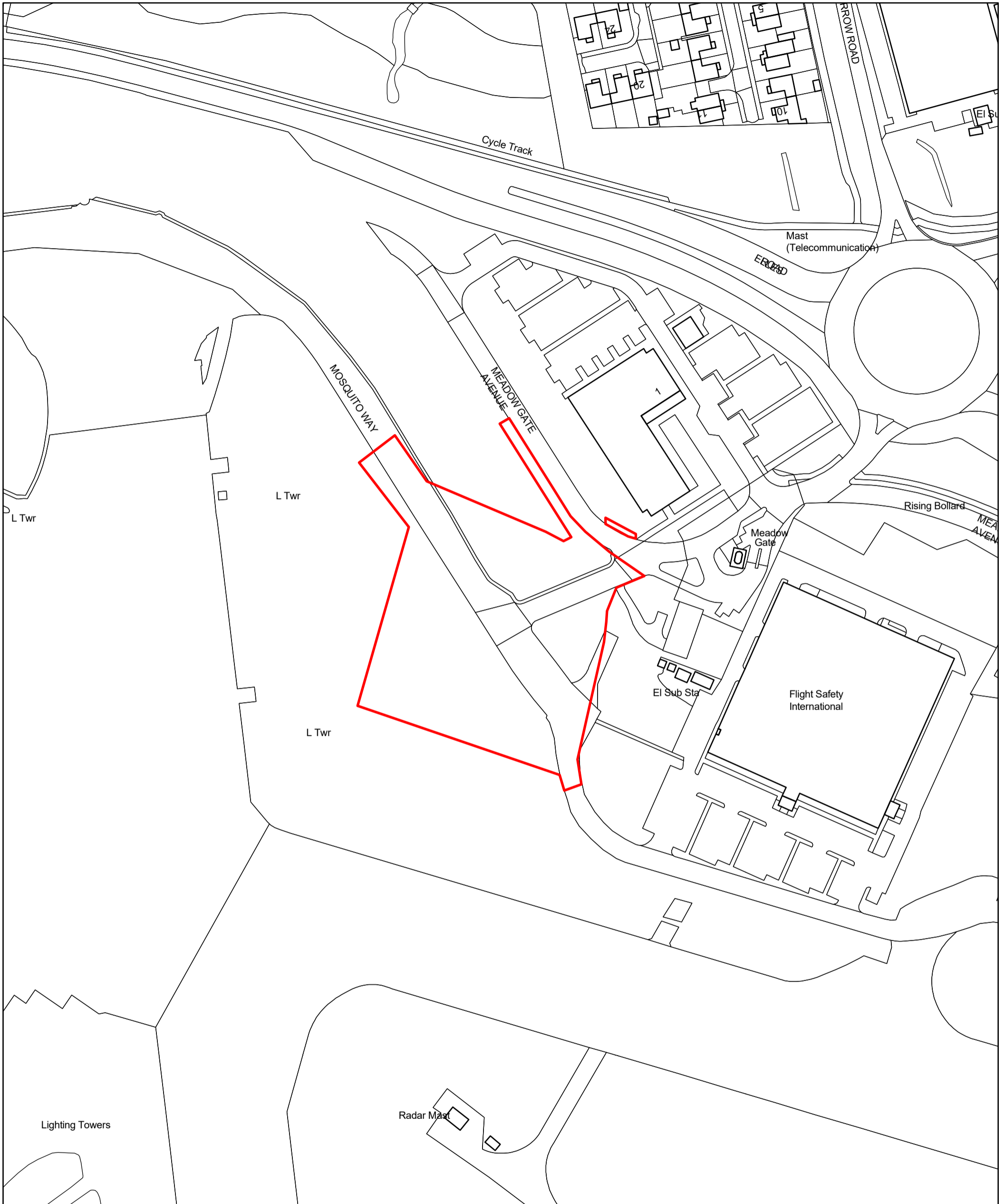
5. All plant and machinery shall be enclosed with soundproofing materials and mounted in a way which will minimise transmission of structure-borne sound in accordance with a scheme to be first submitted to and approved in writing by the Local Planning Authority.

Reason - To protect the amenity of neighbouring occupiers.*


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 – The applicant is advised that any development taking place within the Airport operational boundary is also subject to conditions attached to the operational permission 20/00871/REVPP dated 5th July 2021.

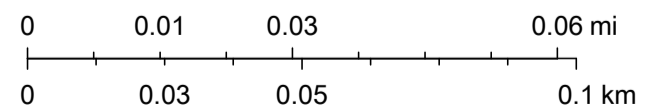
ArcGIS Web Map

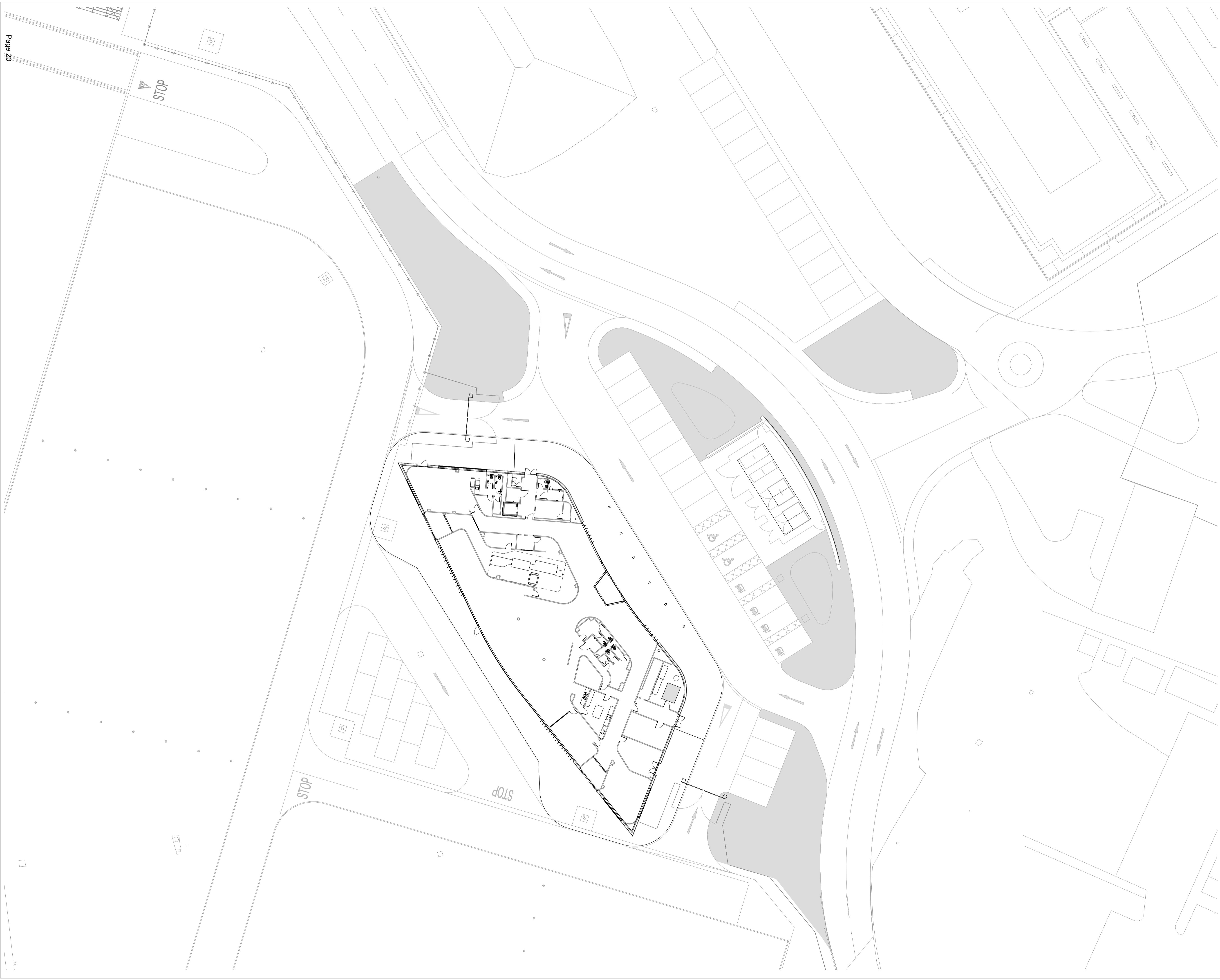


May 31, 2023

 Planning Application

1:1,378





- NOTES -**
1. All dimensions to be checked on site
 2. Copyright reserved.
 3. Main contractor to coordinate, manage and secure all services relocation/ removal in relation to necessary demolition / new works where required. Any suspicious elements, contact contract administrator for approval to continue.
 4. All parties to conform to edmc and british standards.
 5. All suppliers are required to supply full details, including drawings and calculations (showing compliance with the above criteria), to the main contractor and architect for comment / approval before commencing fabrication.
 6. All drawings are based on record information received from tag. No survey information has been procured. Any discrepancies on drawings that become evident on site must be immediately brought to the attention of the main contractor and design team.

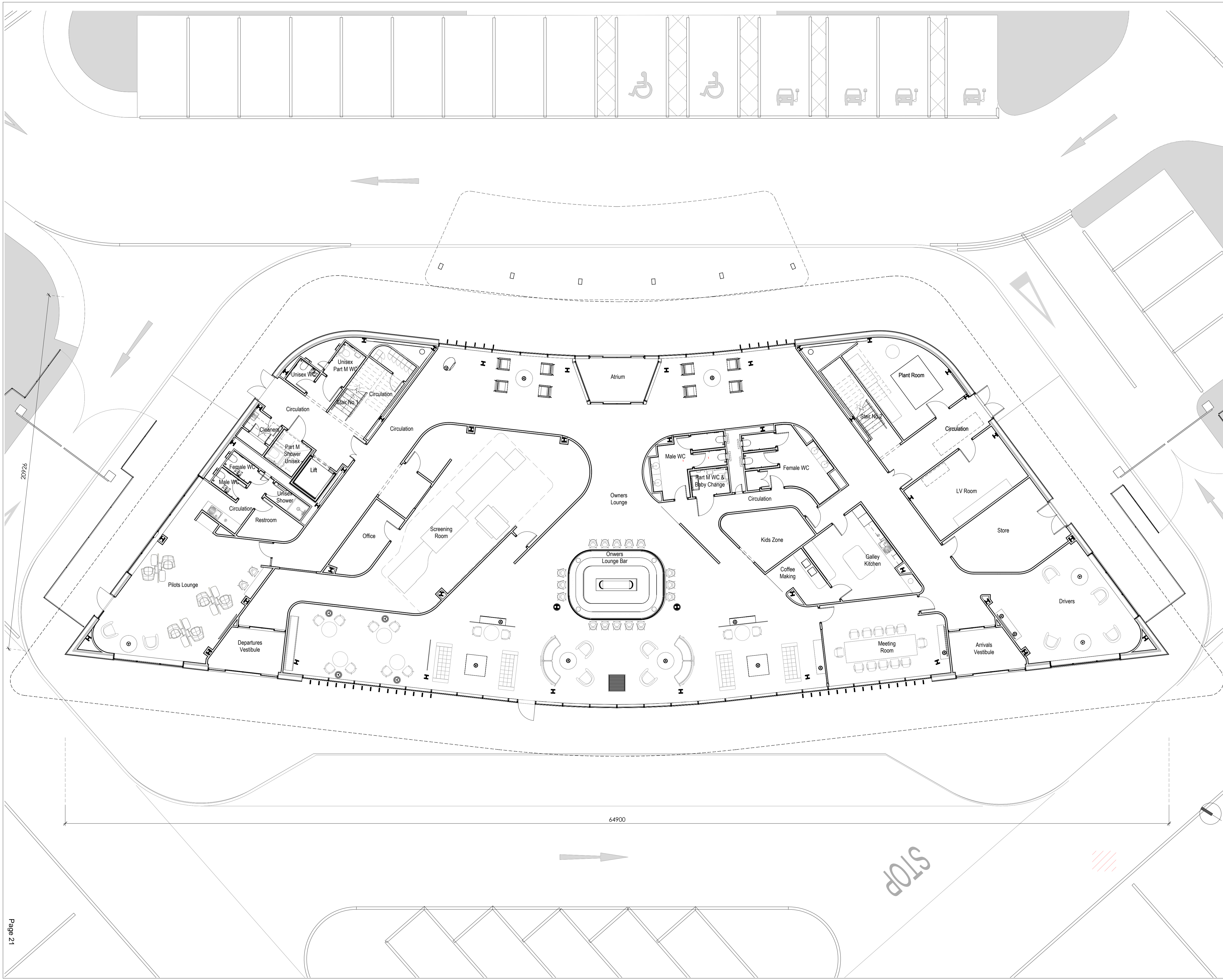
Rev	Date	Description Of Change	Ch.	Ap.
P02	22/03/23	Planning Application	BS	AS
P01	01/03/23	Revision	BS	AS

GEBLERTOOTH
 3 World Business Centre
 Newall Road
 Hounslow
 TW6 2TA
 Tel 44 (0) 208 600 2800
 Email - www.geblertooth.co.uk



Key Plan

Project Name	Scale @A1		
1500 Flexjet Lounge	1 : 250		
Suitability	GTA Project No.		
Tender Issue	1500		
Title			
PROJECT VARSITY FAB FLEXJET LOUNGE Planning Application. Site			
Company	Drawn By	Chk/Approved	Date
GeblerTooth	BS	BS / AS	22/003/2023
Code-Originator-System/Volume-Level-Doc.-Discipline-Identifier			Revision
1500-GTA-ZZ-GF-PL-A-000005			P02



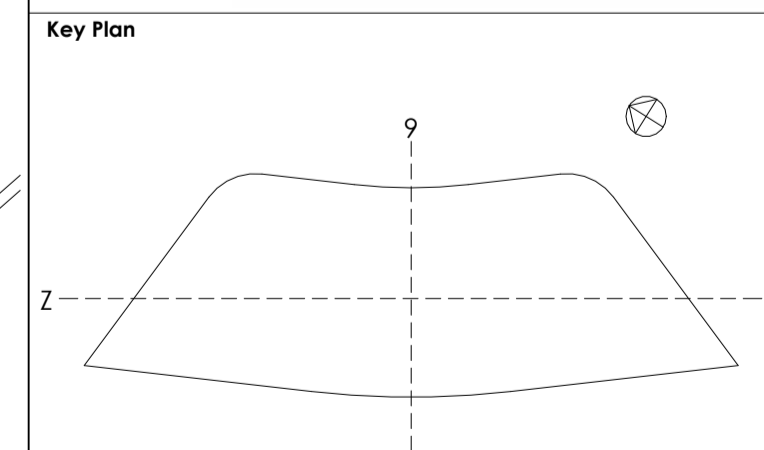
- NOTES -**
1. All dimensions to be checked on site
 2. Copyright reserved.
 3. Main contractor to coordinate, manage and secure all services relocation/ removal in relation to necessary demolition / new works where required. Any suspicious elements, contact contract administrator for approval to continue.
 4. All parties to conform to edmc and british standards.
 5. All suppliers are required to supply full details, including drawings and calculations (showing compliance with the above criteria), to the main contractor and architect for comment / approval before commencing fabrication.
 6. All drawings are based on record information received from tag. No survey information has been procured. Any discrepancies on drawings that become evident on site must be immediately brought to the attention of the main contractor and design team.

Rev	Date	Description Of Change	Ch.	AP.
P02	22/03/23	Planning Application	BS	AS
P01	01/03/23	Revision	BS	AS

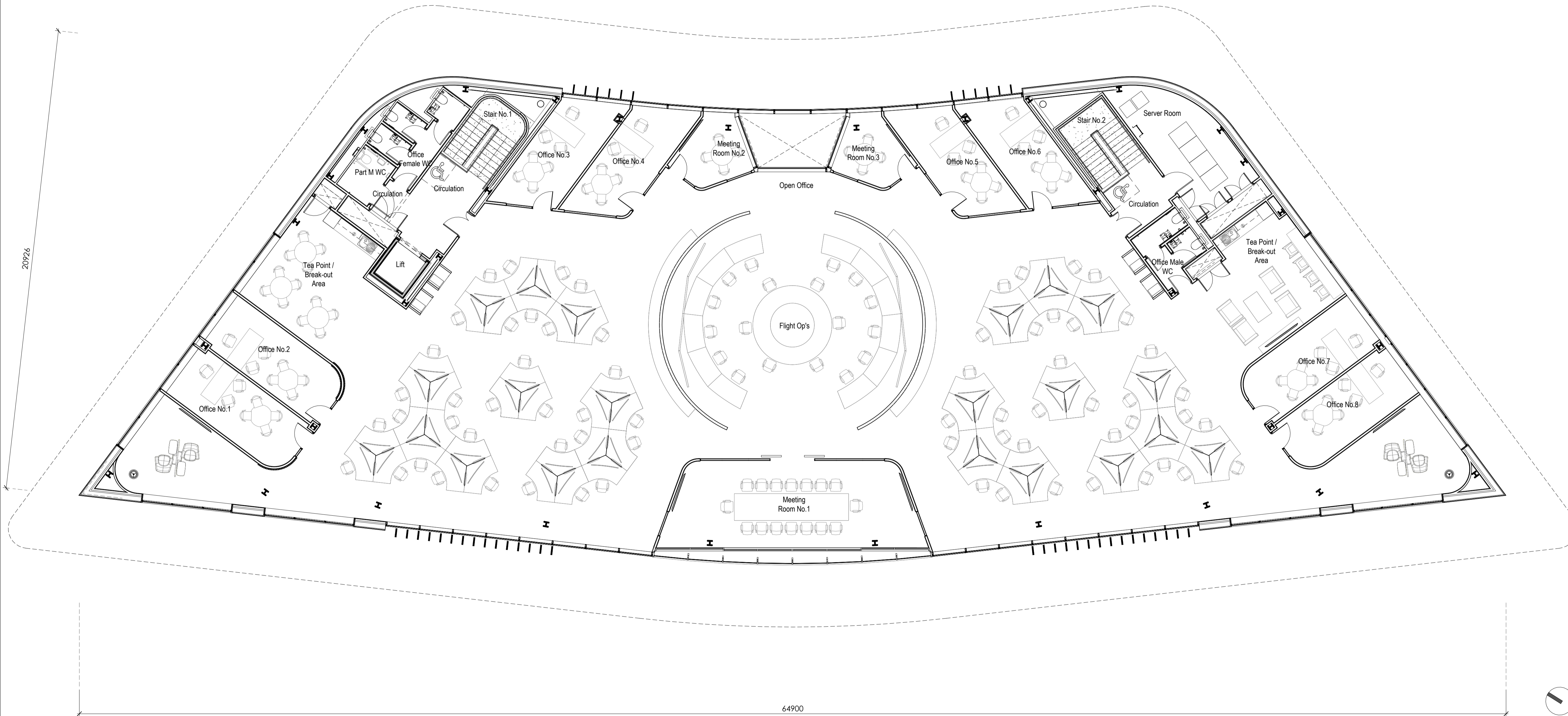
GEBLERTOOTH
 3 World Business Centre
 Newall Road
 Hounslow
 TW6 2TA
 Tel 44 (0) 208 600 2800
 Email - www.geblertooth.co.uk

FARNBOROUGH AIRPORT

FLEXJET



Project Name	1500 Flexjet Lounge	Scale	@A1
Suitability	Tender Issue	GTA Project No.	1500
Title			
PROJECT VARSITY FAB FLEXJET LOUNGE Planning Application. Ground Floor			
Company	Geblertooth	Drawn By	BS
Chk/Approved	BS / AS	Date	22/03/2023
Code-Originator-System-Volume-Level-Doc.-Discipline-Identifier			Revision
1500-GTA-ZZ-00-PL-A-000001			P02



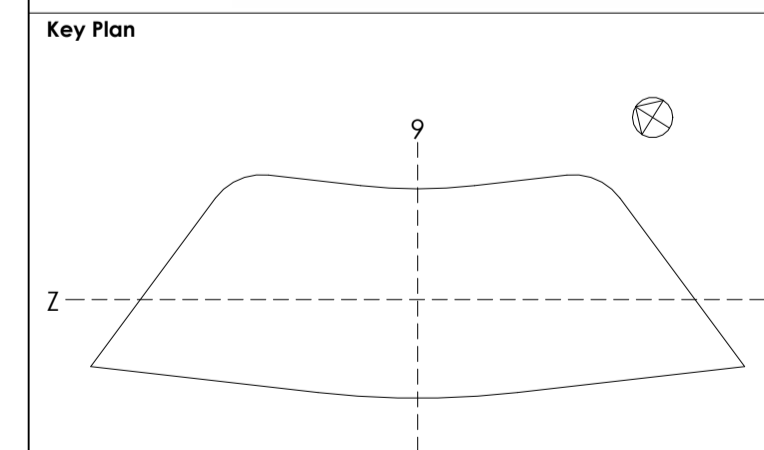
- NOTES -**
1. All dimensions to be checked on site
 2. Copyright reserved.
 3. Main contractor to coordinate, manage and secure all services relocation/ removal in relation to necessary demolition / new works where required. Any suspicious elements, contact contract administrator for approval to continue.
 4. All parties to conform to cdmic and british standards.
 5. All suppliers are required to supply full details, including drawings and calculations (showing compliance with the above criteria), to the main contractor and architect for comment / approval before commencing fabrication.
 6. All drawings are based on record information received from tag. No survey information has been procured. Any discrepancies on drawings that become evident on site must be immediately brought to the attention of the main contractor and design team.

Rev	Date	Description Of Change	Ch.	Ap.
P02	22/03/23	Planning Application	BS	AS
P01	01/03/23	Revision	BS	AS

GEBLERTOOTH
 3 World Business Centre
 Newall Road
 Hounslow
 TW6 2TA
 Tel 44 (0) 208 600 2800
 Email - www.geblertooth.co.uk

FARNBOROUGH AIRPORT

FLEXJET



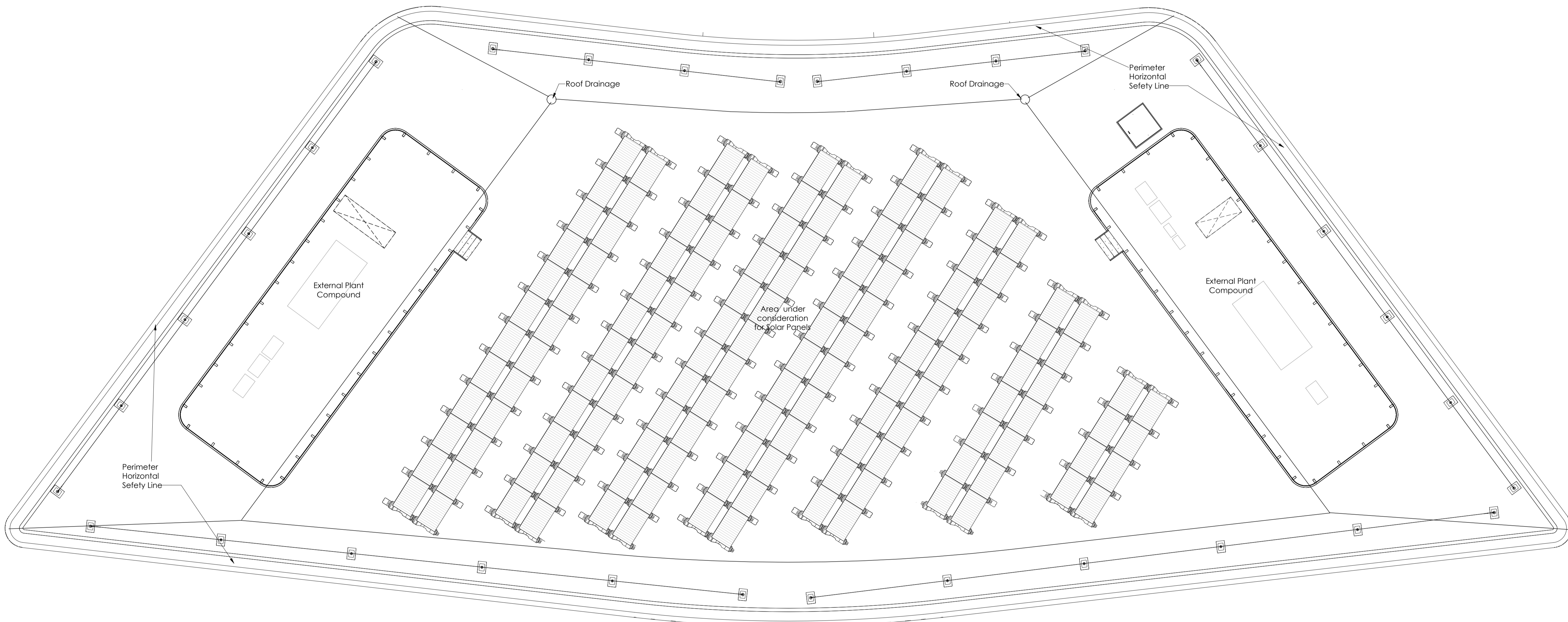
Project Name	1500 Flexjet Lounge	Scale @A1	As indicated
Suitability	Tender Issue	GTA Project No.	1500

Title
**PROJECT VARSITY FAB
 FLEXJET LOUNGE
 Planning Application. First Floor**

Company	Geblertooth	Drawn By	BS	Chk/Approved	BS / AS	Date	22/03/2023
---------	-------------	----------	----	--------------	---------	------	------------

Code-Originator-System-Volume-Level-Doc.-Discipline-Identifier	1500-GTA-ZZ-01-PL-A-000001	Revision	P02
--	----------------------------	----------	-----

- NOTES -**
1. All dimensions to be checked on site
 2. Copyright reserved.
 3. Main contractor to coordinate, manage and secure all services relocation/ removal in relation to necessary demolition / new works where required. Any suspicious elements, contact contract administrator for approval to continue.
 4. All parties to conform to cdmic and british standards.
 5. All suppliers are required to supply full details, including drawings and calculations (showing compliance with the above criteria), to the main contractor and architect for comment / approval before commencing fabrication.
 6. All drawings are based on record information received from tag. No survey information has been procured. Any discrepancies on drawings that become evident on site must be immediately brought to the attention of the main contractor and design team.

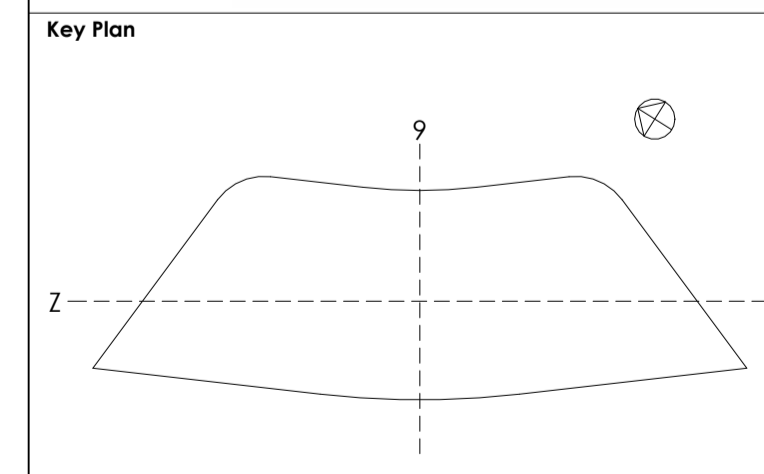


Rev	Date	Description Of Change	Ch.	Ap.
P02	22/03/23	Planning Application	BS	AS
P01	01/03/23	Revision	BS	AS

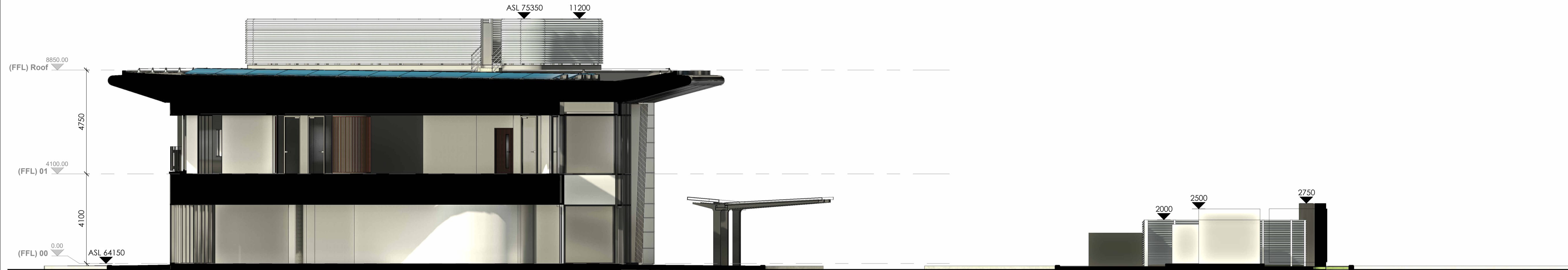
GEBLERTOOTH
 3 World Business Centre
 Newall Road
 Hounslow
 TW6 2TA
 Tel 44 (0) 208 600 2800
 Email - www.geblertooth.co.uk

FARNBOROUGH AIRPORT

FLEXJET



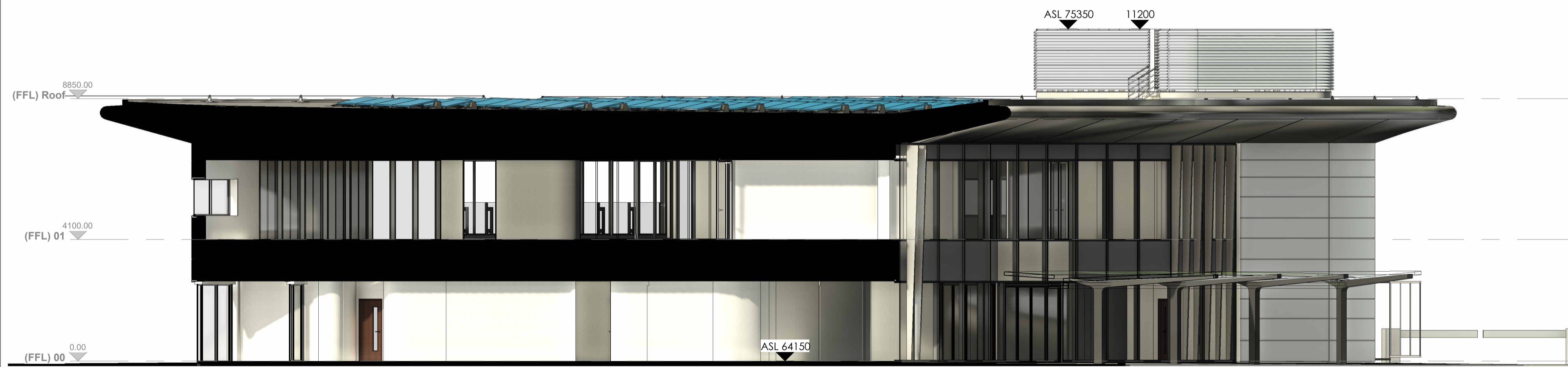
Project Name	1500 Flexjet Lounge	Scale @A1	As indicated
Suitability	Tender Issue	GTA Project No.	1500
Title			
PROJECT VARSITY FAB FLEXJET LOUNGE Planning Application. Roof			
Company	Geblertooth	Drawn By	BS
CHK/Approved	BS / AS	Date	22/03/2023
Code-Originator-System-Volume-Level-Doc.-Discipline-Identifier			Revision
1500-GTA-ZZ-02-PL-A-000001			P02



1 Section A
1:100



2 Section B
1:100



3 Section C
1:100

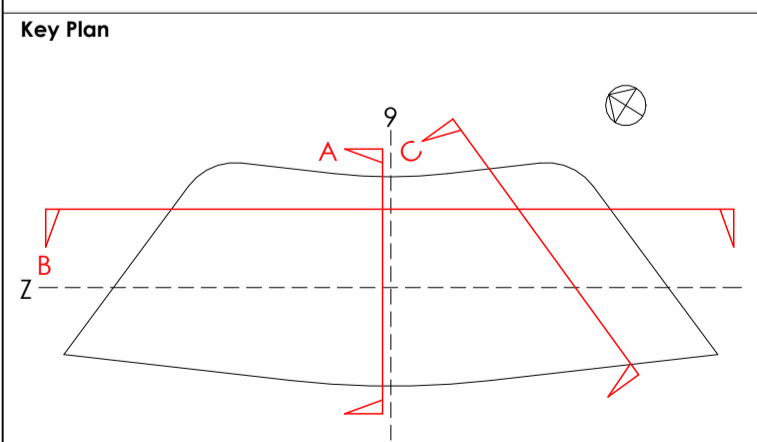
- NOTES -**
- All dimensions to be checked on site
 - Copyright reserved.
 - Main contractor to coordinate, manage and secure all services relocation/ removal in relation to necessary demolition / new works where required. Any suspicious elements, contact contract administrator for approval to continue.
 - All parties to conform to edmc and british standards.
 - All suppliers are required to supply full details, including drawings and calculations (showing compliance with the above criteria), to the main contractor and architect for comment / approval before commencing fabrication.
 - All drawings are based on record information received from tag. No survey information has been procured. Any discrepancies on drawings that become evident on site must be immediately brought to the attention of the main contractor and design team.

Rev	Date	Description Of Change	Ch.	Ap.
P02	22/03/23	Planning Application	BS	AS
P01	01/03/23	Revision	BS	AS

GEBLERTOOTH
 3 World Business Centre
 Newall Road
 Hounslow
 TW6 2TA
 Tel 44 (0) 208 600 2800
 Email - www.geblertooth.co.uk

FARNBOROUGH AIRPORT

FLEXJET



Project Name	1500 Flexjet Lounge	Scale	@A1
Suitability	Tender Issue	As indicated	GTA Project No.
Title	PROJECT VARSITY FAB FLEXJET LOUNGE Planning Application. Sections		
Company	Geblertooth	Drawn By	BS / AS
Checked/Approved	BS / AS	Date	22/03/2023
Code-Originator-System-Volume-Level-Doc.-Discipline-Identifier	1500-GTA-ZZ-XX-PL-A-000002	Revision	P02

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.	23/00338/FULPP
Date Valid	28th April 2023
Expiry date of consultations	19th May 2023
Proposal	Construction of new footbridge over the railway comprising stairs, lifts and cycle gutter, and change of use of land to operational railway
Address	Proposed Footbridge, Farnborough North Station, Farnborough Street, Farnborough
Ward	Empress
Applicant	Network Rail
Agent	Mr Michael Smith (Network Rail)
Recommendation	Grant

Description

This application is for the erection of a new footbridge with lifts to provide a crossing over the railway lines at Farnborough North railway station. The application site comprises the railway land to the north of the station, a parcel of land within the builders' yard to the west, and also the land to the east. A storage building within the builders' yard is also included within the application site area.

The site is within a Conservation Area; and is also land within Flood Risk Zone 2 : i.e. land at intermediate risk of flooding.

The purpose of this footbridge is to provide a safer crossing point across the railway in this location following a number of near-misses at the existing gate-controlled pedestrian crossing.

The current proposal is the result of extensive discussions that have taken place with officers at both planning application and pre-application level. The scheme is considered to be a significant improvement upon the previous planning application for a ramped bridge that was withdrawn in May 2018 (18/00401/FULPP).

The proposal seeks to provide a crossing facilitated by steps and lifts to the north of the Station platform. It would include a gully on the steps to assist the movement of cycles up and down the steps. The existing crossing is to be closed with the exception of emergency vehicles. Access to the fishery, currently via this crossing, is to be facilitated by a new bridge granted under planning permission 23/00218/FULPP.

In order to facilitate this proposal, land either side of the railway would be brought within the operational railway area. This involves land currently within the builders' yard, and also some land to the east. Whilst the bridge and lifts are of a standard design, care has been taken with the selection of external finishing materials to address the visual impact on the Conservation Area. The bridge and lifts would be finished in a combination of multi-stock red brick, fair-faced concrete and olive-grey painted steel fencing. The proposed works will also involve the erection of a ramped access to Platform 1 and the provision of a concrete retaining wall and fence to Platform 2. The proposals involve demolition of an existing building within the builders' yard.

Consultee Responses

Environment Agency No comments received.

Conservation Area No comments received.

SLP Project Provided standing advice. No concerns.

HCC Highways Development Planning No objection. The two areas of change of use are unlikely to significantly alter the traffic generated by these two small sites and the bridge will only generate vehicular traffic during the construction period. As a facility for pedestrians and cyclists it is to be encouraged from the highway point of view.

Ecologist Officer No objection subject to securing methods and measures within the submitted Biodiversity Report.

Aboricultural Officer No comments received.

Neighbours notified

In addition to posting a site notice and press advertisement, 79 individual letters of notification were sent to the following addresses; 3, 4, 5, 6, 7, 8-10, 9, 11, 12, 12A, 12B, 12C; 14, 15, 16, 16A, 17, 18A, 18B, 18C, 19, 23, 27, 29, 33, 33A, 37 Farnborough Street; Station Yard, Farnborough; 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 104, 106 Fleming Close; 1, 2, 3, 4, 5, 6 Home Farm Close; 2, 4, 12, 14, Henry Tyndale School Ship Lane; 2 Newton Road; 2; 3, 4; 5, 6, 7, 8, 9, 10, 11, 12, 13, Unit 1, 2, 3, 4&5, 6, 7, 8 The Old Brewery Chapel Street.

Neighbour comments

3 comments have been received;

- 2 Home Farm Close : The builders yard discussed in this proposal backs on to our property. Why is the brick storage unit behind our garden being demolished? What sort of wall will replace it? We are very concerned that our back garden will be overlooked by people using the footbridge and we will lose all privacy. If the storage unit is demolished the station platform will be inline of view from our house and we will have no privacy. The storage unit is also a sound barrier from the train station and dual carriage
- 8 Farnborough Street (Cllr Munro): Residents are confused as NR have submitted two lawful development certificates for the same thing. [*Officer Note: Two Lawful Development Certificates were submitted (23/00176/PRIOR and 23/00229/PRIOR) seeking prior approval from the LPA under Part 18 Class A to Schedule 2 of the GPDO. The Council did not agree with the arguments presented by the applicant and advised the submission of this current planning application instead.*]
- Cllr Roberts : this crossing one of the worst of safety in the country; this line is used by fast and slow trains; the station is very popular with students / younger people; cost versus Conservation Area constraints; and I hope residents locally will understand we need to embark on this scheme as urgently as can be implemented

Policy and determining issues

The site is located within a Conservation Area and also land within Flood Risk Zone 2. The area to the East of the site is located within the Countryside as identified by the adopted Rushmoor Local Plan (2014-2032).

The policies relevant to the determination of this planning application are:- Policy DE1 (Design in the Built Environment), HE3 (Development within Conservation Areas), NE4 (Biodiversity), HE3 (Development within or adjoining a Conservation Area); NE6 (Water and flooding), IN2 (Transport), and NE5 (Countryside).

The pertinent matters for consideration are:- Principle of Development, Visual appearance and impact upon the Conservation Area; impact upon residential amenity; ecology; flood risk and highways.

Commentary

1. Principle of development -

Part of the proposal site is located within the designated countryside. Policy NE5 of the Local Plan permits development within the countryside where the location is considered sustainable for the proposed use; that it preserves the character and appearance of the countryside; and does not lead to the harmful physical or visual coalescence between neighbouring settlements.

The proposal would provide a safer route across the railway crossing, promoting sustainable modes of transport, and given the small scale of the proposal and the encroachment into the countryside would not detract or erode the rural character of the countryside or result in the coalescence of settlements.

The proposal would not conflict with Policy NE5 in this respect.

2. Visual appearance and impact upon Conservation Area -

The application site is located within the Farnborough Hill Conservation Area. Policy HE1 of the Local Plan states that any proposals for development that affects heritage assets (designated and non-designated) should conserve and enhance the significance, special interest and character and appearance of the heritage asset and its setting'.

A Heritage statement by Arcadis has been submitted with this planning application.

The area around the station is characterised by traditional red brick buildings. This includes the building adjacent to the station within the builders' yard (Gibbs & Dandy), 37 Farnborough Street – the former station masters building, and the brick wall that forms the boundary between the platform and builders yard. Facing the railway, is the former Simonds Brewery building.

The proposal would comprise a stair and lift platform that is modern in design and would be taller than the surrounding buildings due to the lift shafts.

Its relatively compact size and position to the north of the crossing reduces its impact upon the surrounding Conservation Area. The materials of the bridge would comprise red brick, fair face concrete, and steel balustrades coated in Olive Grey. The bridge would also be read in its context within the railway and complement its character in that regard.

Taking these matters into account, it is considered that the proposal would result in less than substantial harm to the Heritage Asset (the Conservation Area). However, it is considered that such harm is outweighed by the public benefit of the proposal that is the reduction of a safety risk in this location.

The proposal would not conflict with Policy DE1 or HE1 in this respect.

3. Impact upon residential amenity -

Concerns were raised from an occupier of No.2 Home Farm Close regarding a loss of privacy. This property is the closest residential occupier to the site, approximately 150m away from the bridge when measured from the rear garden. At this distance there would be no harmful overlooking from the proposal to the surrounding residential occupiers in that regard.

The occupier(s) of No.2 Home Farm Close have also raised concerns regarding the removal of the outbuilding within the storage yard as it serves as a screen for noise and privacy. A question was also asked about replacement boundary treatment. However, the outbuilding does not form a boundary with No.2 Home Close and therefore, in this instance, it is not necessary to require additional boundary treatment to this location. With regards to concerns about noise following the demolition of the outbuilding, given the distance from the railway it is not considered that it would be reasonable to require additional acoustic treatment.

The proposal would not conflict with Policy DE1 in this respect.

4. Ecology -

The proposal would result in the loss of an outbuilding within the builders' yard used for storage, two trees and some adjacent semi-improved grassland/ scrub. A Biodiversity report has been submitted with this application. This report identifies the potential for protected species to be present and affected by the development, and notes that there is low potential for roosting bats, reptiles and breeding birds on the site.

A condition has been imposed requiring the applicant to work in accordance with the impact avoidance measures specified within the submitted report.

Policy NE4 of the Local Plan requires developments to not result in a net loss of biodiversity. The Environment Act 2021 introduces a statutory footing for securing measurable net gains for biodiversity, requiring a 10% minimum uplift post development. It is expected that this will become a statutory requirement from April 2024 for smaller footprint sites. The Council has an expectation that all major planning applications attain a minimum of 10% net gain in biodiversity value as a result of the development, ahead of statutory obligation. The development would be exempt from the need to apply a net gain due to its small size.

A condition has been imposed requiring the submission of details of landscaping to replace the felled trees and removed vegetation to ensure a no net loss of biodiversity.

Subject to this condition, the proposal would be acceptable in this respect.

5. Flood Risk -

The proposal site is located within Flood Zone 2. Policy NE6, along with the NPPF, requires proposal to be appropriately flood resilient and resistant, and have a vulnerability that is appropriate for the level of flood risk on the site. The NPPF does not list pedestrian bridges in their development vulnerability classification. However, the proposed bridge would be no worse than the existing flood risk associated with the existing ground-level crossing. Given the nature of the bridge in terms of its built form, it is not considered that it would result in a notable decrease in the flood storage area or to result in harm in the surrounding area.

As a result, it is considered that the proposal would be acceptable in this respect.

6. Highways -

Hampshire County Council's Highways Officer has raised no objection to the proposal on the basis that it would not increase traffic movements and that it would provide a safer crossing for users.

Conclusions –

The proposed development is considered to be acceptable in principle, not result in harm to the character of the area, not result in surface water flooding risk, and not result in harm to residential amenity. It would also neither result in harm to highway safety nor to biodiversity. The proposals are thereby considered acceptable having regard to Policies Policy DE1 (Design in the Built Environment), HE3 (Development within Conservation Areas), NE4 (Biodiversity), HE3 (Development within or adjoining a Conservation Area); NE6 (Water and flooding), IN2 (Transport), NE5 (Countryside) of the Local Plan as well as the adopted Rushmoor Car and Cycle parking SPD.

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:-

173022-FPA-1600-FNN01-DRG-EAR-000016 – PO1
173022-FPA-1600-FNN01-DRG-EAR-000020 – PO2
173022-FPA-1600-FNN01-DRG-EAR-000011– PO4
173022-FPA-1600-FNN01-DRG-EAR-000012 – PO4
173022-FPA-1600-FNN01-DRG-EAR-000002 – PO3
173022-FPA-1600-FNN01-DRG-EAR-000015 – PO1
173022-FPA-1600-FNN01-DRG-EAR-000031 – PO2
173022-FPA-1600-FNN01-DRG-EAR-000032 – PO2
173022-FPA-1600-FNN01-DRG-EAR-000013 – PO3
173022-FPA-1600-FNN01-DRG-EAR-000030 – PO2
173022-FPA-1600-FNN01-DRG-EAR-000003 – PO1
173022-FPA-1600-FNN01-DOC-EAR-000002-Rev P01

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

3. The development hereby permitted shall be finished in the material palette as set out on plan 173022-FPA-1600-FNN01-DOC-EAR-000002-Rev P01. Such approved details shall be maintained for the lifetime of the development.

Reason: In the interest of the Character and Appearance of the Conservation Area.

4. The development shall be carried out in accordance with the impact avoidance measures specified within section 'Further action required' of the approved 'biodiversity report dated 20th April 2023 by Naturally Wild.

Reason – To ensure that the proposal does not result in harm to protected species.

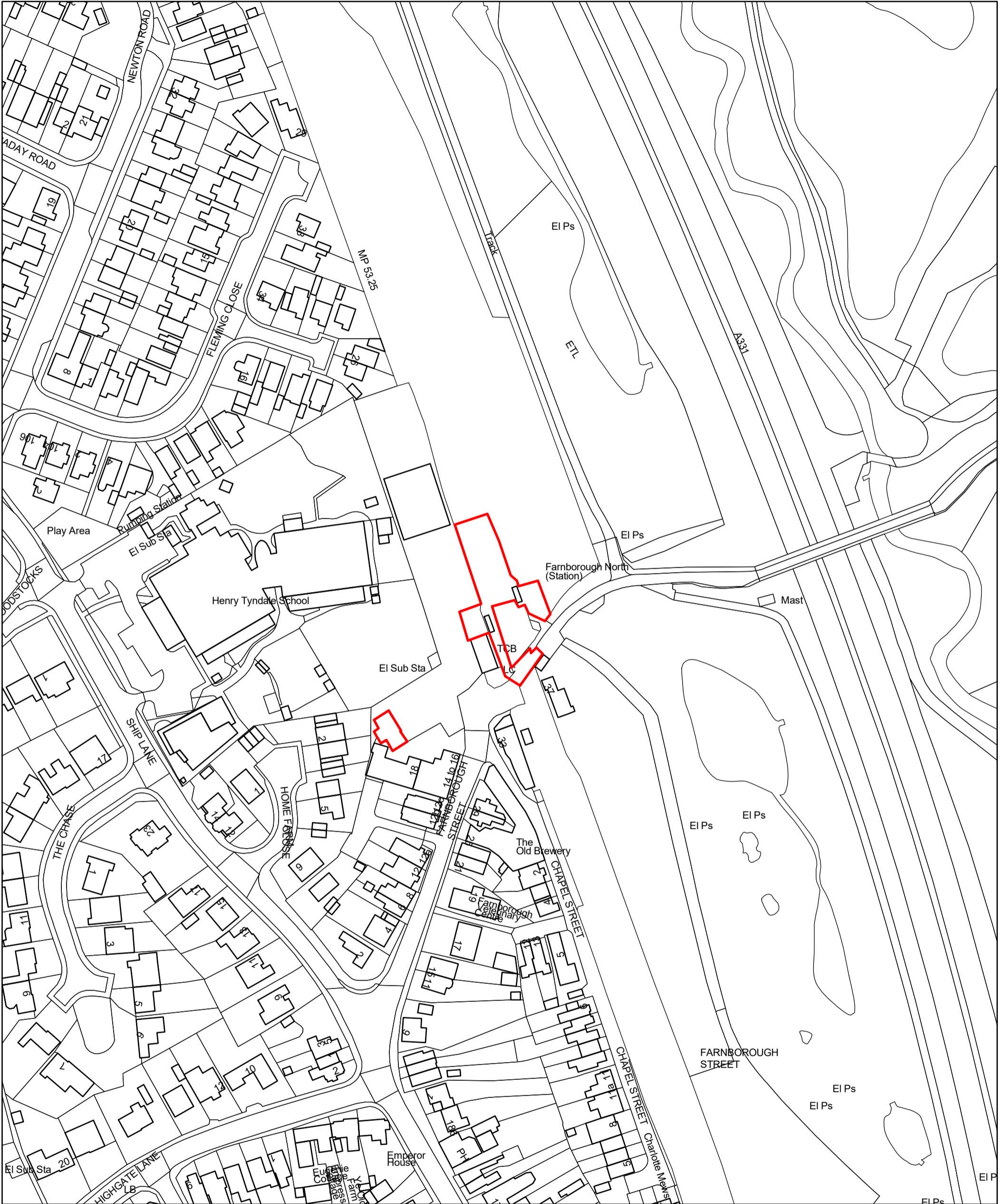
5. Prior to the first use of this development hereby approved, a Landscape environmental management plan (LEMP) shall be first submitted to and approved in writing by the Local Planning Authority. This LEMP shall be based on the approved impact avoidance, mitigation and enhancement measures specified in the approved biodiversity report dated 20th April 2023 by Naturally Wild, but not be limited to the following;
 - a. Mapping showing the extent of vegetation removal and re-planting;
 - b. Replanting palette;
 - c. Management regime to demonstrate establishment of new replacement vegetation;
 - d. Description and evaluation of features to be managed, including within the wider site;
 - e. Monitoring strategy, including details of how contingences and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

Reason -To ensure the development makes an adequate contribution to visual amenity and does not result in the net loss of Biodiversity.


Informative

- 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.

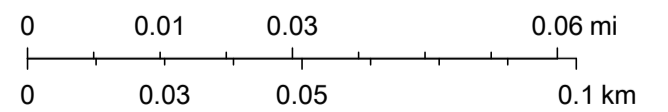
ArcGIS Web Map



June 12, 2023

 Planning Application

1:1,378



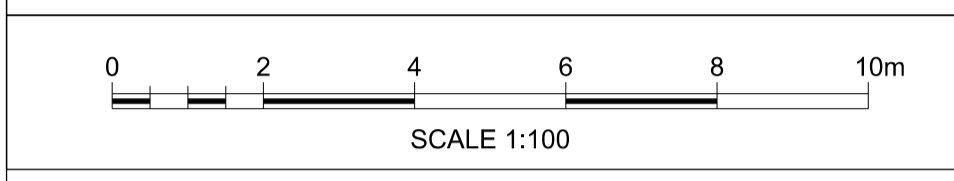


Legend/Notes

Safety, Health and Environmental Information
Notes below are additional to hazards/risks normally associated with this type of work:

Construction
Ci.
Cii.
Ciii.
Operations
Oi.
Oii.
Oiii.
Maintenance
Mi.
Mii.
Miii.
Dismantling/Demolition (Future)
Di.
Dii.
Diii.

These notes are based on the use of experienced and competent contractors carrying out the work using an approved safe method of working.



NOTES

- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
- DO NOT SCALE OFF THIS DRAWING, REQUEST DIMENSIONS IF NOT INDICATED.
- THIS DRAWING MAY INCORPORATE TOPOGRAPHICAL SURVEY INFORMATION SUPPLIED TO FEREDAY POLLARD BY OTHERS. RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION REMAINS WITH THE ORIGINATOR.
- THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT PROJECT INFORMATION.

+	EXISTING LEVELS	- - -	EXCLUSION ZONE
⊕	PROPOSED LEVELS		

PD4	01/03/23	ANNOTATIONS AMENDED FOR PLANNING	OA	ET	CM
P03	13/10/21	ANNOTATION AMENDED FOR PLANNING APPLICATION	WS	RB	CM
P02	12/10/21	ISSUED FOR PLANNING APPLICATION	WS	RB	CM
P01	23/08/21	FIRST ISSUE	WS	RB	CM
Rev	Date	Description of Revisions	Drawn	Chkd	Appr

For Review S3

Authorised _____ Signed _____ Date _____
Contractor(s) _____

fereday pollard
architecture | landscape | design
30 King's Bench Street, London, SE1 0QX T +44 (0)20 7253 0303
w : www.fereday-pollard.co.uk e : admin@fereday-pollard.co.uk
© Fereday Pollard Architects Ltd 2019

Location/Level		Location	
Type	Doc Type	Sub-type	Doc Sub Type
Role	Role	Discipline	Architecture
Volume/System	Zone		
Phasing	Phasing	Grip Stage	Grip 4
Region			

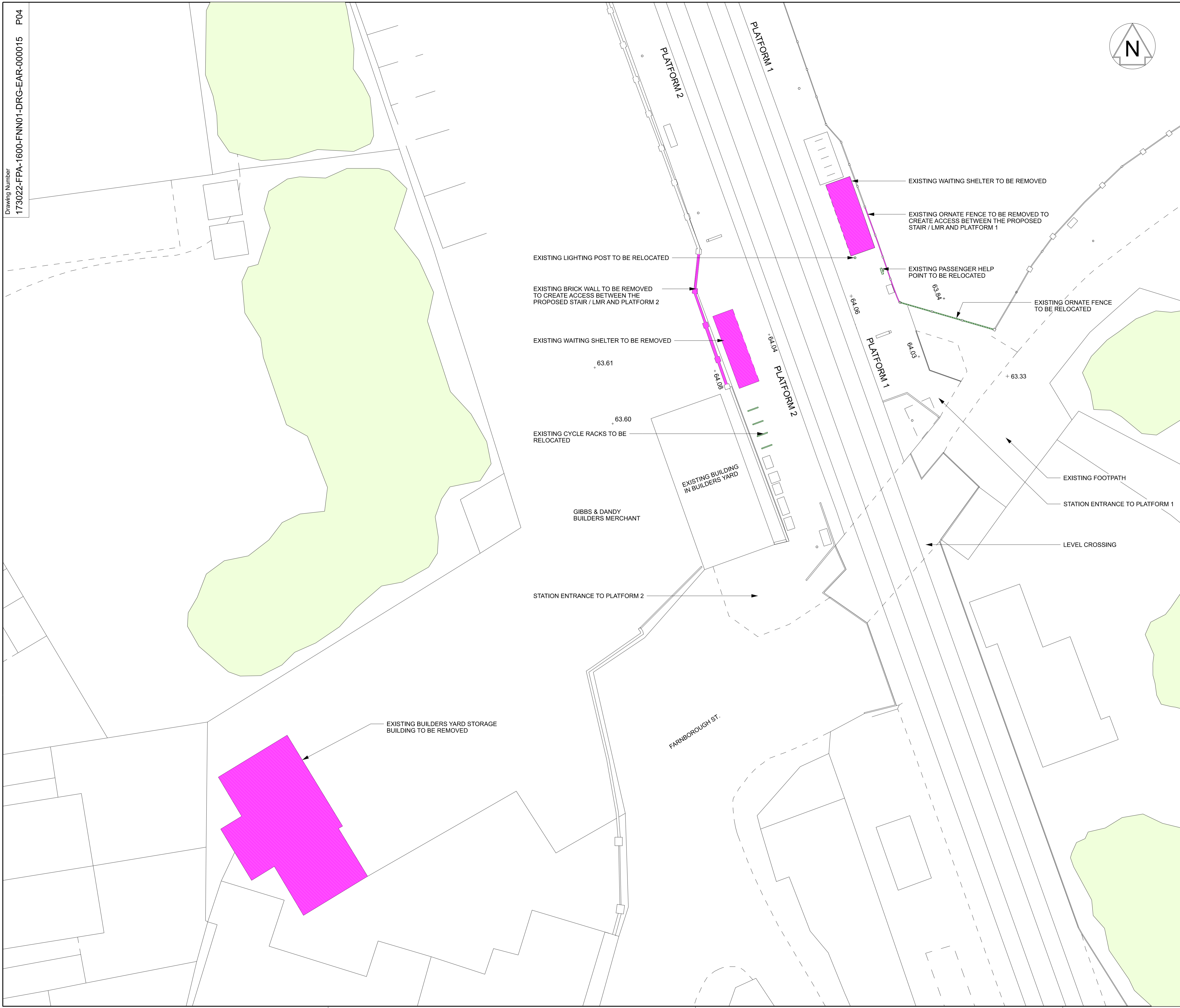
Wessex SMDf

Contract No.
173022

Contract Title
Farnborough North Level Crossing

Drawing Title
**PROPOSED GA PLAN
PROPOSED PLATFORM LEVEL PLAN**

Designed	RB	Designed by eSign	Date	21/08/21
Drawn	OA	Drawn by eSign	Date	01/03/23
Checked	ET	Checked by eSign	Date	01/03/23
Approved	CM	Approved by eSign	Date	01/03/23
Scale(s)	1:100	ELR & Mileage	GTW2	to 53m 11ch
Alternative Reference	171464-ORL-DRG-ECV-000051	Sheet	1 of 1	
Drawing Number	173022-FPA-1600-FNN01-DRG-EAR-000011	Revision	P04	

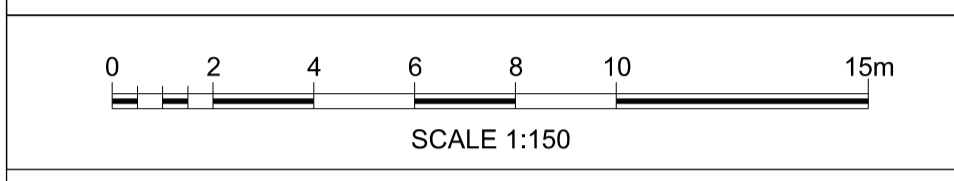


Legend/Notes

Safety, Health and Environmental Information
Notes below are additional to hazards/risks normally associated with this type of work:

Construction
Ci.
Cii.
Ciii.
Operations
Oi.
Oii.
Oiii.
Maintenance
Mi.
Mii.
Miii.
Dismantling/Demolition (Future)
Di.
Dii.
Diii.

These notes are based on the use of experienced and competent contractors carrying out the work using an approved safe method of working.



NOTES

1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
2. DO NOT SCALE OFF THIS DRAWING, REQUEST DIMENSIONS IF NOT INDICATED.
3. THIS DRAWING MAY INCORPORATE TOPOGRAPHICAL SURVEY INFORMATION SUPPLIED TO FEREDAY POLLARD BY OTHERS. RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION REMAINS WITH THE ORIGINATOR.
4. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT PROJECT INFORMATION.

+	EXISTING LEVELS	■	TO BE REMOVED
⊕	PROPOSED LEVELS	▨	TO BE RELOCATED

P04	14/04/23	EXTENTS AMENDED FOR PLANNING APPLICATION	OA	ET	CM
P03	13/10/21	ANNOTATION AMENDED FOR PLANNING APPLICATION	WS	RB	CM
P02	12/10/21	ISSUED FOR PLANNING APPLICATION	WS	RB	CM
P01	23/08/21	FIRST ISSUE	WS	RB	CM

Rev	Date	Description of Revisions	Drawn	Chkd	Appr
-----	------	--------------------------	-------	------	------

For Review S3

NetworkRail

OSBORNE

ONE TEAM WESSEX

Authorised _____ Signed _____ Date _____

Contractor(s) _____

fereday pollard
architecture | landscape | design
30 King's Bench Street, London, SE1 0QX T +44 (0)20 7253 0303
w : www.fereday-pollard.co.uk e : admin@fereday-pollard.co.uk
© Fereday Pollard Architects Ltd 2019

Location/Level		Location	
Type	Doc Type	Sub-type	Doc Sub Type
Role	Role	Discipline	Architecture
Volume/System	Zone		
Phasing	Phasing	Grip Stage	Grip 4
Region	Wessex SMDf		

Contract No.
173022

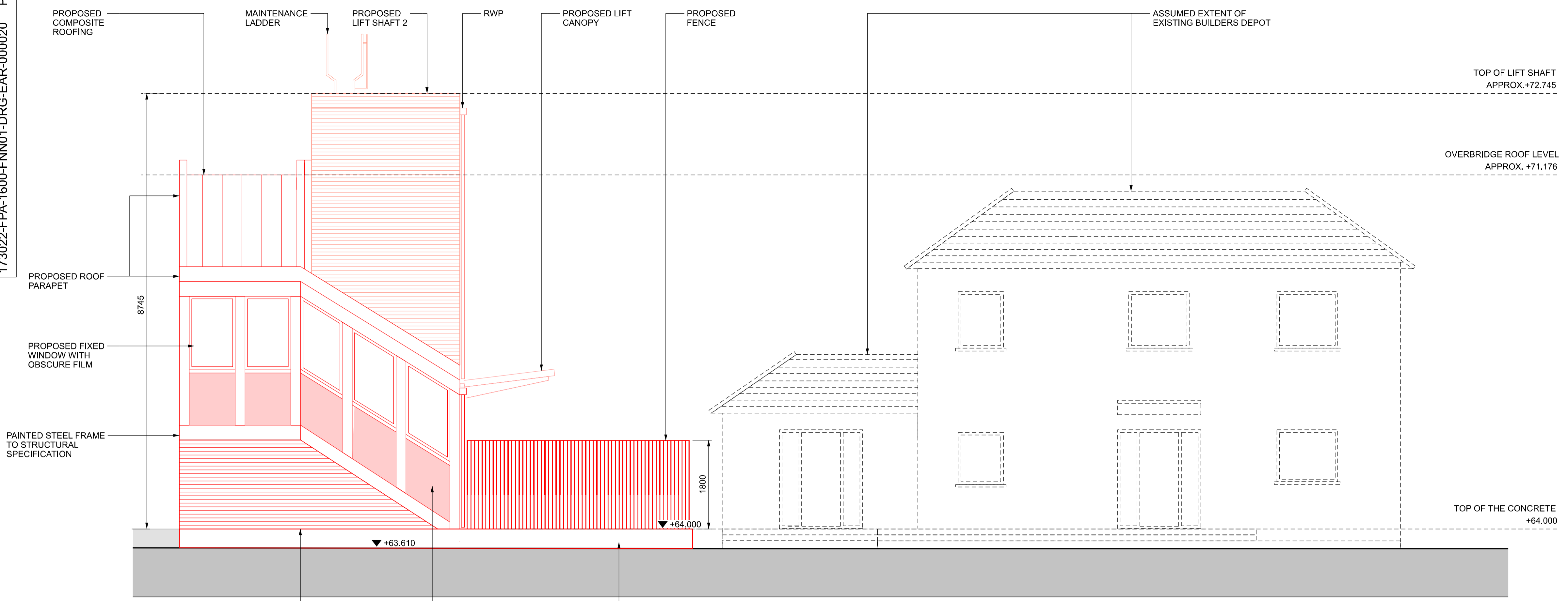
Contract Title
Farnborough North Level Crossing

Drawing Title
DEMOLITION PLAN

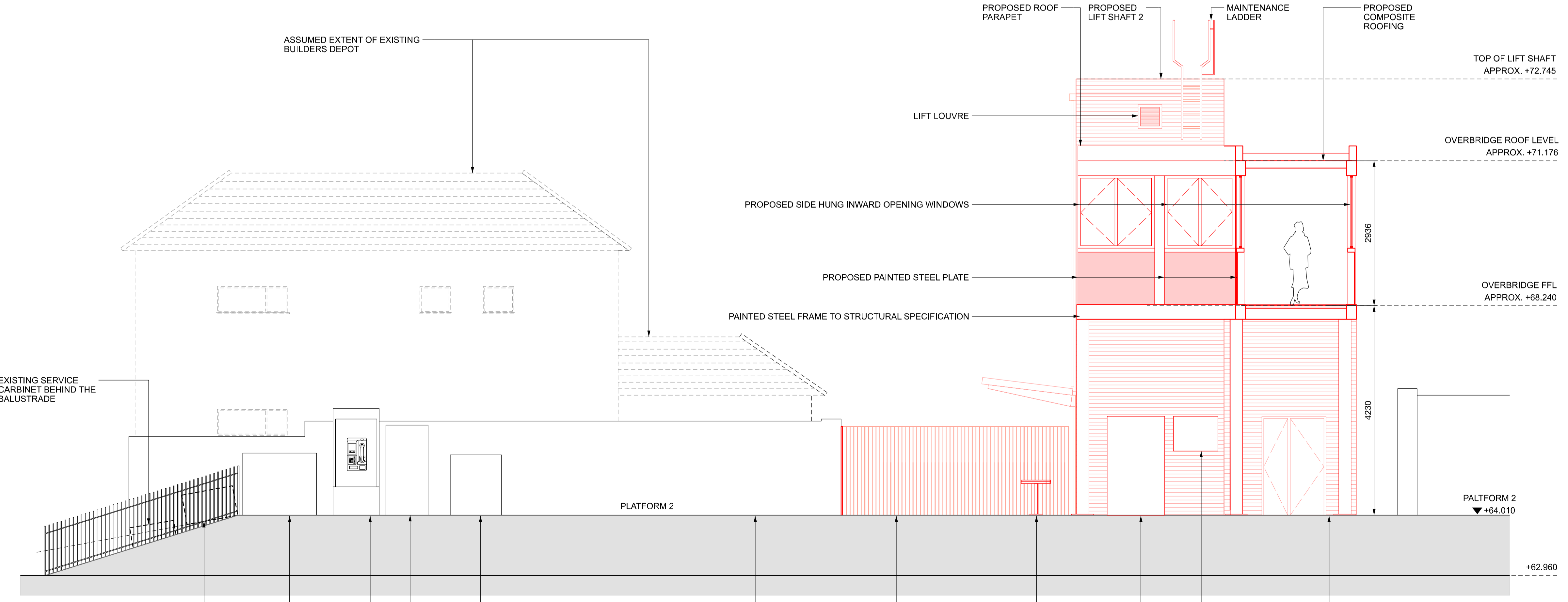
Designed	RB	Signed	Designed by eSign	Date	23/08/21
Drawn	OA	Signed	Drawn by eSign	Date	14/04/23
Checked	ET	Signed	Checked by eSign	Date	14/04/23
Approved	CM	Signed	Approved by eSign	Date	14/04/23

Scales(s)
1:100 ELR & Mileage
GTW2 to 53m 11ch

Alternative Reference	171464-ORL-DRG-ECV-000041	Sheet	1 of 1
Drawing Number	173022-FPA-1600-FNN01-DRG-EAR-000015	Revision	P04



01 ELEVATION 1
1:50



02 ELEVATION 2
1:50

Legend/Notes

Safety, Health and Environmental Information
Notes below are additional to hazards/risks normally associated with this type of work:

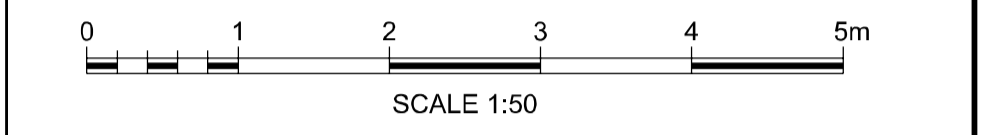
Construction
Ci.
Cii.
Ciii.

Operations
Oi.
Oii.
Oiii.

Maintenance
Mi.
Mii.
Miii.

Dismantling/Demolition (Future)
Di.
Dii.
Diii.

These notes are based on the use of experienced and competent contractors carrying out the work using an approved safe method of working.



- NOTES**
1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
 2. DO NOT SCALE OFF THIS DRAWING, REQUEST DIMENSIONS IF NOT INDICATED.
 3. THIS DRAWING MAY INCORPORATE TOPOGRAPHICAL SURVEY INFORMATION SUPPLIED TO FEREDAY POLLARD BY OTHERS. RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION REMAINS WITH THE ORIGINATOR.
 4. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT PROJECT INFORMATION.

Rev	Date	Description of Revisions	Drawn	Chkd	Appr
P01	23/08/21	FIRST ISSUE	WS	RB	CM

For comment S0



Authorised	Authorised by	Signed	Authorised by eSign	Date	Authorised Date
Contractor(s)					

fereday pollard
architecture | landscape | design

30 King's Bench Street, London, SE1 0QX. T +44 (0)20 7253 0303
w : www.fereday-pollard.co.uk e : admin@fereday-pollard.co.uk
© Fereday Pollard Architects Ltd 2019

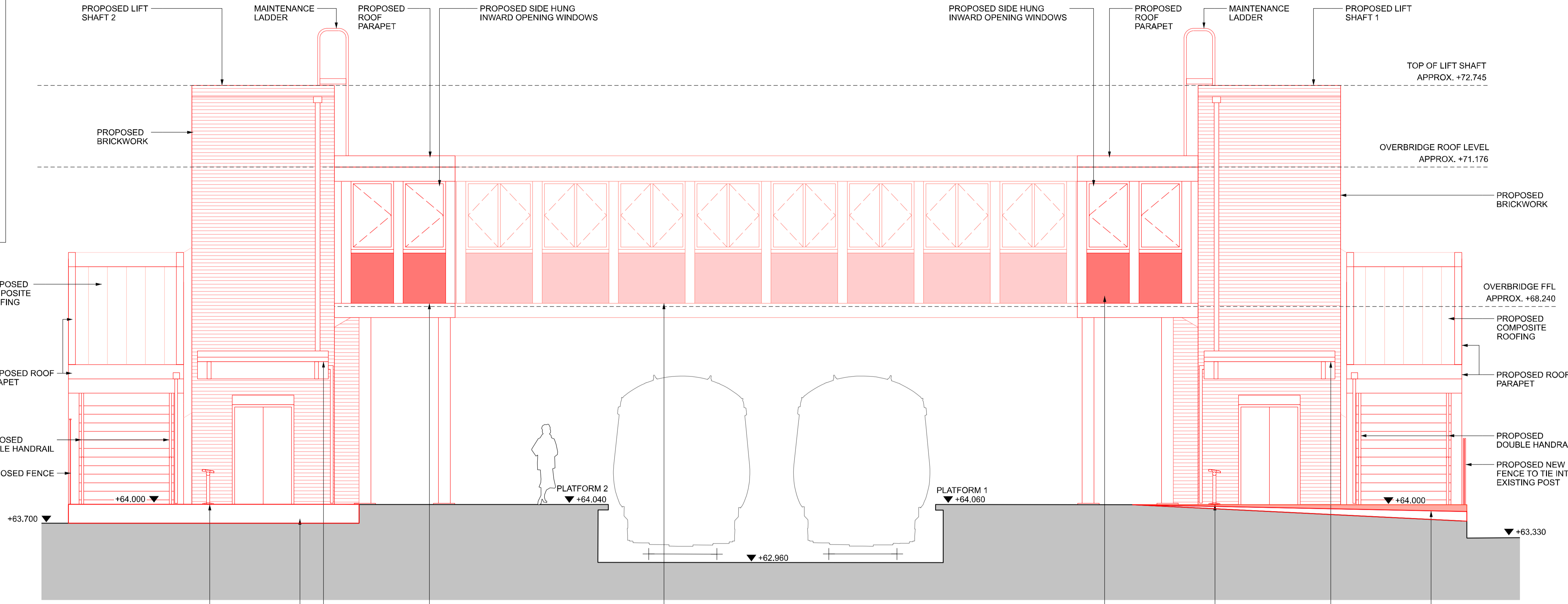
Location/Level		Location	
Type	Doc Type	Sub-type	Doc Sub Type
Role	Role	Discipline	Architecture
Volume/System	Zone		
Phasing	Phasing	Grip Stage	Grip 4
Region	Wessex SMDf		

Contract No.
173022

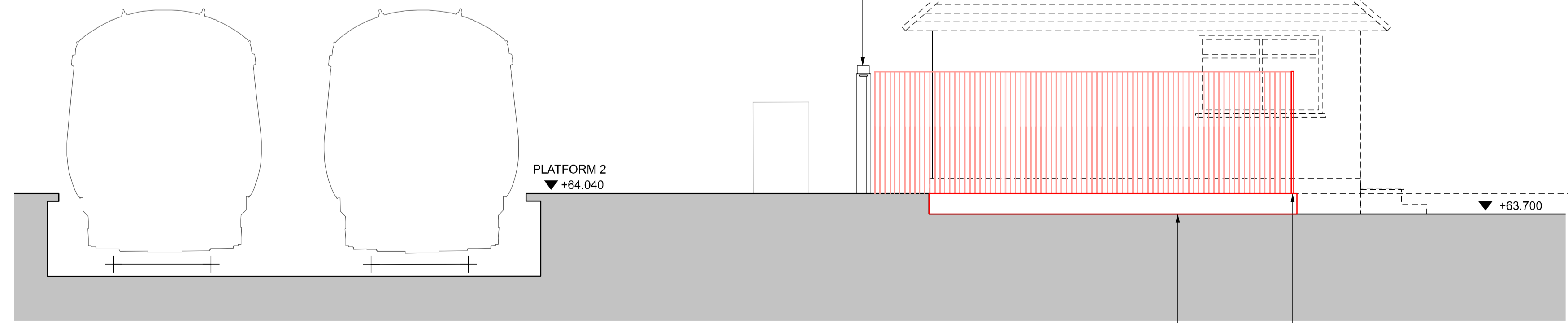
Contract Title
Farnborough North Level Crossing

Drawing Title
PROPOSED ELEVATIONS

Designed	RB	Signed	Designed by eSign	Date	Designed Date
Drawn	WS	Signed	Drawn by eSign	Date	Drawn Date
Checked	CM	Signed	Checked by eSign	Date	Checked Date
Approved		Signed	Approved by eSign	Date	Approved Date
Scale(s)	1:50	ELR & Mileage	GTW2	to	53m 11ch
Alternative Reference	Alt Reference			Sheet	1 of 1
Drawing Number	173022-FPA-1600-FNN01-DRG-EAR-000020			Revision	P02



01 SECTION A-A
1:50



02 SECTION B-B
1:50

Legend/Notes

Safety, Health and Environmental Information
Notes below are additional to hazards/risks normally associated with this type of work:

Construction
Ci.
Cii.
Ciii.
Operations
Oi.
Oii.
Oiii.
Maintenance
Mi.
Mii.
Miii.
Dismantling/Demolition (Future)
Di.
Dii.
Diii.

These notes are based on the use of experienced and competent contractors carrying out the work using an approved safe method of working.



- NOTES**
1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
 2. DO NOT SCALE OFF THIS DRAWING, REQUEST DIMENSIONS IF NOT INDICATED.
 3. THIS DRAWING MAY INCORPORATE TOPOGRAPHICAL SURVEY INFORMATION SUPPLIED TO FEREDAY POLLARD BY OTHERS. RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION REMAINS WITH THE ORIGINATOR.
 4. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT PROJECT INFORMATION.

P02	12/10/21	ISSUED FOR PLANNING APPLICATION	WS	RB	CM
P01	23/08/21	FIRST ISSUE	WS	RB	CM
Rev	Date	Description of Revisions	Drawn	Chkd	Appr

For comment S0



Authorised	Authorised by	Signed	Authorised by eSign	Date	Authorised Date
Contractor(s)					

fereday pollard
architecture | landscape | design
30 King's Bench Street, London, SE1 0GX. T +44 (0)20 7253 0303
w : www.fereday-pollard.co.uk e : admin@fereday-pollard.co.uk
© Fereday Pollard Architects Ltd 2019

Location/Level		Location	
Type	Doc Type	Sub-type	Doc Sub Type
Role	Role	Discipline	Architecture
Volume/System	Zone		
Phasing	Phasing	Grip Stage	Grip 4
Region	Wessex SMDf		

Contract No.
173022

Contract Title
Farnborough North Level Crossing

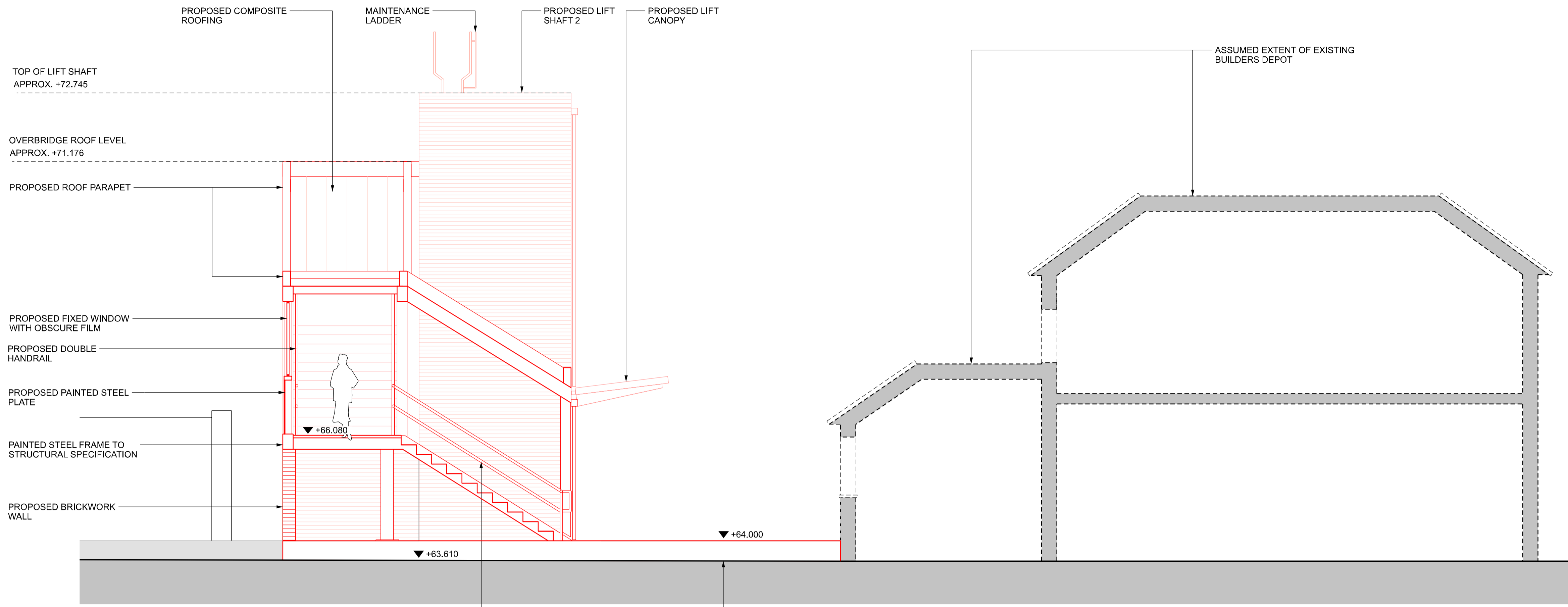
Drawing Title
PROPOSED ELEVATIONS

Designed	RB	Signed	Designed by eSign	Date	Designed Date
Drawn	WS	Signed	Drawn by eSign	Date	Drawn Date
Checked	CM	Signed	Checked by eSign	Date	Checked Date
Approved		Signed	Approved by eSign	Date	Approved Date

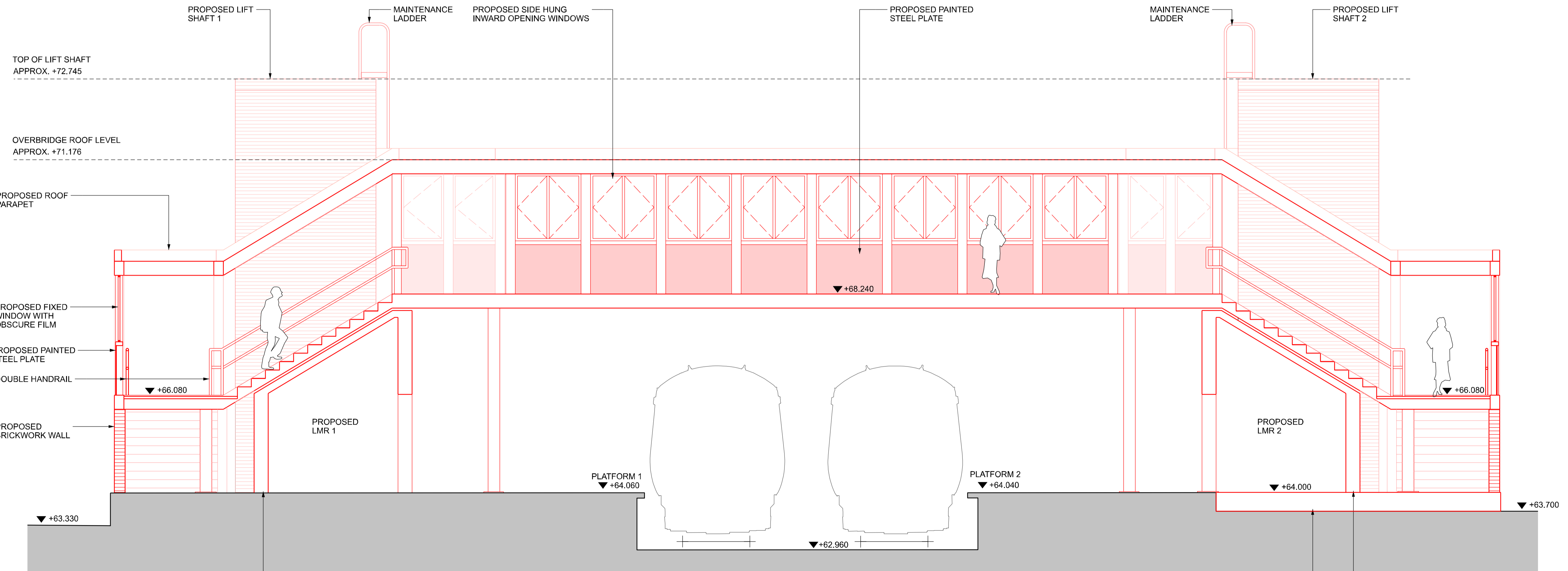
Scales(s)
1:50 to **53m 11ch**

Alternative Reference
Alt Reference

Drawing Number
173022-FPA-1600-FNN01-DRG-EAR-000030



01 SECTION C-C
1:50



02 SECTION D-D
1:50

Legend/Notes

Safety, Health and Environmental Information
Notes below are additional to hazards/risks normally associated with this type of work:

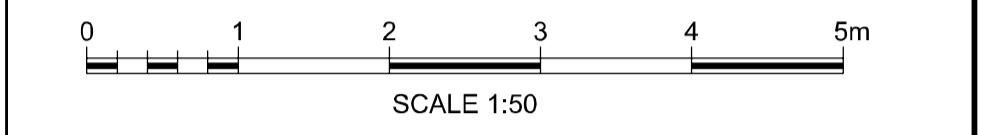
Construction
Ci.
Cii.
Ciii.

Operations
Oi.
Oii.
Oiii.

Maintenance
Mi.
Mii.
Miii.

Dismantling/Demolition (Future)
Di.
Dii.
Diii.

These notes are based on the use of experienced and competent contractors carrying out the work using an approved safe method of working.



- NOTES**
- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
 - DO NOT SCALE OFF THIS DRAWING, REQUEST DIMENSIONS IF NOT INDICATED.
 - THIS DRAWING MAY INCORPORATE TOPOGRAPHICAL SURVEY INFORMATION SUPPLIED TO FEREDAY POLLARD BY OTHERS. RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION REMAINS WITH THE ORIGINATOR.
 - THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT PROJECT INFORMATION.

P02	12/10/21	ISSUED FOR PLANNING APPLICATION	WS	RB	CM
P01	23/08/21	FIRST ISSUE	WS	RB	CM
Rev	Date	Description of Revisions	Drawn	Chkd	Appr

For comment S0



Authorised	Authorised by	Signed	Authorised by eSign	Date	Authorised Date
Contractor(s)					



Location/Level		Location	
Type	Doc Type	Sub-type	Doc Sub Type
Role	Role	Discipline	Architecture
Volume/System	Zone		
Phasing	Phasing	Grip Stage	Grip 4
Region			

Wessex SMDf

Contract No.
173022

Contract Title
Farnborough North Level Crossing

Drawing Title
PROPOSED SECTIONS

Designed	RB	Signed	Designed by eSign	Date	Designed Date
Drawn	WS	Signed	Drawn by eSign	Date	Drawn Date
Checked	CM	Signed	Checked by eSign	Date	Checked Date
Approved		Signed	Approved by eSign	Date	Approved Date

Scale(s)
1:50

Alternative Reference
Alt Reference

Drawing Number
173022-FPA-1600-FNN01-DRG-EAR-000031

ELR & Mileage
GTW2 to 53m 11ch

Sheet
1 of 1

Revision
P02

This page is intentionally left blank

Section D

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

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

Application No 23/00192/FULPP Ward: Empress

Applicant: Mr Stephen Doogan

Decision: **Permission Granted**

Decision Date: 02 June 2023

Proposal: Installation of new shop front and external shutter

Address **77 Queensmead Farnborough Hampshire GU14 7RZ**

Application No 23/00245/FULPP Ward: Knellwood

Applicant: FABIAN ROBERTS

Decision: **Permission Granted**

Decision Date: 26 May 2023

Proposal: Erection of a two storey front extension, two storey side extension and part single storey and part two storey rear extension. New windows, roof and white render on all elevations

Address **Bankside 76 Salisbury Road Farnborough Hampshire GU14 7AG**

Application No 23/00255/FULPP Ward: Knellwood

Applicant: Mrs Rhona Burnett

Decision: **Permission Granted**

Decision Date: 01 June 2023

Proposal: Part single part two storey side extension and a single storey rear extension

Address **35 Rectory Road Farnborough Hampshire GU14 7BT**

Application No 23/00277/TPOPP Ward: Empress

Applicant: Mr Alan Turner

Decision: **Permission Granted**

Decision Date: 30 May 2023

Proposal: Three Sweet Chestnuts (T24, T25, T26 of TPO 447V) to front of 20 Burnsall Close, Farnborough and one Sweet Chestnut tree (T27 of TPO447V) to the rear, crown lift to give no more than 6 metre ground clearance. Crown reduction in height and lateral spread by no more than 2 metres back to secondary growth on all aspects and crown thin by no more than 20%.

Address **20 Burnsall Close Farnborough Hampshire GU14 8NN**

Application No 23/00280/FULPP Ward: Empress

Applicant: J Wood

Decision: **Permission Granted**

Decision Date: 01 June 2023

Proposal: Installation of a purpose built timber workshop on existing unused tennis court

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

Application No 23/00281/LBCPP Ward: Empress

Applicant: J Wood

Decision: **Permission Granted**

Decision Date: 01 June 2023

Proposal: Installation of a purpose built timber workshop on existing unused tennis court

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

Application No 23/00296/FULPP Ward: Manor Park
Applicant: Mr Andrew Alexander Vorobiev
Decision: **Permission Refused**
Decision Date: 06 June 2023
Proposal: Demolition of existing garage and erection of new detached three-storey 3-bedrooms 6-persons dwelling house with associated parking, bin and cycle stores
Address **6 East Station Road Aldershot Hampshire GU12 4LB**

Application No 23/00310/FULPP Ward: Cove And Southwood
Applicant: Mr Robson
Decision: **Permission Granted**
Decision Date: 07 June 2023
Proposal: Erection of canopy to rear
Address **1 Alpine Close Farnborough Hampshire GU14 0RN**

Application No 23/00312/FULPP Ward: Manor Park
Applicant: Miss Caroline Ayres
Decision: **Permission Granted**
Decision Date: 07 June 2023
Proposal: Replacement of five composite front entrance doors
Address **Sefton House Grosvenor Road Aldershot Hampshire GU11 3DW**

Application No 23/00329/FULPP Ward: North Town
Applicant: Vivid
Decision: **Permission Granted**
Decision Date: 07 June 2023
Proposal: Replacement of existing windows with new upvc double glazed windows and replacement doors
Address **Belle Vue House Belle Vue Close Aldershot Hampshire GU12 4SB**

Application No 23/00346/FUL Ward: West Heath
Applicant: Mr & Mrs Wright
Decision: **Permission Granted**
Decision Date: 31 May 2023
Proposal: Formation of a hip to gable roof with roof lights and an obscure glazed window in the side elevation
Address **22 Belmont Close Farnborough Hampshire GU14 8RU**

Application No 23/00371/REXPD Ward: St John's
Applicant: S Afzal
Decision: **Prior approval is NOT required**
Decision Date: 07 June 2023
Proposal: Erection of a single storey rear extension measuring 4m from the original rear wall, 3m to the eaves and 3m in overall height
Address **25 Cripsey Road Farnborough Hampshire GU14 9PZ**

Application No 23/00411/HCC Ward: Wellington
Applicant: David Smith
Decision: **No Objection**
Decision Date: 08 June 2023
Proposal: Installation of modular classroom
Address **Talavera Junior School Gun Hill Aldershot Hampshire GU11 1RG**

Appeals Progress Report

1. Appeal Decisions

1.1 Appeal against refusal of planning permission 22/00125/FULPP for “New detached three-storey 3-bedrooms 6-persons dwelling house with associated bin and cycle stores, removal of existing footway crossover and reinstatement of pavement and formation of parking bay on road” and refusal of planning permission 22/00126/FULPP for “New detached two-storey 2-bedrooms 4-persons dwelling house with associated bin & cycle stores, and on-site parking space” both at **6 East Station Road, Aldershot**. The Council refused planning permission for both applications on the 20th April 2022 for the following reasons:

- 1 The proposals fail to make provision for off-road parking for the existing and proposed dwellings in accordance with the requirements of the Council's adopted standards as set out in the Car & Cycle Parking Standards Supplementary Planning Document in an area of high parking stress, which is likely to increase existing friction between neighbours and unauthorised and/or obstructive parking, to the detriment of highway safety and the amenity and convenience of the neighbours and the occupants of the existing and proposed dwellings, contrary to Policy IN2 of the Rushmoor Local Plan.
- 2 The proposal fails to make any provision for off-site Public Open Space improvements to support the addition dwelling and is thereby contrary to Policies DE6 and DE7 of the Rushmoor Local Plan.
- 3 The proposed development makes no provision to address the likely significant impact of the additional residential unit on the objectives and nature conservation interests of the Thames Basin Heaths Special Protection Area. The proposals are thereby contrary to the requirements of retained South East Plan Policy NRM6 and Policies NE1 of the Rushmoor Local Plan.
- 4 The proposals fail to provide details of appropriate surface water drainage for the development as required by adopted Rushmoor Local Plan Policy NE8.

The Inspector noted that the two schemes differed only in the size of the dwellings and parking provision. The design of the dwelling in both appeals had not been contested and both had been refused for the same reasons, with the main parties submitting the same evidence on each. Therefore, while considering each appeal on its own merits, to avoid duplication, the Inspector set out the decisions in a single decision letter, referring to the scheme submitted under planning reference 22/00125/FULPP as Appeal A - APP/P1750/W/22/3309374 and that submitted under reference 22/00126/FULPP as Appeal B - APP/P1750/W/22/3309376.

The Inspector stated that the main issues are whether the proposed development would provide sufficient parking in the interests of the proper function of the area and highway safety; adequate provision for off-site public open space (POS) improvements; and the effect of the proposal on the Thames Basin Heaths Special Protection Area (SPA).

The Inspector noted that the appeal site currently provides 1 off-street parking space for the existing dwelling. Appeal A would not provide any off-street parking but would remove an existing pavement crossover allowing the creation of 1 additional on-street parking space. Appeal B would retain 1 off-street parking space.

Policy IN2 of the Rushmoor Local Plan (LP) requires parking to be provided in accordance with the Car and Cycle Parking Standards Supplementary Planning Document (SPD), amongst other things. The Inspector stated that the SPD would require 2 off-street parking spaces for both the new and existing dwelling in Appeal A and B. However, the Inspector acknowledged that as the existing dwelling only benefits from 1 off-street parking space it would not be more harmful should this lower provision for one of the dwellings in Appeal A and B be retained. The Inspector commented that considering the sustainable location of the appeal site and the proximity to the railway station, the SPD also makes provision for new build development to provide 1 off-street parking space per dwelling, subject to some limitations. Nonetheless, even with the minimum requirement of 1 space per dwelling both Appeal A and B would still be unable to provide adequate parking provision. (Officer Note: The circumstances as set out in the SPD that the Inspector refers to relate only to defined Town Centre areas, and the appeal site lies outside such an area.)

The Inspector noted that the SPD lower standard for retention and re-use of existing buildings within the defined town centre does not apply to either Appeal A or B as they both proposed a new build dwelling and lie outside the defined town centre.

The Inspector acknowledged that the SPD is around 6 years old and relies on car parking data from 2011 and 2012. However its reasoning for prescribing residential parking provision is nonetheless robust. There was nothing in the appeal submissions to inform a conclusion that the SPD should not be followed.

The Inspector concluded that Appeals A and B are both unable to provide sufficient parking in the interests of the proper function of the area and highway safety. They both fail to accord with the standards set out in the SPD, and so conflict with LP Policy IN2.

The decision noted that provision of Public Open Space and mitigation for the impact on the Thames Basin Heaths Special Protection Area by means of SANG and SAMM contributions as set out in the Council's Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy could have been secured by means of a S106 Planning Obligation, but that there was no such agreement in place to secure such a contribution, and as they intended to dismiss both appeal, it was not necessary for these matters to receive further consideration.

The Inspector noted that both parties agree that matters relating to surface water drainage detail could be dealt with by condition. Considering the appeal site was within flood zone 1, and no other objections relating to flooding have been made, they agreed that a condition to secure such detail would be appropriate.

Under the heading of Planning Balance and Conclusion, the Inspector noted that the National Planning Policy Framework (the Framework) seeks to boost the supply of homes and make more efficient use of land in accessible locations. Both Appeal A and B would provide a net increase of 1 home in an accessible location. The appellant states in both Appeals that there is a need for 2 and 3 bedroomed family homes, however there was nothing before them evidencing this. Therefore, along with the associated economic and social benefits, the Inspector considered that this contribution to the windfall element of the Council's 5-year housing land supply would attract only limited weight, based on the number of houses involved.

However, both Appeal A and B would fail to secure appropriate parking provision to the detriment of the function and highway safety of the area; and fail to provide a suitable mechanism to secure contributions to both POS and the SPA. Consequently, when weighed against the policies in the Framework taken as a whole, the Inspector found that the adverse impacts of granting planning permission would outweigh the proposed benefits.

APPEALS DISMISSED

2. Recommendation

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

Tim Mills
Executive Head of Property & Growth