

Public Document Pack



RUSHMOOR BOROUGH COUNCIL

DEVELOPMENT MANAGEMENT COMMITTEE

*at the Council Offices, Farnborough on
Wednesday, 16th August, 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 G. Williams

Enquiries regarding this agenda should be referred to Chris Todd,
Democratic Services, 01252 398825 chris.todd@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 - 2)

To confirm the Minutes of the meeting held on 19th July, 2023 (copy attached).

3. **PLANNING APPLICATIONS –** (Pages 3 - 76)

To consider the Executive Head of Property and Growth's Report No. PG2325 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	23/00519/FULPP	Coltwood Business Centre, No. 3 Pickford Street, Aldershot	For Information

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

Item	Pages	Reference Number	Address	Recommendation
4	9-34	23/00382/FULPP	Former Park Road Garage, 107 Park Road, Farnborough	Grant (subject to S106)
5	35-40	23/00513/FUL	Chapel, Redan Road Cemetery, Redan Road,	Grant

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DEVELOPMENT MANAGEMENT COMMITTEE

Meeting held on Wednesday, 19th July, 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
Cllr Calum Stewart

Non-Voting Member

Cllr G.B. Lyon (Planning and Economy Portfolio Holder) (ex officio)

12. DECLARATIONS OF INTEREST

There were no declarations of interest for this meeting.

13. MINUTES

The Minutes of the Meeting held on 21st June, 2023 were approved and signed as a correct record of proceedings.

In response to a query regarding No. 107 Park Road, Farnborough, in relation to the enforcement and possible unauthorised development (Enforcement Ref: No. 03/00432/COU), it was advised that the enforcement notice had been served.

14. PLANNING APPLICATIONS

RESOLVED: That

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

23/00169/FULPP

Aldershot Conservative Club, Victoria Road,

Aldershot

23/00446/FULPP Grazley Lodge, Osborne Road, Farnborough

23/00461/FUL Aldershot Park Crematorium, Guildford Road,
Aldershot

(ii) The application was withdrawn by the applicant following publication of the agenda

23/00440/FULPP McDonalds, No. 1 North Close, Aldershot

(iii) 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. PG2323, be noted

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

21/00271/FULPP Block 3, Queensmead, Farnborough

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

23/00382/FULPP Former Park Road Garage, 107 Park Road,
Farnborough

23/00513/FUL Redan Road Cemetery, Redan Road, Aldershot

* The Executive Head of Property and Growth's Report No. PG2323 in respect of these applications was amended at the meeting.

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

The meeting closed at 8.10 pm.

CLLR S.J. MASTERSON (CHAIRMAN)

Development Management Committee

Appendix "A"

Application No. & Date Valid: **23/00169/FULPP** **22nd February 2023**

Proposal: Erection of multi-storey car park with vehicular access and egress from Little Wellington Street following demolition of existing Conservative Club building at **Aldershot Conservative Club Victoria Road Aldershot Hampshire**

Applicant: Shaviram Aldershot Limited

Conditions: 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason - As required by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2 The permission hereby granted shall be carried out in accordance with the following approved drawings. Drawing numbers:- 0001 Rev.P2; 002 Rev.P2; 003 Rev.P2; 004 Rev.P2; 150 Rev.P7; 151 Rev.P11; 152 Rev.P9; 153 Rev.P9; 154 Rev.P9; 155 Rev.P9; 156 Rev.P6; 157 Rev.P8; 158 Rev.P5; & 160 Rev.P2; and Planning Statement; Sunlight & Daylight Report; Transport Note; Transport Note#2 : Response to HCC; Design & Access Statement; Heritage Statement; Air Quality Assessment; Flood Risk Assessment & Sustainable Drainage Strategy; Phase 1 Desk Study; Preliminary Ecological Appraisal; Preliminary Bat Roost Assessment; Dusk Emergence Bat Survey; Noise Impact Assessment; Public Consultation Statement; Additional SUDS Maintenance Details/Plan; Klargestor Aquatreat Details; & Applicants correspondence with Thames Water.

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

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

development shall be carried out using the materials so approved and thereafter retained:

All external wall finishing materials, including structural mesh;

Roofing and coping materials;

Window frames and glazing;

Any doors;

Ground surfacing materials;

Any externally-visible rainwater goods; and

Means of enclosure.

Reason - To ensure satisfactory external appearance.*

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

Reason - To ensure a satisfactory form of development in relation to neighbouring property.*

- 5 Prior to occupation or use of any part of the development hereby approved, details of satisfactory provision for the storage and removal of refuse from the premises shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and retained in accordance with the details so approved.

Reason - To safeguard the amenities of the area.*

- 6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 1995, (or any Order revoking and re-enacting that Order), no vehicular or pedestrian entrance shall be formed onto a highway other than those shown on the approved plans.

Reason - To prevent adverse impact on traffic and parking conditions in the vicinity.

- 7 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.

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

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

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

- 9 No sound reproduction equipment, conveying messages, music, or other sound which is audible outside the premises shall be installed on the site.

Reason - To protect the amenity of neighbouring property.

- 10 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.*

- 11 No use of the development hereby approved shall take place until a scheme of provisions for the control of noise emanating from the site has been implemented in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The approved scheme installed shall be thereafter retained.

Reason - To protect the amenity of neighbouring occupiers.*

- 12 No development shall begin until a detailed surface water drainage scheme for the site, based on the principles within the Flood Risk Assessment & Sustainable Drainage Strategy by JM Enviro Limited (February 2023) and subsequent amended/additional drainage details including SUDS Maintenance Plan submitted 7 June 2023, has been submitted and approved in writing by the Local Planning Authority. The submitted details should include:-
- (a) A technical summary highlighting any changes to the design from that within the approved Flood Risk Assessment;
 - (b) Detailed drainage plans to include type, layout and dimensions of drainage features including references to link to the drainage calculations;
 - (c) Detailed drainage calculations to demonstrate existing runoff rates are not exceeded and there is sufficient attenuation for storm events up to and including 1:100 + climate change; and
 - (d) Maintenance schedules detailing the maintenance requirements of all drainage elements within the site.

Reason - To comply with the requirements of Local Plan Policy NE8. *

- 13 The development hereby permitted shall not be brought into use until confirmation has been provided to the Local Planning Authority that either:- 1. Foul water capacity exists off site to serve the development; or 2. a development and infrastructure phasing plan has been agreed with the Local Authority in consultation with Thames Water. Where a development and infrastructure phasing plan is agreed, no use of the development hereby permitted shall take place other than in accordance with the agreed development and infrastructure phasing plan; or 3. All Foul water network upgrades required to accommodate the additional flows from the development have been completed.

Reason - At the request of Thames Water, whom advise that network reinforcement works may be required to accommodate the proposed development in order to avoid flooding and/or potential pollution incidents. *

- 14 No drainage systems for the infiltration of surface water to the ground are permitted other than with the prior written consent of the Local Planning Authority. Any proposals for such systems must be supported by an assessment of the risks to controlled waters. The

development shall be carried out in accordance with the approved details.

Reason - To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants in line with paragraph 170 of the National Planning Policy Framework.

- 15 Piling using penetrative methods shall not be carried out other than with the prior written consent of the Local Planning Authority.

Reason - To ensure that the piled foundations do not harm groundwater resources in line with paragraph 170 of the National Planning Policy Framework; and in the interests of the amenities of occupiers of adjoining and nearby property.

- 16 no development shall take place, including any works of demolition, until a Construction, Traffic & Environmental Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The approved Plan shall be adhered to throughout the demolition and construction period. The Plan shall provide for:-

- (a) the parking of vehicles of site operatives and visitors;
- (b) loading and unloading of plant and materials;
- (c) storage of plant and materials used in constructing the development;
- (d) details and location(s) of temporary site accommodation;
- (d) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- (e) wheel washing facilities;
- (f) measures to control the emission of dust, dirt and other emissions during construction;
- (g) a scheme for recycling/disposing of waste resulting from demolition and construction works;
- (h) measures to minimise noise and vibrations during construction and demolition; and
- (i) measures to ensure/maintain vehicular and pedestrian access to adjoining and nearby properties at all times during the demolition and construction period.

Reason - In the interests of highway safety & convenience and neighbour amenities. *

- 17 No part of the development hereby permitted shall be brought into use until details of an appropriate level of biodiversity enhancement, including roosting and foraging opportunities for urban birds and bat species and a sensitive external lighting strategy, shall be submitted to, and approved in writing by, the Local Planning Authority. Those details and measures so approved shall be implemented in full and retained thereafter.

Reason: To ensure that the proposals provide adequate biodiversity enhancement relative to the size of the development; and to protect and enhance biodiversity in accordance with Local Plan Policy NE4 and Paragraph 175 of the NPPF. *

- 18 The means of pedestrian, cycle and motor vehicular access (including any visibility splays) shown on the plans hereby approved shall be constructed and/or provided in full accordance with the approved plans and retained thereafter at all times for the lifetime of the development. The visibility splays so provided shall thereafter be kept free at all times of any obstruction including trees and shrubs exceeding 1m in height.

Reason - To improve and maintain visibility for the safety of pedestrian and vehicular traffic.

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

Reason - In the interests of visual amenity.

- 20 Details of the Electric Car Charging Points within the development shall be submitted to and approved in writing by the Local Planning Authority prior to the parking spaces in which they would be located being first brought into use. The Electric Car Charging Point installation so approved shall subsequently be installed and made operational and available to users of the development prior to the car parking area(s) in which they would be located being first brought into use and shall be retained thereafter.

Reason - To reflect the objective of enabling a sustainable development.

21 Prior to first occupation of the development hereby approved details of all external lighting to be installed within the site and/or on the exterior of the building hereby permitted shall be submitted to and approved by the local planning authority. The submitted details shall indicate the purpose/requirement for the lighting proposed and specify the intensity, spread of illumination and means of controlling the spread of illumination (where appropriate). The external lighting proposals as may subsequently be approved shall be implemented solely in accordance with the approved details and retained thereafter. With the exception of lighting identified and agreed as being necessarily required solely for maintaining the security of the site/building, no other external lighting shall be used/operated during night-time hours (2300 to 0700 hours daily) unless otherwise first agreed in writing by the local planning authority.

Reason - To ensure no unnecessary illumination is used; and in the interests of the amenities of occupiers of adjoining and nearby properties.

22 Notwithstanding any indication which may have been given in the application, or in the absence of such information, the development hereby permitted shall not be brought into use until full details of the scheme for the provision of privacy screening within the development have been submitted to and approved in writing by the local planning authority. Those means and measures so approved shall subsequently be implemented in full prior to the first use of the development hereby permitted and retained thereafter at all times.

Reason - In the interests of the amenities of occupiers of adjoining and nearby properties.

23 No development shall take place until a Landscape and Ecological Management Plan (LEMP), including long-term design objectives, management responsibilities and maintenance schedules for any landscaped areas and/or biodiversity enhancement measures has been submitted to, and approved in writing by, the Local Planning Authority. The LEMP shall be carried out as approved and maintained and retained thereafter. any subsequent variations shall be agreed in writing by the local planning authority.

Reason - In the interests of amenity, to ensure the protection of wildlife and supporting habitats in line with

National planning policy and Local Plan policies. *

- 24 In the event that the car park development hereby approved is implemented and the 252 parking spaces within made available for use, the parking provision to be made available with the Galleries re-development approved by planning permission 20/00508/FULPP dated 6 September 2022 shall be reduced by a corresponding 252 parking spaces unless otherwise first agreed in writing by the Local Planning Authority.

Reason - To ensure there is no over-provision of parking in the interests of the safety and convenience of highway users.

Application No. & Date Valid: 23/00446/FUL

12th June 2023

Proposal: Replacement of windows and doors on both porches and replace windows in communal landing and hallway at **Grazley Lodge Osborne Road Farnborough Hampshire**

Applicant: Mr Peter Aldred

- Conditions: 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason - As required by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The permission hereby granted shall be carried out in accordance with the following approved drawings. Drawing numbers:- 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 (Pt1), 16 (P2), 17.

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

**Application No.
& Date Valid:**

23/00461/FUL

15th June 2023

Proposal:

Extension of the porte cochere, alteration to fenestration (including materials), and removal of existing cloister at **Aldershot Park Crematorium Guildford Road Aldershot Hampshire**

Applicant:

Graham King

Conditions:

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

Reason - As required by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

Drawing numbers:-

- o XXXX-ARC-00-00-DR-A-000023 S3
- o XXXX-ARC-00-00-DR-A-000024 S3
- o XXX-ARC-00-01-DR-A-000025 S3
- o XXXX-ARC-00-ZZ-DR-A-000026 S3
- o XXXX-ARC-00-01-DR-A-000027 S3
- o Preliminary Ecological Appraisal. Aldershot Park Crematorium. Aldershot. May 2023.
- o DeltaSimons Air Quality Assessment. The Park Crematorium. June 2023.

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

- 3 The development shall be carried out in accordance with the measures specified within section '6.2.1' and 6.3 of the approved 'Preliminary Ecological Appraisal dated May 2023'.

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

- 4 Biodiversity enhancements of bird and bat boxes shall be installed prior to the first occupation of the building.

Reason - To ensure that the proposal results in a net gain of biodiversity

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**Development Management
Committee
16th August 2023**

**Executive Head of Property
and Growth
Report No. PG2325**

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 Property & 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).*

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Section A

Future items for Committee

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

Item	Reference	Description and address
1	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	23/00519/FULPP	<p>Demolition of attached warehouse building and erection of 4-storey rear extension, erection of Mansard roof on existing mixed-use building, external alternations comprising additional windows and internal reconfiguration, to facilitate change of use of mixed use commercial/residential building to residential, with a net gain of 7 flats, and resulting in a total of 16 dwelling units on site (9 x 1-bed, 6 x 2-bed & 1 x 3 bed units) with associated parking.</p> <p>3-5 Pickford Street, Aldershot</p> <p>This application has only recently been received and consultations are under way.</p>
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Section B

Petitions

Item	Reference	Description and address
		There are no petitions to report

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

Case Officer	Katie Ingram
Application No.	23/00382/FULPP
Date Valid	19th May 2023
Expiry date of consultations	22nd June 2023
Proposal	Demolition of vehicle sales and repair garage, and erection of 4 no. three-bedroom, two and a half storey dwellings with associated parking and landscaping.
Address	Park Road Garage 107 Park Road Farnborough
Ward	St Mark's
Applicant	Mr Paul Schiavo
Agent	Mr Adam Griffiths
Recommendation	Grant subject to s106 Planning Obligation

Description & Relevant Planning History

The application site is located on the east side of Park Road in a corner position at the junction with South Street. The site is roughly rectangular in shape and measures 712sqm, comprising a road frontage of approximately 25 metres to Park Road and 29 metres to South Street to the side. The site is occupied by a two-storey brick building set back from the front boundary by 12m, with a hardstanding forecourt to the front, reached via a dropped kerb from Park Road.

The site was most recently lawfully occupied by a vehicle sales and vehicle repair workshop premises 'The North American Motor Company' that sold second hand vehicles on the forecourt, and used the building as an ancillary workshop. The first floor of the building has a 2-bedroom flat that was accommodation ancillary to the garage. Prior to be used for car sales, the property was, for many years, a petrol filling station known as 'Park Road Garage'.

The surrounding neighbours are all residential with the exception of a single-storey building located to the rear of the garage building, which is used as a workshop repairing and servicing lawn-mowers. Beyond this, to the east, is No.4 South Street, a two-storey house. No.109 Park Road is a two-storey residential property that adjoins the application site to the north. All of the other nearby residential neighbours are situated on the opposite side of either Park Road or South Street : Nos.105 Park Road and 1 South Street are located opposite on the south side of South Street; and Flats 1-6 at 116 Park Road directly opposite to the west.

The application is for the demolition of the existing garage building and the re-development of the site to provide two semi-detached pairs (i.e. 4 dwellings in total) of 3-bedroom houses (from north to south labelled on the submitted plans as Plots 1, 2, 3 & 4) all fronting Park Road. The dwellings would each have a width of 5.3m and a depth of 9.7 metres; and have accommodation provided over three floors with rear box dormers to facilitate the use of the roof-space to provide master bedrooms. The roofs would have a transverse ridge 8.7 metres high above ground level and roof eaves of 5.4 metres high. Interest would be added to the design by two-storey high front projecting elements with subsidiary roof gables. The widths of Plots 1 and 2 would be 6.6m wide; Plot 3, 5.3m; and Plot 4, 6.5m. The Plot 1 house would be inset a minimum of 1.2 metres from the north side boundary of the site shared with No.109 Park Road. The Plot 4 house would be inset a minimum of 1 metre from the South Street frontage of the site.

The proposed house would be set back from the Park Road frontage by between 6-7.5 metres, with most of the area used to provide car parking with access directly to Park Road. Plots 1-3 would each have a pair of on-site parking spaces in front, with the Plot 4 house having its parking split one to the front; and the second space provided to the rear of the plot with access to South Street instead. All of the proposed houses would be provided with rear amenity space of 11-12 metres in length, where each plot shown to be provided with a shed for bicycle storage and space for refuse and recycling bins. All of the proposed dwelling plots would be provided with pedestrian access to their rear garden areas.

The application is supported by a Design & Access Statement, Phase 1 Desk Top Study and Phase 2 Investigative Contamination Report, and a Remediation Strategy. A Preliminary Bat Survey was subsequently submitted on 27 July 2023 at the request of the Council's Ecology Officer.

Enforcement

Although not of relevance to the consideration of the current re-development proposals, Members will recall that the application property is currently being occupied by short-term tenants whom are using the property on an unauthorised basis for the jet-washing and valeting of vehicles. The Committee agreed to enforcement action being taken against this breach of planning control at the 7 June 2023 meeting. At the last Committee meeting on 19 July 2023 it was confirmed that the enforcement notices in this respect had been served. The Notices were to take effect on 28 August 2023 and require the unauthorised use of the property to cease by 28 September 2023. However an appeal has been lodged against the Notice that has the effect of suspending the requirements of the Notice until such time as the appeal has been decided.

Consultee Responses

Contract Management (Domestic Bin Collection)	No objection.
Environmental Health	No objection subject to conditions and informatives.
HCC Highways Development	No highways objections subject to conditions : that the parking spaces have a non-migratory surfacing material and the existing

Planning	vehicular access from South Street nearest Park Road shall be permanently closed prior to first occupation. It is considered that the existing use on the site is likely to generate more multi modal trips than the proposed use and, as such, there is no requirement for a transport contribution.
Biodiversity Officer	Response #1: More information required – a preliminary survey of the garage building to check for the presence of bats is required. Response #2: Awaited following the receipt of a Preliminary Bat Survey received on 27 July 2023.
Thames Water	No comments received.
Farnborough Airport	No objection.
South East Water	No comments received.
Hampshire Fire & Rescue Service	Provides comments and advice concerning fire safety and standards in respect of the proposals.
Parks Development Officer	Provides advice on POS projects to which a POS financial contribution is required to be secured with a S106 Planning Obligation.

Neighbours notified

In addition to posting two site notices, individual letters of notification were sent to 25 neighbouring and nearby properties in Park Road and South Street.

Neighbour comments

At the time of writing this report a total of 11 representations have been received:-

Objections are raised by the occupiers of Nos.103 Park Road; 17 and 26 South Street (two separate objections) and 28 Waverley Road on the following summary grounds:-

- (a) Despite the proposals providing two spaces on-plot for each of the proposed houses South Street and Park Road are overcrowded with inadequate parking provision and on-street parking congestion. The proposed development would exacerbate existing problems in this respect;
- (b) Turning in/out of South Street will be more difficult and dangerous;
- (c) The Plot 4 house only has 1 parking space provided [*Officer Note: This proposed house would be provided with two spaces: one to the front and one to the back*];
- (d) No visitor parking is provided with the development contrary to the Council's Parking Standards SPD and should be provided here;
- (e) The sewage system is inadequate to cope with additional residential development unless Thames Water is to upgrade the system;

- (f) Objection to the loss of the existing garage building (from an occupier of 28 Waverley Road): it has architecturally beautiful features such as the art deco (style) curves and windows. More work should be put into retaining the existing upper storey façade rather than the lazy off the shelf housing estate style that is proposed. [*Officer Note: the garage building is not statutorily listed or locally listed*]; and
- (g) Concerns about the disruption likely to be caused during the construction period of the development : safe access must be kept available at all times to vehicles and pedestrians to South St. The pavement is narrow at South St and Park Rd, and vehicle movement & loading/unloading could impede access. This is the only vehicle access to South St so could cause real issues if emergency services vehicle access is blocked. There must be restrictions imposed on deliveries being made to the site from Park Rd only and outside rush hours. [*Officer Note: The adverse impacts of the demolition and construction periods of a development cannot be taken into account in determining planning applications*];

Representations in **Support** of the proposed development have been received from the occupiers of Nos.5, 7 South Street and 116 Park Road making the following comments:-

1. The current use of the site is not in fitting with the area. As a garage and car wash the noise, especially at weekends, is significant for a residential area;
2. This is the right size development for the area. The fact the houses have off road parking provided is also good; and
3. I would like the corner of Park Rd and South St to retain the yellow parking lines as entering and exiting South St has been difficult in the past without them;

Neutral representations have been received from the occupiers of Nos.4 & 23 South Street making the following comments:-

- Concerns around asbestos contamination when removing the roof [*Officer Note: this is not a matter for Planning or for consideration with a planning application. The removal and disposal of asbestos is regulated under entirely separate legislation overseen by the Health & Safety Executive*]; and
- Is there a way to include a fibre broadband upgrade to the street? None of the new-builds in South Street currently have fibre and looks like the street is not on the Openreach plans in the coming years [*Officer Note: this is also not a matter for Planning, however if provision is made for high-speed internet connection for the proposed new houses this may prompt the providers to expand their network further*].

Policy and determining issues

The site is brownfield land situated within the built-up area of Farnborough. It is not within or adjoining a Conservation Area. The application site does not contain a Listed Building and is not near one.

Policies SS1 (Presumption in Favour of Sustainable Development), SS2 (Spatial Strategy), DE1 (Design in the Built Environment), DE2 (Residential Internal Space Standards) and DE3 (Residential Amenity Space Standards), DE4 (Sustainable Water Use), DE6 (Open Space,

Sport & Recreation), DE10 (Pollution), IN2 (Transport), LN1 (Housing Mix), NE1 (Thames Basin Heaths Special Protection Area), NE2 (Green Infrastructure), NE4 (Biodiversity) and NE6-NE8 (Flood Risk and Drainage) of the adopted Rushmoor Local Plan (2014-2032) are relevant to the consideration of the application.

Also relevant is the Council's adopted Supplementary Planning Document (SPD) "Parking Standards" adopted in 2017. Since the SPD was subject to extensive public consultation and consequent amendment before being adopted by the Council, some significant weight can be attached to the requirements of this document. The advice contained in the National Planning Policy Framework most recently updated in July 2021 (NPPF) and National Planning Practice Guidance (NPPG) is also relevant.

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

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

Commentary

1. Principle -

The National Planning Policy Framework (NPPF) advises that the purpose of the planning system is to contribute to the achievement of sustainable development. In this respect, there are three dimensions to sustainable development: economic, social and environmental. These roles are defined as:-

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

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

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

Given the site's history as a petrol filling station and vehicle repair premises, the application is accompanied with a Phase 1 Desk Top Study and Phase 2 Investigative Contamination Report, and a subsequent Remediation Strategy. This has been reviewed by the Council's Environmental Health Team, whom comment as follows:-

“The report has identified elevated levels of contaminants across site, and in particular significant areas impacted by hydrocarbons resulting from the sites' former use. Although decommissioned, there are still at least 6 underground fuel tanks known to remain in situ, and possibly another 3 according to site records. These will all need to be removed along with associated fuel lines, vent pipes and interceptors, as well as any impacted soils surrounding these structures, as they appear to be acting as a potential source of ongoing groundwater contamination. Once removed, it will be necessary for the applicant to undertake additional testing of soils and groundwater, along with a detailed quantitative groundwater risk assessment, to determine what, if any, further measures are required to minimise ongoing risks. A report on this further site investigation will need to be submitted to the Council for approval.

Due to the likely presence of residual hydrocarbons remaining on site, the consultants recommend that the site be treated as requiring CS2 (Characteristic Situation 2) gas protection to minimise the risks to future occupants from any residual vapour ingress to the buildings. Environmental Health would agree with this recommendation. It is further recommended that the use of barrier pipe be used for potable water supplies and advice should be sought on this from the local water supply company.

Finally, a watching brief will need to be maintained during ground works due to the likelihood that additional areas of contamination will be encountered that have not previously been identified.

The required measures are nicely presented in Tables 3.2 and 3.3 on page 12 of the submitted Remediation & Risk Reduction Strategy document, dated 31 March 2023. Following completion of these measures a Validation Report will need to be submitted to the council to demonstrate compliance with the agreed remedial measures and to confirm their effectiveness.”

Accordingly, given this previous history of the site, the Council's Environmental Health Team request that site investigation is undertaken to establish the existence/nature of any contamination and, if so, appropriate remediation. This can be required by imposition of standard planning conditions.

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

2. Visual Impact -

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

upon the area as a whole. As a result, the existence of differences from neighbouring buildings are not likely to be sufficient to identify material harm on the character and appearance of an area. Indeed, it is extremely rare for the character and appearance of an area to be narrowly defined by a particular building type, age, size, height and overall appearance : the character of most urban landscapes is usually defined by an eclectic mixture of features and characteristics. Nor is the character and appearance of an area artificially restricted to properties with a specific postal address on individual roads within an area to the exclusion of others. In this case, the character of the area is mixed, comprising a range of conventional dwelling types, ages, designs, styles, heights, external finishing materials and, indeed, extent of alterations. Furthermore, the application site itself is of utilitarian and commercial visual appearance and character.

The design and external appearance of the proposed houses is conventional and acceptable. Accordingly, it is considered that the proposed development would be appropriately sympathetic to the already mixed pattern of development and built form in the area; and thereby not to give rise to material harm to the overall visual character and appearance of the area.



The external design, detailing and indicated external materials is also considered to be appropriate and would have variety and interest; and quality external materials can be ensured through imposition of a suitably-worded planning condition. The proposals are considered acceptable in visual terms.

3. Impact on Neighbours -

The existing long-standing commercial use of the site has, at times, been a matter of concern to local residents, including the current unauthorised jet-wash and valeting use the subject of enforcement action.

Whilst a number of objections have been raised against the proposed development, none have been, at the time of writing this report, received from the immediately adjoining neighbours despite the neighbour notifications undertaken by the Council; and loss of light, outlook and privacy issues have not been raised at all in any representations received.

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

In this context, whilst the application site is surrounded by residential property, most is somewhat removed by separation distance and orientation. As a result, it is considered that, with the exception of the immediately adjacent residential property at Nos.109 Park Road; Nos.105 Park Road and 1 & 3 South Street opposite to the south; No.4 South Street behind the bicycle repair workshop to be retained behind the site to the east; and Nos.114, 116 (Flats 1-6) and 118 Park Road opposite, no other nearby neighbouring properties could be materially and harmfully affected by the proposals.



Fig. 24 - Proposed site aerial view

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

No.109 Park Road : This is a semi-detached residential property that immediately adjoins the application site to the north side where they would adjoin the proposed Plot 1 house. The separation distance between this neighbouring building and the Plot 1 house would be approximately 3 metres, with the Plot 1 house being inset 1.2 metres from the shared boundary. Although it is proposed that the Plot 1 house have a ground-floor dining room window in the side elevation facing towards No.109, the boundary would be enclosed with 1.8

metre high fencing to ensure adequate mutual privacy. It is considered that the relationship of the proposed development with No.109 would be conventional and acceptable in planning terms.

No.4 South Street : This is a semi-detached property situated to the east (i.e. rear) of the application site, but with the existing bicycle repair workshop building in-between. As a result, it is considered that the proposed development would not have a material and harmful impact upon this neighbouring property.

Nos.105 and 1-3 South Street : These residential properties are located on the opposite side of South Street to the south of the application site, where the proposed Plot 4 house would be level with No.105 and the relationship with Nos.1 & 3 South Street more oblique. It is considered that the relationship of the proposed development to all these neighbouring properties would be conventional and acceptable in planning terms.

Nos.114-118 Park Road : These residential properties are located on the opposite side of Park Road from the application site to the west and, as such, would have a conventional front elevation to front elevation relationship with the proposed development. It is considered that no material and undue planning harm would arise to these properties as a result of the proposed development.

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

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

4. The living environment created -

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

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

5. Highways Considerations –

It remains current Government guidance that denying planning permissions on highways grounds is only justified and appropriate where any highways concerns are demonstrated to give rise to '**severe**' harm to the safety and/or convenience of highway users. It is not sufficient to merely identify concern about a highway matter. Furthermore, clear evidence of wider harm(s) being caused to the highway network with severe impact(s) must be identified. As a consequence, justification for refusal on highway grounds must meet a high threshold. This is a material change in planning circumstances that has emerged in recent years.

It is also long-standing Government guidance that it is neither appropriate nor reasonable for developers to be required to resolve existing highway problems in the vicinity of their site in order to secure planning permission that they are neither responsible for, nor would materially exacerbate as a result of their proposals.

Vehicular access for the development would mainly use the Park Road frontage of the site, largely involving the use of the long-established existing vehicular accesses onto this road, albeit with an additional section of dropped-kerb installed centrally within the road frontage in front of Plot 2. The second parking space to be provided to the rear of the proposed Plot 4 house would already benefit from an existing dropped-kerb access into South Street. Elsewhere, the existing dropped-kerbs and/or accesses into the site on the South Street frontage would no longer be required and a planning condition, as requested by the Highway Authority (Hampshire County Council : HCC Highways), could be used to require these to be permanently closed-up and raised kerbs provided where necessary. The existing parking restrictions in the vicinity of the junction of South Street with Park Road would not be compromised and acceptable forward visibility sight-lines would also be provided at this road junction.

Given the existing long-standing lawful commercial use of the site as a vehicle garage it is not considered that the current proposals would be unlikely to result in any material increase in the amount of traffic to and from the site and, as such, in raising no objections to the proposals, HCC Highways do not identify any requirements for transport contributions on the grounds of increased traffic generation.

The proposed development makes satisfactory provision for on-site parking comprising two parking spaces for each proposed 3-bedroom house. Specific objection is raised on the grounds that no visitor parking spaces are shown to be provided with the scheme. The visitor parking requirement for the proposed development (according to Principle 9 of the Parking Standards SPD) is 4/5ths of a parking space, which rounds-up to a requirement for a single additional parking space. However, it is considered that this can be met by the minor increase in street parking in South Street that would be liberated by the closure of existing vehicular access to be closed-up as a result of the proposals. Accordingly, it is not considered that the proposals would materially, if at all, exacerbate existing street parking in South Street. In any event, it is considered that refusal of the proposals on highway grounds for the theoretical shortfall of a single visitor parking space would not be sufficient to justify the refusal of planning permission given the Government requirement for severe harm to be caused to the safety and convenience of highway users. It is therefore considered that the proposals comply acceptably with the Council's adopted car parking requirements and, in any event, the proposed development would meet its own functional car parking needs without materially exacerbating any existing issues. On-plot cycle parking is shown to be provided with the scheme in the form of sheds with each of the proposed house plots, which can be required by condition. The proposals would thereby meet the Council's adopted parking standards in full and, as such,

the proposed development makes appropriate and acceptable provision for parking on-site to support itself.

All of the proposed new house plots are also shown to be provided with adequate space for the storage of refuse/recycling bins and this can also be secured and retained with the imposition of the usual planning condition. It is therefore considered that the proposals are acceptable in highways terms.

6. Impacts on Wildlife & Biodiversity -

(a) Special Protection Area.

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

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

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

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

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

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

The retained South East Plan Policy NRM6 and adopted New Rushmoor Local Plan (2014-2032) Policy NE1 (Thames Basin Heaths Special Protection Area) and Thames Basin Heaths

Avoidance & Mitigation Strategy (2019)], state that residential development within 400m of the SPA should be refused and development within 5km of the SPA should provide Strategic Alternative Natural Greenspace (SANG) of 8ha/1000 additional population and contributions to Strategic Access Management and Monitoring Measures (SAMM) dependant on the number of bedrooms.

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

All new housing development within 5 km of any part of the Thames Basin Heaths SPA, of which the current proposals would make a contribution, is considered to contribute towards an impact on the integrity and nature conservation interests of the SPA. This is as a result of increased recreation disturbance in combination with other housing development in the vicinity of the Thames Basin Heaths SPA. Current and emerging future Development Plan documents for the area set out the scale and distribution of new housebuilding in the area up to 2032. A significant quantity of new housing development also results from 'windfall' sites, i.e. sites that are not identified and allocated within Development Plans. There are, therefore, clearly other plans or projects for new residential development that would, together with the proposals the subject of the current planning application, have an 'in-combination' effect on the SPA. On this basis it is clear that the proposals would be likely to lead to a significant effect on European site (i.e. the Thames Basin Heaths SPA) integrity.

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

The project the subject of the current planning application being assessed would result in a net increase of dwellings within 5 km of a boundary of part of the Thames Basin Heaths SPA. In line with Natural England guidance and adopted New Rushmoor Local Plan Policy NE1 and Thames Basin Heaths Avoidance & Mitigation Strategy (2019), a permanent significant effect on the SPA due to an increase in recreational disturbance as a result of the proposed new development is likely. As such, in order to be lawfully permitted, the proposed development will need to secure a package of avoidance and mitigation measures.

Rushmoor Borough Council formally adopted the latest version of the Thames Basin Heaths SPA Avoidance & Mitigation Strategy (AMS) in 2023. The AMS provides a strategic solution to ensure the requirements of the Habitats Regulations are met with regard to the in-combination effects of increased recreational pressure on the Thames Basin Heaths SPA arising from new residential development. This Strategy is a partnership approach to addressing the issue that has been endorsed by Natural England.

The AMS comprises two elements. Firstly the maintenance of Suitable Alternative Natural Greenspace (SANG) in order to divert additional recreational pressure away from the SPA;

and, secondly, the maintenance of a range of Strategic Access Management and Monitoring Measures (SAMMs) to avoid displacing visitors from one part of the SPA to another and to minimize the impact of visitors on the SPA. Natural England raises no objection to proposals for new residential development in the form of Standing Advice provided that the mitigation and avoidance measures are in accordance with the AMS.

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

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

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

In this case the applicants are in the process of acquiring SANGS capacity from the Hart District Council Bramshot Farm SANGS scheme sufficient for the 3 net new dwelling units proposed, costing the applicants £35,066.97 to be paid to Hart DC. Furthermore, the applicants are seeking to complete a s106 Planning Obligation with Rushmoor BC to secure a financial contribution of £2,900.64 towards the SAMM element of the SPA mitigation to be paid upon the implementation of the proposed development.

Conclusions of Appropriate Assessment : Subject to the applicants providing written confirmation from Hart DC that they have secured the necessary SANGS mitigation capacity and they also satisfactorily complete a s106 Planning Obligation with Rushmoor, the Council would be satisfied that the applicants had satisfactorily mitigated for the impact of their proposed development on the Thames Basin Heaths SPA in perpetuity in compliance with the requirements of New Rushmoor Local Plan Policy NE1 and the AMS. Accordingly, it is considered that planning permission could then be granted for the proposed development on SPA grounds.

(b) Site Specific Protected Species.

The application site is predominantly hardstanding and built development and is therefore unlikely to contain any habitats of conservation concern. However, the development would result in demolition of all built structures present on site and these are of an older design and are less well maintained. Accordingly, the Council's Ecology Officer considers that gaps in mortar may be present that would present suitable roosting locations for bats. Significant climber vegetation is also present across a rear section of the building that could conceivably provide suitable cover roosting bats. Accordingly there is, overall, clear potential for the application property to host active bat roosts for crevice dwelling bats; and the proposed demolition of these buildings would result in loss of any active bat roosts present.

All species of bat and their roosts are protected under Schedule 2 of the Conservation of Habitats and Species Regulations 2017, as amended. They are afforded additional protection under the Wildlife and Countryside Act 1981, as amended, making it an offence to kill, injure or disturb an individual; damage, destroy or obstruct access to a breeding site or resting place of that individual. Destruction of a bat roost is therefore an offence, regardless of whether a bat is present at the time of roost removal. The Local Planning Authority should also be aware of its legal duty under Regulation 9(3) of the Conservation of Habitats and Species Regulations 2017, as amended which states that "a competent authority in exercising any of its functions,

must have regard to the requirements of the Directives so far as they may be affected by the exercise of those functions”.

The Ecology Officer has therefore requested a Bat Survey of all buildings at the site undertaken by a suitably qualified ecologist in accordance with best practice survey guidelines to establish present/likely absence of active bat roosts.

The survey report in this respect was submitted on 27 July 2023 and reports that no bats were found to be present at the site, that the potential for bats to be present is low, and concludes that no further surveys are required. The Ecology Officer has been re-consulted and, at the time of writing this report, their response is awaited : Members will be updated on this matter at the meeting.

(c) Biodiversity

In addition to Policy NE4, Local Plan Policy NE2 (Green Infrastructure) requires that development provides green infrastructure features within the development and maximises opportunities for improvement to the green infrastructure network, including restoration of fragmented parts of the network. This approach is also supported by the NPPF. In this respect, development proposals should seek to secure opportunities to enhance biodiversity and include proportionate measures to contribute, where possible to a net gain in biodiversity, through creation, restoration, enhancement and management of habitats and features, including measures that help to link key habitats.

The Environment Act 2021 introduces a statutory footing for securing measurable net gains for biodiversity, requiring a 10% minimum uplift post-development. However, this will not become a legal requirement until November 2023 such that, for the time being, the Council seek and secure net gain from developers on a voluntary basis. This development offers opportunities to restore or enhance biodiversity and such measures will assist the Local Planning Authority in meeting the above obligation and also help offset any localised harm to biodiversity caused by the development process. The Ecology Officer recommends that the development should incorporate the following:

- bird nesting and bat roosting provision erected on or integral within the new development building; and
- .Use native species or species of known biodiversity benefit when planting new tree and shrubs, preferably of local provenance. Planting should focus on nectar-rich flowers and/or berries as these can also be of considerable value to wildlife

Given that the site has little existing biodiversity value, it is considered that 10% Biodiversity Net Gain is readily achievable with this proposed development – not least as a result of the provision of gardens with the proposed houses and the potential for the provision of some landscaping within the scheme. In the circumstances, it is considered appropriate that a condition be imposed to require the developer to submit details of, and implement and retain, biodiversity enhancements to meet the requirements of Rushmoor Local Plan Policy NE4. This could incorporate details of any proposed planting and species habitat provision, including bird nesting and bat roosting boxes.

7. Flood Risk & Drainage –

Policy NE8 (Sustainable Drainage Systems : SuDS) *requires “the implementation of integrated and maintainable SuDS in all flood zones for both brownfield and greenfield sites”*. For

brownfield developments, the peak run-off rate/volume from the development to any drain, sewer or surface water body for the 1-in-1-year and 1-in-100-year rainfall event must not exceed the greenfield run-off rate for the same event. However these requirements must be considered in the light of the specific circumstances of application sites.

Whilst the site is located on land at lowest risk of fluvial flooding (Flood Zone 1), it adjoins an area at medium risk of surface water flooding. No details of the proposed drainage of the site have been submitted with the application, although the application forms indicate that surface water would be disposed of via soakaways and foul sewage would be connected to the existing public system.

In this case, the likely historical contamination of the ground at the site may preclude the use of soakaways and/or on-site storage of surface water (i.e. SUDS drainage) and necessitate the continued connection of the site into the existing piped public drainage system. Nevertheless, the proposals are a small-scale re-development of an existing developed small site within the urban area. The application site has no land that is not already hard-surfaced and the proposals, not least because they would provide some reduction in the extent of hard-surfacing due to the provision of gardens for the proposed houses, would provide some improvement to this situation.

The making of drainage connections to a development is subject to entirely separate consideration and licencing (with Thames Water) under other legislation and, as such, is not a matter for direct and technical consideration by the Council with a planning application. At the time of writing this report Thames Water have not yet responded to the Council's consultation. Nevertheless, it is the Council's recent experience that Thame Water now routinely request imposition of standard conditions requiring details of both surface water and foul drainage including, if necessary, the implementation of any upgrades to the drainage network required as a result of the proposed development. It is considered that this approach is appropriate in this case.

In the circumstances, subject to the imposition of the appropriately-worded conditions, it is considered that the proposals would meet the requirements of adopted Local Plan Policy NE8.

9. Public open space -

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

This is a circumstance where a contribution (in this case the Parks Development Officer identifies a POS project requiring £10,662.72 towards public open space comprising general infrastructure, sports pitch or playground improvements at King George V Playing Fields, Sycamore Road, Farnborough OR Queens Road Recreation Ground, Queens Road, Farnborough secured by way of a s106 Planning Obligation would be appropriate. which the applicant is in the process of completing. Subject to the completion of this Obligation the proposal is considered to be acceptable within the terms of Local Plan Policy DE6.

Conclusions -

It is considered that the proposals are considered acceptable in principle and in highways terms; would have no material and harmful visual impact on the character and appearance of

the area; would have acceptable impacts on neighbours; would provide an acceptable living environment; subject to conditions, would provide satisfactory surface water drainage of the site; and satisfactorily address ecology & biodiversity issues and requirements; and, subject to s106 Planning Obligations, would have no significant impact upon the nature conservation interest and objectives of the Thames Basin Heaths Special Protection Area and appropriately address the Council's adopted Local Plan Policy DE6 concerning Public Open Space. The proposals are therefore considered to be acceptable having regard to the criteria of Policies SS1, SS2, DE1, DE2, DE3, IN2, DE1, DE2, DE3, DE11, IN2, NE1, NE2, NE4 and NE8 of the adopted Rushmoor Local Plan (2014-2032).

Full Recommendation

It is recommended that **SUBJECT** to:

- (a) Written confirmation being received to the effect that the applicants have acquired sufficient SANGS SPA mitigation capacity at the Bramshot Farm SANG from Hart District Council in respect of the proposed development;
- (b) Completion of a Satisfactory S.106 Planning Obligation by 30th August 2023, or any further date the subject of an Extension of Time for the determination of the application as may be agreed, to secure the SPA (SAMMs) and Public Open Space financial contributions as set out in the report;

The Executive Head of Property and Growth, in consultation with the Chairman be authorised to **GRANT** Planning Permission subject to the imposition of the following conditions and informatives:-

However, if by 30th August 2023 (or such other timescale as may be agreed) either (a) no confirmation of SANGS SPA mitigation provision at the Bramshot Farm SANG has been confirmed by Hart DC and/or (b) a satisfactory s106 Agreement has not been received, the Executive Head of Property and Growth, in consultation with the Chairman, be authorised to **REFUSE** planning permission on the grounds that the proposals do not provide the means and/or financial contribution to mitigate the effect of the development on the Thames Basin Heaths Special Protection Area in accordance with The Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy and adopted Rushmoor Local Plan Policy NE1; and does not make appropriate provision for Public Open Space in accordance with the requirements of adopted Rushmoor Local Plan Policy DE6.

Conditions & Informatives

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

Reason - As required by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, to reflect the objectives of the Council's Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy as amended 2021 and to accord with the resolution of Rushmoor's Cabinet on 17 June 2014 in respect of Planning Report no PLN1420.

2. The permission hereby granted shall be carried out in accordance with the following approved drawings and details – BA156-01-001, -002, -003, -004, -100, -200 & -201; BA156-02-001 Rev.A, -002 Rev.A, -003 Rev.A, -004-Rev.A, -100 Rev.A; Design &

Access Statement; Phase 1 Desk Top Study; Phase 2 Investigative Contamination Report; Remediation Strategy; and Preliminary Bat Survey.

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

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

Reason - To ensure satisfactory external appearance. *

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

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

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

Reason - To safeguard the amenities of neighbouring property. *

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

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

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

Reason - In the interests of visual amenity.

8. No part of the development hereby permitted shall be occupied and brought into use until details of an appropriate level of biodiversity enhancement, including roosting and foraging opportunities for urban birds and bat species and landscaping, shall be submitted to, and approved in writing by, the Local Planning Authority. Those details and measures so approved shall be implemented in full and retained thereafter.

Reason: To ensure that the proposals provide adequate biodiversity enhancement relative to the size of the development; and to protect and enhance biodiversity in accordance with Local Plan Policy NE4 and Paragraph 175 of the NPPF. *

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

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

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

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

10. No development shall begin until a detailed surface water drainage scheme for the site has been submitted and approved in writing by the Local Planning Authority. The submitted details should include:-
- (a) Detailed drainage plans to include type, layout and dimensions of drainage features including references to link to the drainage calculations;
 - (b) Detailed drainage calculations to demonstrate existing runoff rates are not exceeded and there is sufficient attenuation for storm events up to and including 1:100 + climate change; and
 - (c) Maintenance schedules detailing the maintenance requirements of all drainage elements within the site.

Reason - To comply with the requirements of Local Plan Policy NE8. *

11. The development hereby permitted shall not be brought into use until confirmation has been provided to the Local Planning Authority that either:- 1. Foul water capacity exists off site to serve the development; or 2. a development and infrastructure phasing plan has been agreed with the Local Authority in consultation with Thames Water. Where a development and infrastructure phasing plan is agreed, no use of the development hereby permitted shall take place other than in accordance with the agreed development and infrastructure phasing plan; or 3. All Foul water network upgrades required to

accommodate the additional flows from the development have been completed.

Reason - In order to avoid flooding and/or potential pollution incidents. *

12. No drainage systems for the infiltration of surface water to the ground are permitted other than with the prior written consent of the Local Planning Authority. Any proposals for such systems must be supported by an assessment of the risks to controlled waters. The development shall be carried out in accordance with the approved details.

Reason - To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants in line with paragraph 170 of the National Planning Policy Framework.

13. Piling using penetrative methods shall not be carried out other than with the prior written consent of the Local Planning Authority.

Reason - To ensure that the piled foundations do not harm groundwater resources in line with paragraph 170 of the National Planning Policy Framework; and in the interests of the amenities of occupiers of adjoining and nearby property.

14. No works pursuant to this permission shall commence until there has been submitted to and approved in writing by the Local Planning Authority: -

i. a desk top study carried out by a competent person documenting all previous and existing uses of the site and adjoining land, and potential for contamination, with information on the environmental setting including known geology and hydrogeology. This report should contain a conceptual model, identifying potential contaminant pollutant linkages.

ii. if identified as necessary; a site investigation report documenting the extent, scale and nature of contamination, ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study.

iii. if identified as necessary; a detailed scheme for remedial works and measures shall be undertaken to avoid risk from contaminants/or gas identified by the site investigation when the site is developed and proposals for future maintenance and monitoring, along with verification methodology. Such scheme to include nomination of a competent person to oversee and implement the works.

Where step iii) above is implemented, following completion of the measures identified in the approved remediation scheme a verification report that demonstrates the effectiveness of the remediation shall be submitted for approval in writing by the Local Planning Authority.

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

15. Notwithstanding the requirements of Condition No.14 above, the remediation measures identified within the submitted Remediation and Risk Reduction Strategy (Report: 23-008/RMS) dated 31 March 2023, shall be implemented as the development proceeds and shall be completed before any part of the development is brought into use. Any

proposed amendments to the measures identified shall be submitted to, and approved in writing by, the local planning authority before such measures are implemented. Following completion of the measures identified in the approved scheme, a verification report that demonstrates the effectiveness of the remediation shall be submitted for approval in writing by the Local Planning Authority.

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

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

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

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

17. Prior to occupation of any part of the development hereby approved, the refuse and recycling bins for each dwelling hereby approved as shown on the plans hereby approved shall be provided and retained thereafter at all times.

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

18. Prior to the occupation of any part of the development hereby approved, on-plot cycle storage for each individual dwelling as shown on the plans hereby approved shall be provided and retained thereafter.

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

19. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 1995, (or any Order revoking and re-enacting that Order), no vehicular access shall be formed onto a highway other than those shown on the approved plans. Furthermore, any existing vehicular access no longer to be used as a result of the development hereby permitted shall be permanently closed-up and the footway and raised kerbing reinstated prior to the first occupation of the development.

Reason - To prevent adverse impact on traffic and parking conditions in the vicinity.

20. The means of motor vehicular access (including any visibility splays) shown on the plans hereby approved shall be constructed and/or provided in full accordance with the approved plans and retained thereafter at all times for the lifetime of the development. The visibility splays so provided shall thereafter be kept free at all times of any obstruction including trees and shrubs exceeding 1m in height.

Reason - To improve and maintain visibility for the safety of pedestrian and vehicular traffic.

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

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

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

Reason - To protect the amenities of neighbouring residential properties.

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

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

INFORMATIVES

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

It is considered that the proposals are considered acceptable in principle and in highways terms; would have no material and harmful visual impact on the character and appearance of the area; would have acceptable impacts on neighbours; would provide an acceptable living environment; subject to conditions, would provide satisfactory surface water drainage of the site; and satisfactorily address ecology & biodiversity issues and requirements; and, subject to s106 Planning Obligations, would have no significant impact upon the nature conservation interest and objectives of the Thames Basin Heaths Special Protection Area and appropriately address the Council's adopted Local Plan Policy DE6 concerning Public Open Space. The proposals are therefore considered to be acceptable having regard to the criteria of Policies SS1, SS2, DE1, DE2, DE3, IN2, DE1, DE2, DE3, DE11, IN2, NE1, NE2, NE4 and NE8 of the adopted Rushmoor Local Plan (2014-2032).

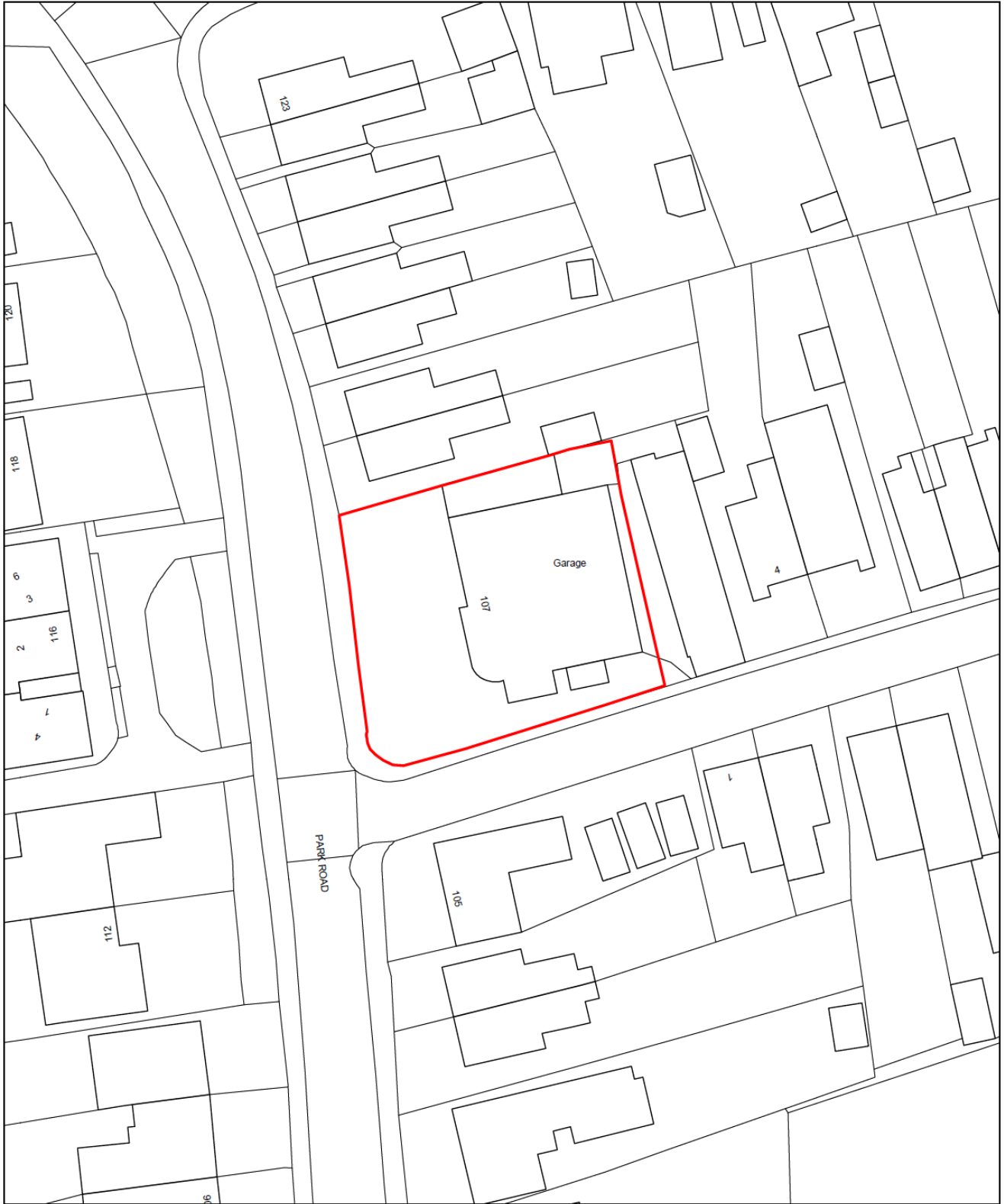
It is therefore considered that subject to compliance with the attached conditions, and taking into account all other material planning considerations, including the provisions of the development plan, the proposal would be acceptable. This also includes a

consideration of whether the decision to grant permission is compatible with the Human Rights Act 1998.


- 2 INFORMATIVE - This permission is subject to a planning obligation under Section 106 of the Town and Country Planning Act 1990 (as amended). If your legal obligations includes a payment of sums, then you must contact the Council (at plan@rushmoor.gov.uk) at least 20 days prior to the commencement of development both stating your intended date of commencement and requesting an invoice to pay such funds. The payment of all contributions as required by such s106 must be received prior to the commencement of development.
- 3 INFORMATIVE - Your attention is specifically drawn to the conditions marked *. These condition(s) require the submission of details, information, drawings etc. to the Local Planning Authority BEFORE a certain stage is reached in the development. Failure to meet these requirements is in contravention of the terms of the permission and the Council may take enforcement action to secure compliance. As of April 2008 submissions seeking to submit details pursuant to conditions or requests for confirmation that conditions have been complied with must be accompanied by the appropriate fee.
- 4 INFORMATIVE - The applicant is recommended to achieve maximum energy efficiency and reduction of Carbon Dioxide emissions by:
 - a) ensuring the design and materials to be used in the construction of the building are consistent with these aims; and
 - b) using renewable energy sources for the production of electricity and heat using efficient and technologically advanced equipment.
- 5 INFORMATIVE - The applicant is advised to contact the Recycling and Waste Management section at Rushmoor Borough Council on 01252 398164 with regard to providing bins for refuse and recycling. The bins should be:
 - 1) provided prior to the occupation of the properties;
 - 2) compatible with the Council's collection vehicles, colour scheme and specifications;
 - 3) appropriate for the number of occupants they serve;
 - 4) fit into the development's bin storage facilities.
- 6 INFORMATIVE - No materials produced as a result of site preparation, clearance, or development should be burnt on site. Please contact the Council's Environmental Health Team for advice.
- 7 INFORMATIVE - The applicant is advised that during the construction phase of the development measures should be employed to contain and minimise dust emissions, to prevent their escape from the development site onto adjoining properties. For further information, please contact the Council's Environmental Health Team.
- 8 INFORMATIVE - Measures should be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway throughout the construction period.
- 9 INFORMATIVE - It is a legal requirement to notify Thames Water of any proposed connection to a public sewer. In many parts of its sewerage area, Thames Water provides separate public sewers for foul water and surface water. Within these areas

a dwelling should have separate connections: a) to the public foul sewer to carry waste from toilets, sinks and washing machines, etc, and b) to public surface water sewer for rainwater from roofs and surface drains. Mis-connections can have serious effects: i) If a foul sewage outlet is connected to a public surface water sewer this may result in pollution of a watercourse. ii) If a surface water outlet is connected to a public foul sewer, when a separate surface water system or soakaway exists, this may cause overloading of the public foul sewer at times of heavy rain. This can lead to sewer flooding of properties within the locality. In both instances it is an offence to make the wrong connection. Thames Water can help identify the location of the nearest appropriate public sewer and can be contacted on 0845 850 2777.

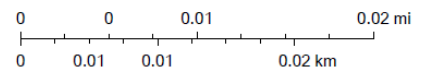
- 10 INFORMATIVE - The planning permission hereby granted does not authorise the applicant, or his agents, to construct a new/alterd access to, or other work within, the public highway. A separate consent for works within the highway must first be obtained from the highway authority who may be contacted at the following address:- Hampshire County Council Highways Sub Unit, M3 Motorway Compound, Hook, Hampshire, RG27 9AA.
- 11 INFORMATIVE - In the UK protected wildlife species, which includes all species of bats and nesting birds, are afforded statutory protection such that un-licenced harm and/or disturbance would constitute an offence. The grant of planning permission does not supersede the requirements of this legislation. If any protected species or signs of them are encountered at any point during development then all works must stop immediately and you should contact Natural England.
- 12 INFORMATIVE - The applicant is advised that there may be a need to comply with the requirements of the Party Wall (etc.) Act 1996 before starting works on site. The Party Wall (etc.) Act is not enforced or administered by the Council but further information can be found on the Planning Portal website <https://www.gov.uk/guidance/party-wall-etc-act-1996-guidance> and you are able to download The Party Wall Act 1996 explanatory booklet.
- 13 INFORMATIVE - The applicant is requested to bring the conditions attached to this permission to the attention of all contractors working or delivering to the site, in particular any relating to the permitted hours of construction and demolition; and where practicable to have these conditions on display at the site entrance(s) for the duration of the works.
- 14 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.

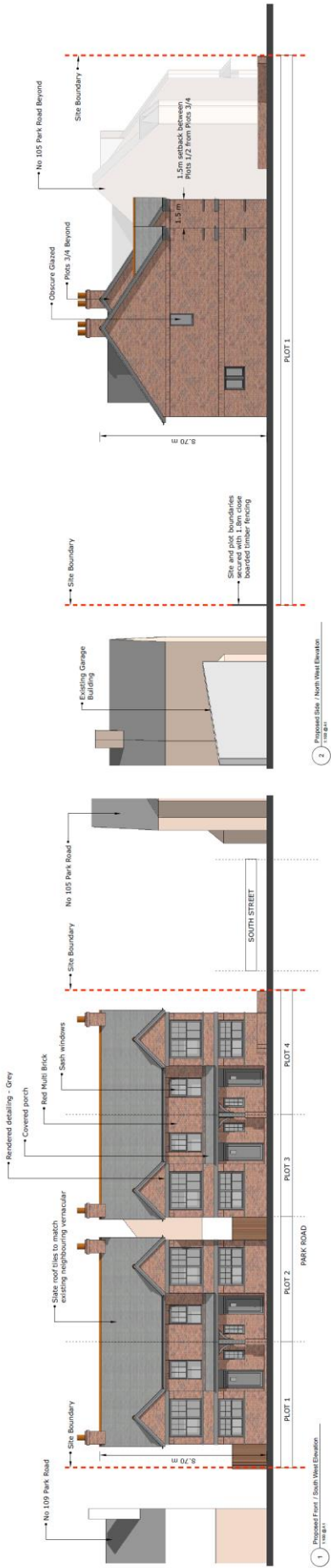


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 Planning Application

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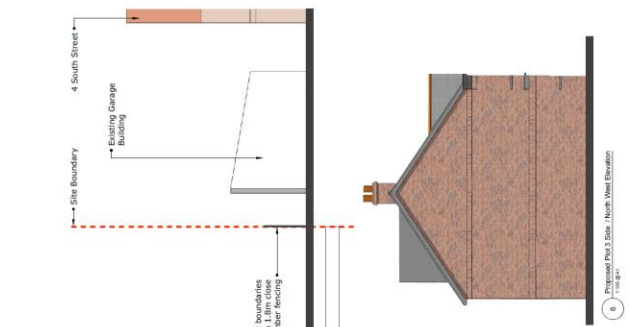
1 Proposed Front / South West Elevation



2 Proposed Front / North East Elevation



3 Proposed Front / South East Elevation



4 Proposed Front / North West Elevation

DATE	AUG 2022	NO.	A1
DESIGNER	MSH	PROJECT NO.	BA156-02-200
SCALE	1:100 @ A1	TYPE	PLANNING

1m 2m 4m 8m

107 PARK ROAD, FARNBOROUGH, GU14 4AP

PROPOSED ELEVATIONS

PROPOSED 4 NEW DWELLINGS

PORCHESTER ESTATES

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BECKMANN ARCHITECTURE

T 07946698006
E info@be-ar.co.uk
W WWW.BE-AR.CO.UK

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Note: For clarity, garden fencing is not shown. All plots and site boundaries to be secured by 1.8m close boarded timber fencing.

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.	23/00513/FUL
Date Valid	10th July 2023
Expiry date of consultations	31st July 2023
Proposal	Installation of storage container
Address	Chapel Redan Road Cemetery Redan Road Aldershot Hampshire
Ward	North Town
Applicant	Mr Graham King (Rushmoor Borough Council)
Agent	N/A
Recommendation	GRANT

Description

The application is before the planning committee as it is made on behalf of the Council.

This is an application for the temporary stationing of a storage container within the grounds of the Redan Road Cemetery.

Following the grant of planning permission 23/00461/FUL, the Council are to refurbish the existing Aldershot Park Crematorium. To ensure a continuity of service, memorial services will be held within the Redan Road Chapel. The Chapel is currently used to store equipment for Serco. A container is therefore required to relocate this equipment on a temporary basis whilst the chapel is used for services.

The container would measure 6.5m (L) by 2.4 (W), 2.5m(H) and be located towards Redan Road.

Consultee Responses

Aboricultural Officer

- I have no problem with containers as such because they protect the soil from compaction, however, given that the doors will open under the canopy of the indicated tree, I would be concerned about the likely compaction of the root protection area by contractors machinery. This could be resolved by the application of track mats along the access route.

Neighbours notified

In addition to posting a site notice and press advertisement, 63 individual letters of notification were sent to

1, 1 Annex, 2, 3, 4, 5, 6, 7, 8, 9, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, St Christophers Close; 22, 24, 26, 28, 30, 32, 34, 36, 38, 40 Redan Road Aldershot; Flat 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, Mills House, Redan Road; 23, 24 Westbury Way.

Neighbour comments

1 objection - 18 St Christophers Close Aldershot GU12 4XF

- Container will be viewed from the back of several houses – particularly when trees are not in leaf, where before it was a peaceful graveyard with greenery and trees.
- Noise accessing the container will be an issue as currently nobody goes there.
- Container could be located elsewhere.
- It would ruin the greenery and natural landscape of this area of the cemetery having a container right next to Gravestones.
- The position of the site notice close to the site is inadequate – no other signage on the surrounding roads.
- The scribbling out of the original response date with the new one is misleading.
- Letters sent to residents do not look official as they only say ‘to the homeowner’, causing many people to bin the letters.

Officer comment: Both the site notice and neighbour letters have been posted and erected in accordance with the LPAs statutory requirements and the Council's Scheme of Community Involvement. Private views are not material planning considerations, as planning decisions must be made in the public and not private interest.

Policy and determining issues

The following adopted Rushmoor Local Plan (2014-2032) policies are material to the determination of this application: SS1 (Presumption in Favour of Sustainable Development); IN1 (Infrastructure and Community Facilities); IN2 (Transport); DE1 (Design in the Built Environment); and DE10 (Pollution).

The main determining issues are considered to be:- visual appearance, impact upon neighbours, and highways.

Commentary

1. Visual appearance

The container would be sited within the boundary of the cemetery. The cemetery and this part of Redan Road has a verdant, peaceful and traditional character, due to the use of traditional forms and materials. The container, with its industrial appearance, would appear relatively out of place and would stand out when viewed from Redan Road. However, the harm resulting from this would be temporary, and not so great as to substantiate refusal of permission. The colour of the container is to be green in order to limit its impact.

Taken these matters into account, the proposal would not conflict with Policy DE1 in that respect.

2. Impact upon neighbours

Given the size of the container, and its distance from the closest residential occupiers, that it would not result in harm to residential amenity by way of overbearing impacts, loss of daylight and sunlight or loss of privacy.

3. Impact upon trees and biodiversity

The proposal would be located outside the RPA of the adjacent tree, and the container would be placed on a screwed-in matting system. The Council's tree officer raised the concern that vehicles (due to their weight) could result in harm to tree roots as they manoeuvre into the unit. A condition has been recommended requiring the use of track matting under the tree.

The container would be on an area of grass which can regenerate and be made good when the container is removed. This would be a requirement of proposed condition 1. Therefore, the proposal is not considered to result in a net loss of biodiversity or result in harm to trees.

4. Highways impact.

No additional vehicles would use the site as a result of the development, and would be routed to the container in a way that is respectful to the grave sites. No harm would result to highway safety.

Conclusions –

The proposed development is considered to be acceptable in principle, not result in harm to the character of the area, 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), NE4 (Biodiversity), IN2 (Transport), of the Local Plan as well as the adopted 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 building hereby permitted shall be removed and the land restored to its former condition on or before 3 years from the date of this permission.

Reason - Given the impact of the character and appearance of the structure, reconsideration in the light of prevailing circumstances at the end of the specified period would be appropriate in the interest of amenity.

2. The permission hereby granted shall be carried out in accordance with the following approved drawings. Drawings; Plans, Location Plan.
3. The external walls of the container hereby permitted shall be painted green. The development shall be completed and retained in accordance with the details so approved.

Reason - To ensure satisfactory external appearance.

4. No building materials or vehicles shall be stored/ parked during the construction period within the rooting zone of the adjacent tree(s)

Reason - To ensure that existing trees are adequately protected and to preserve their amenity value.

5. Track matting shall be installed under the RPA of the adjacent tree prior to the first use of the container hereby approved.

Reason – To ensure that existing trees are adequately protected and to preserve their amenity value.

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.

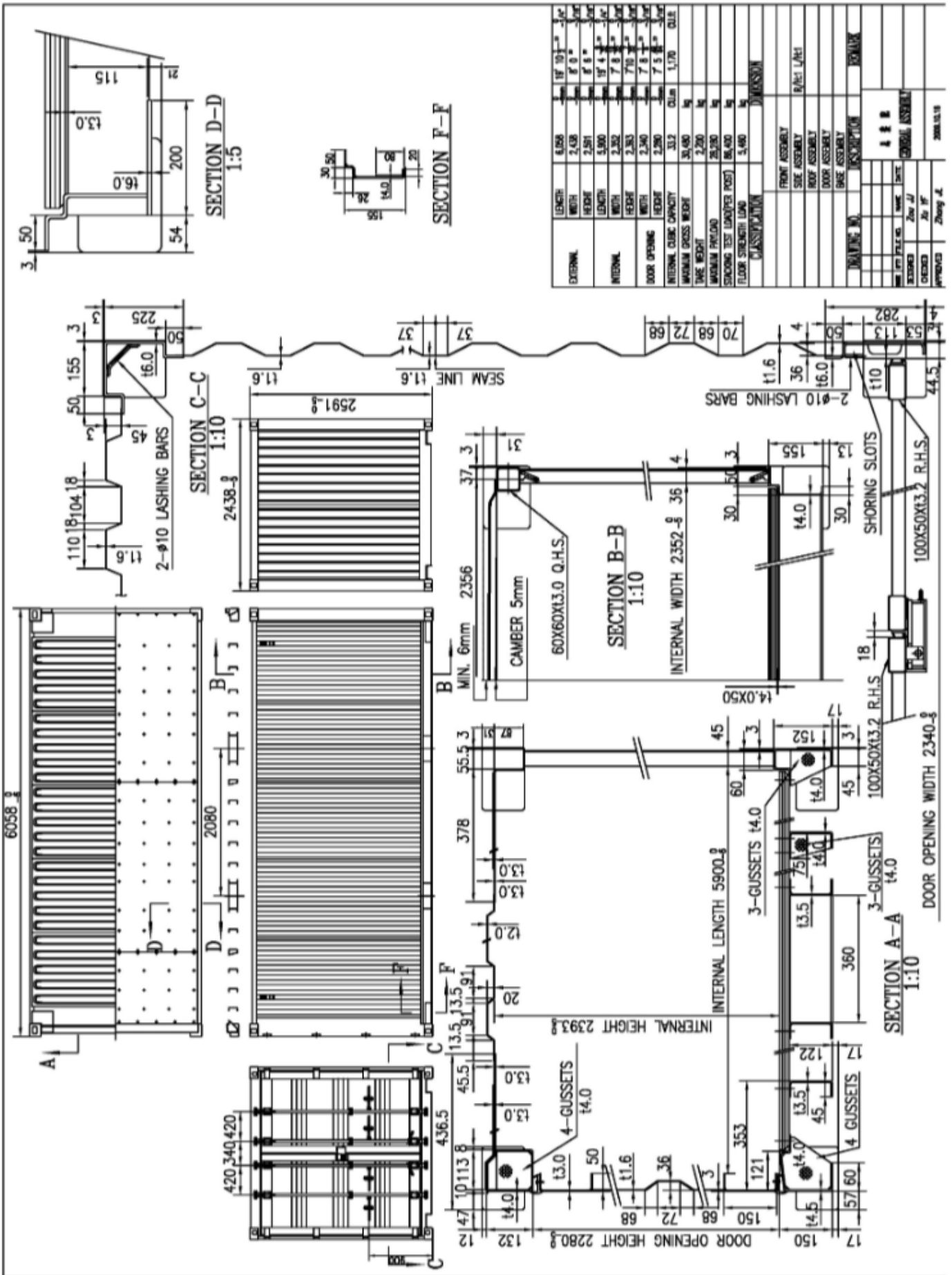
THIS PLAN AND THE INFORMATION CONTAINED THEREIN IS THE PROPERTY OF THE CORPORATION OF RICHMOND AND IS LOANED TO YOU BY THE CORPORATION OF RICHMOND. IT IS TO BE USED ONLY FOR THE PURPOSES INTENDED BY THE CORPORATION OF RICHMOND. IT IS NOT TO BE REPRODUCED, COPIED, STORED IN A RETRIEVABLE SYSTEM, TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE CORPORATION OF RICHMOND. THE CORPORATION OF RICHMOND IS NOT RESPONSIBLE FOR ANY DAMAGE TO ANY PROPERTY OR PERSONS OR FOR ANY LOSS OF PROFITS OR BUSINESS ARISING OUT OF THE USE OF THIS PLAN.

Proposed Container: Green
 Proposed Area: Orange
 Area of proposed works: Red

No.	Description	Area (sq. m.)	Total Area (sq. m.)
1	Area of proposed works	1,200	1,200
2	Area of proposed container	1,200	2,400
3	Area of proposed area	1,200	3,600
4	Area of proposed area	1,200	4,800
5	Area of proposed area	1,200	6,000
6	Area of proposed area	1,200	7,200
7	Area of proposed area	1,200	8,400
8	Area of proposed area	1,200	9,600
9	Area of proposed area	1,200	10,800
10	Area of proposed area	1,200	12,000
11	Area of proposed area	1,200	13,200
12	Area of proposed area	1,200	14,400
13	Area of proposed area	1,200	15,600
14	Area of proposed area	1,200	16,800
15	Area of proposed area	1,200	18,000

7507 - Alderhol Crematorium
 Richmond Borough Council
**Redan Road Container
 Location & GA Plan**
 Planning Application No. 20/001/015
 Planning Department





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	Chris Jones
Application No.	23/00362/FULPP
Date Valid	24th May 2023
Expiry date of consultations	15th June 2023
Proposal	Conversion of the building from 14 unit HMO into 12 self-contained flats including partial first and second floor rear extension and loft conversion
Address	Hockliffe House 14 The Grove Aldershot Hampshire
Ward	Manor Park
Applicant	Mr Jan Mohammad Mandozai
Agent	Mr Edris Farhat
Recommendation	REFUSE Planning Permission

Description

Hockliffe House is a substantial building on the western side of The Grove, with a car parking area at the rear, which originally extended to the boundary with Cavendish Road. The premises was formerly used by Hampshire County Council as a family day centre, but in July 2012, planning permission 12/00309/COUPP was granted for the conversion of the building to a large house in multiple occupation with 14 letting rooms and this use was subsequently commenced. The approved plans show that the area of land immediately to the rear of the building would be laid out to provide 5 parking spaces to serve the HMO, leaving the western portion of the site available for a separate development. Subsequently, planning permission 16/00968/FULPP was granted on 17 March 2017 for "Erection of a block of three two-bedroom houses at rear of site, fronting Cavendish Road and with parking to rear and vehicular access from The Grove." These dwellings have now been built and are known as 2a, 2b and 2c Cavendish Road . The approved plans show that the yard area between the rear elevation of Hockliffe House and the rear boundaries of the gardens of the houses should be marked out to provide 6 parking spaces for these new residential properties and one visitor parking space, with 5 parking spaces to be retained for the HMO.

In the current application, it is proposed to add part first and second floor extensions to the rear elevation, to add a dormer to the front facing roof-slopes to facilitate the formation of accommodation in the roof space at 3rd floor level, and to convert the premises to 12 self-contained one-bedroom flats. The supporting statement indicates that parking for the

occupants of the flats would be available in the yard to the rear, the whole of which is included within the red line site boundary.

Consultee Responses

RBC Regeneration Team	No comment received.
Parks Development Officer	No Objection, subject to a financial contribution.
Contract Management	No Objection – provides information on type and number of bins required.
HCC Highways Development Planning	No Objection.
Ecologist Officer	No Objection - Subject to submissions of Bat Survey(s) and details of mitigation, to be submitted before any planning permission is granted.
Hampshire Fire & Rescue Service	No Objection.
Strategic Housing	No Objection, subject to financial contribution towards off-site provision of affordable housing.

Neighbours notified

In addition to posting a site notice, individual letters of notification were sent to 26 addresses; 16, 18, 20, 20A, 20B, 20c The Grove: 2, 1A, 2B, 2C, 4 Cavendish Road: 1A, 1B, Lysons Road and 35, 37, 57, 59, 62, 63, 64, 67, 85, 89, 92, 108, 110, Stratfield House, Birchett Road, Aldershot.

Neighbour comments

Councillor Roberts notes that many of the occupants of the existing property are elderly Nepalese and queries whether there would be adequate accommodation available to them if the building was converted to flats.

Officer comment: The future of existing occupiers is not a material consideration for the determination of this planning application.

Policy and determining issues

The site is located within the Defined Urban Area and the following policies of the Rushmoor Local Plan are considered to be relevant:-

SS2 (Spatial Strategy), IN2 (Transport), DE1 (Design in the Built Environment), DE2 (Residential Internal Space Standards), DE3 (Residential Amenity Space Standards), DE6 (Open Space, Sport & Recreation), DE7 (Playing Fields and Ancillary Facilities), LN1 (Housing Mix), LN2 (Affordable Housing), NE1 (Thames Basin Heaths Special Protection Area), NE3 (Trees and Landscaping), NE4 (Biodiversity), NE8 (Sustainable Drainage

Systems).

Also relevant are the Council's Affordable Housing SPD, the Car and Cycle Parking Standards SPD and the Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy (AMS). Saved Policy NRM6 of the South East Regional Plan is also relevant.

The main determining issues are:

1. Impact on character & amenity;
2. Impact on adjoining properties;
3. Living environment created;
4. Affordable housing;
5. Highway considerations;
6. Public open space;
7. Nature conservation;
8. Trees,
9. SUDS and
10. Other Matters

Commentary

1. Impact on character & amenity-

The application proposes extensions to the rear of the building, which would not be readily seen from the street. However, the roof pitches of the rear projecting elements would not relate well to the existing roof designs of the building (evidently so as not to obstruct the rear facing dormers) and it is questionable whether matching tiles could be installed at this shallow pitch. However, since these elements would not be visible from any publicly accessible location, it is considered that any harm would be limited and would not justify refusal. The proposed flat-roofed roof extension would be largely concealed from view by part of the existing roof and would not materially and adversely affect the appearance of the building or the character of the area.

2. Impact on adjoining properties –

The proposed change of use is likely to result in a reduction in intensity of use of the premises, which may benefit the occupants of the adjoining residential properties. It is not considered that the proposed extensions and windows would material and adversely affect the amenity, outlook and privacy of the nearby occupants.

3. Living Environment Created-

For clarity, there are discrepancies between the stated GIA for each unit and the actual unit sizes when measuring from the plans. For the purposes of this assessment, the officer's measurement of the plans are taken into account.

The design and access statement indicates that all the proposed units will meet the minimum GIA requirements of Policy DE2. However this is not the case. No bed space sizes have been indicated on the plans. Units 1, 2, 6, 7, 10 have a bedroom that is too small for a double bed space, but large enough to accommodate a 1 bed space unit, and would comply with the Council's minimum standards.

Units 3, 5, 8, 9, 11 and 12 would have a bedroom large enough to occupy two bedspaces. It

would be therefore likely that two persons would occupy this unit, and it is therefore reasonable to assess these units as for 1 bedroom 2 persons. The minimum GIA would be 50 sq. m. flats 3, 5, 9 and 11 would meet the policy requirement.

However, the remaining units do not. The Council's Internal Space standards are minimum standards that accord with the Nationally Described Space Standards. Unit 4 would only have an internal floor space of 36.7sqm, rather than the required 37sqm for a 1 bedroom 1 person unit, and flat 5 as a 1 bedroom 2 person unit would only provide 38sqm rather than 50sqm, and flat 8 as a 1 bed 2 person unit would only measure 49.5sqm rather than 50sqm.

There is also a requirement under this policy to show 1.0 or 1.5 sq. m of built-in storage for 1b1p and 1b2p units respectively, which is not present in the scheme.

Units 4, 5, and 8 would therefore fall short of the minimum internal floor space standards, contrary to Policy DE2 of the Local Plan.

In addition to the above, Policy DE3 requires useable private open amenity spaces to be provided. For flats, this should be provided by means of a balcony, accessible from the main habitable room and with a minimum area of 5 sqm and such spaces are not shown. The policy recognises that the provision of balconies will not always be appropriate and indicates that the floor area can be added to the GIA required under Policy DE2 if it is considered appropriate to do so, although this is not a mandatory requirement of the policy. While some of the units would meet this extended requirement, others are at or below the basic minimum and do not therefore comply with the requirements of Policies DE2 and DE3.

In addition to the above, both the plans and the elevations do not show any windows to provide natural daylight or ventilation into Flats 5 and 11, which would therefore have very poor outlook and dark conditions within the main living areas – the living rooms, resulting in an unacceptable living environment. It is therefore considered that the proposal is contrary to Policies DE2 and DE3 of the Rushmoor Local Plan.

4. Affordable Housing –

Policy LN2 of the Rushmoor Local Plan requires the delivery of affordable housing will be supported by requiring developments, subject to site viability, to provide:

- On sites of 11 or more dwellings, a minimum of 30% of dwellings as affordable homes, and
- On sites of 11 to 14 dwellings, either on-site provision of affordable housing or a commuted sum of equivalent value.

As the proposal would result in 12 flats, on-site provision of 3 units, and 0.6 as an in-lieu contribution would be required, or the in-lieu payment of 3.6 units. The agent's submission has made no reference for the need for affordable housing, and the applicants have not responded to the officer's questions in that respect.

Due to the lack of the provision of affordable housing, and in the absence of evidence that the scheme cannot viably provide for affordable housing, it can be concluded that the requirements of Policy LN2 are not met.

5. Highways Matters-

The application red line includes the whole of the yard to the rear of the building. However, the submission does not consider that the area to the rear is already required to provide

parking for the houses at the rear of the site – 2a 2b and 2c Cavendish Road, as well as the existing HMO.

No parking layout is provided and the design and access statement merely states that the current proposal reduces the density of occupancy and will reduce the demand for the existing car parking spaces which would be retained for the use of the occupants of the building.

Planning permission 16/00968/FULPP was granted for “Erection of a block of three two-bedroom houses at rear of site, fronting Cavendish Road and with parking to rear and vehicular access from the Grove” on land at the rear of Hockliffe House in March 2017. The approved plans for this development showed that the yard should be marked out to provide 6 parking spaces for these new residential properties and one visitor parking space, with 5 parking spaces to be retained for the HMO. The planning permission was granted subject to conditions, including condition 9 which states that:

“The parking spaces shown on the approved plans shall be provided before the first occupation of the development hereby permitted and used only for the parking of vehicles ancillary and incidental to the residential use of both the new dwellings hereby approved. These spaces shall be kept available at all times for parking and shall not be used for the storage of caravans, boats or trailers. The five parking spaces proposed for the existing House in Multiple Occupation shall also be provided as indicated on the approved plans and shall be retained thereafter for the use of the occupiers of the House in Multiple Occupation. Reason - To safeguard residential amenity and ensure the provision and availability of adequate off-street parking.”

From the Case Officer’s visit to the application site, no evidence could be seen that this parking layout is in place there is apparently a breach of this planning condition, which the Council will need to consider the expediency of pursuing, independently of consideration of the current application. However, for the purposes of the current submission, a parking layout plan has been requested which should show the proposed parking arrangements and should distinguish between spaces that are to be provided for the proposed flats and those for the existing dwellings. At the time of writing, no such parking layout has been received, although the planning agent has indicated verbally that the layout approved under planning permission 16/00968/FULPP is to be provided, and 5 spaces would be provided for 12 flats.

Policy IN2 of the Rushmoor Local Plan requires that off-road parking provision be provided in accordance with the standards set out in the Council’s Car & Cycle Parking Standards SPD. The parking standards for HMOs is one parking space per bedsit, giving a requirement of 14 spaces for the current use.

The proposed conversion to 12 one-bed flats would give rise to a demand for 12 spaces and thus there would be a reduction of 2 spaces in parking requirement, when taken at face value. Notwithstanding this, as planning application 16/00968/FULPP was considered in the light of the same parking standards that currently apply, it is appropriate to explore further why the Council concluded that an HMO which would require 14 spaces according to the standard would be acceptable with only five spaces.

The application for the change of use of the building to an HMO 12/00309/COUPP was considered at a time when parking standards were expressed as maximums rather than minimums and information submitted at the preapplication stage demonstrated that car ownership at comparable HMOs in Aldershot was lower than indicated by the standards and on that basis, it was accepted that 5 spaces would be sufficient to meet the needs of the

HMO use. The land upon which 2a, 2b and 2c Cavendish Road and their parking spaces were later approved were excluded from the site boundaries of this application.

Given that an allowance was made for lower car ownership in association with the HMO use, which appears to have been a reasonable assumption, and which has not demonstrably resulted in overspill parking onto the highway, it is necessary to consider whether any similar allowance should be made to support a planning permission for 12 flats with only five spaces.

The applicant has not provided any evidence to justify this. The Council is not aware of any evidence base which would support lower car availability in association with one-bedroom units in Aldershot to such an extent that 5 spaces would be deemed sufficient to meet the functional needs of a development containing 12 flats. Indeed, the average car availability for 1 bedroom units in Manor Park ward as revealed in the 2021 Census was 0.6 cars per property. Therefore, in the absence of a parking layout and accompanying justification, it is considered that the proposal does not demonstrate that satisfactory off-road parking would be provided in accordance with the Council's adopted standards and therefore that it is contrary to Policy IN2 of the Rushmoor Local Plan.

6. Public Open Space-

Policies DE6 and DE7 of the Rushmoor Local Plan require that new residential developments include public open space and sports pitches, or, where the sites are too small to accommodate such works, that a financial contribution towards off-site works that could be fairly related to the proposed development and be of benefit to the occupants of the scheme. The Parks Officer has identified that a contribution of £31,988.16 towards Landscaping and general infrastructure improvements, pond habitat improvements and playground refurbishments at Manor Park, High Street Aldershot or Landscaping and general infrastructure improvements and playground refurbishment at Municipal Gardens, Grosvenor Road. could meet this requirement. However, it appears that a financial contribution was made in association with the conversion of the premises to a 14-bedroom towards off-site provision of public open space and since the proposal would result in a decrease in the occupancy of the premises, it is considered that it would not be appropriate to seek a financial contribution in respect of the current proposal.

7. Nature Conservation –

The proposal is located within 5km of the boundaries of the Thames Basin Heaths Special Protection Area (TBHSPA), where any proposal involving a net increase in the number of dwellings must provide mitigation for the impact of the development on the TBHSPA in accordance with the Council's Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy 2021(TBHSPA AMS), otherwise it will be considered contrary to Policy NE1 of the Rushmoor Local Plan and saved Policy NRM6 of the South East Regional Plan. For the purposes of determining the impact of proposals for new Houses in Multiple Occupation (and the required mitigation capacity and financial contributions to mitigate their impact), the TBHSPA AMS indicates that each bedsitting room should be regarded as equivalent to a one-bedroom dwelling house. It is therefore considered that the current HMO use has an "in combination" effect on the TBHSPA equivalent to 14 one-bedroom units and therefore since the proposal would result in a net reduction in the number of units from 14 to 12, there is no requirement for mitigation by means of the TBHSPA AMS or otherwise, in order to comply with the requirements of Policy NE1 of the Rushmoor Local Plan or saved Policy NRM6 of the South East Regional Plan.

The Council's Ecology Officer has commented that, due to the age and construction of the building, bats may be present and has advised that appropriate surveys should be carried out before any planning permission is granted. No such surveys have been submitted and since the proposals are not considered to be planning policy compliant in a number of other respects, it is not considered appropriate to delay the determination of the application while such surveys are carried out. It is therefore considered that permission should also be refused on this basis.

8. Impact on Amenity Trees-

There are no amenity trees on the site that would be affected, and, notwithstanding the lack of a proposed parking layout, there appears to be little scope for meaningful landscaping.

9. Provision of SuDS- & Surface Water Drainage-

Policy NE8 requires that for existing brownfield developments, the peak run-off rate/volume from the development to any drain, sewer or surface water body for the 1-in-1-year and 1-in-100-year rainfall event must be as close as reasonably practical to the greenfield run-off rate from the development for the same rainfall event but should never exceed the rate of discharge from the existing development on site. As noted above, a substantial portion of the rear yard included within the current application boundary was also included within the development site for 2a, 2b and 2c Cavendish Road, and was intended to provide access and parking for those properties, as approved under planning permission 16/00968/FULPP.

Condition 7 of the planning permission required the submission and approval of appropriate measures and its subsequent implementation. Details were duly submitted under reference 17/00725/COND and a Surface water strategy report prepared by Dr Robin Saunders of Innervision Design Ltd was approved. The report proposed various measures including replacement of existing impermeable surfaces with permeable surfaces. From a site visit, it was not clear that any of the surfacing within the current red line area was so replaced and therefore clarification on this point has been requested from the applicant, who was advised that if the approved SuDS system was not installed, then they should set out their intentions for meeting the requirements of Policy NE8 as part of the current proposal. No response has been received in response to this query and it is therefore considered that the application has not satisfactorily demonstrated that the requirements of Policy NE8 had been met.

10. Other Matters-

This application has been submitted by Mr Jan Mohammad Mandozai, who, by completing Certificate A on the application forms, has stated that on the date 21 days before the date of the application, he was the sole owner of the land and premises. It is noted however that on previous applications made since the site was vacated by Hampshire County Council, that the owner was given as Group Properties Limited, of which the applicant is listed as a Company Director and the Land Registry indicates that this company is still the registered owner of the land. The HMO Licence has also been issued to Group Properties Limited. This matter was raised with the planning agent, who has maintained that the applicant is the sole owner of the premises, and this has been the basis on which the application has been validated, although it is noted that this could present difficulties for the applicant, should they wish to prepare a S106 Planning Obligation in the event of an Appeal or a revised application.

Conclusion-

It is therefore concluded that based upon the information submitted with this application, permission should be refused on the grounds that it would not provide a satisfactory living environment for all of the units, both in terms of GIA and natural daylight, contrary to Policy D2 and DE3; that it fails to make adequate provision for Affordable Housing, as required Policy LN2; that it has not been adequately demonstrated that the functional parking requirements of the proposed development and adjoining residential properties will be met, as required by Policy IN2; that, in the absence of appropriate bat surveys and mitigation proposals, if appropriate, it has not been demonstrated that protected species will be safeguarded, and that it has not been satisfactorily demonstrated that adequate surface water drainage would be provided, contrary to Policy NE8.

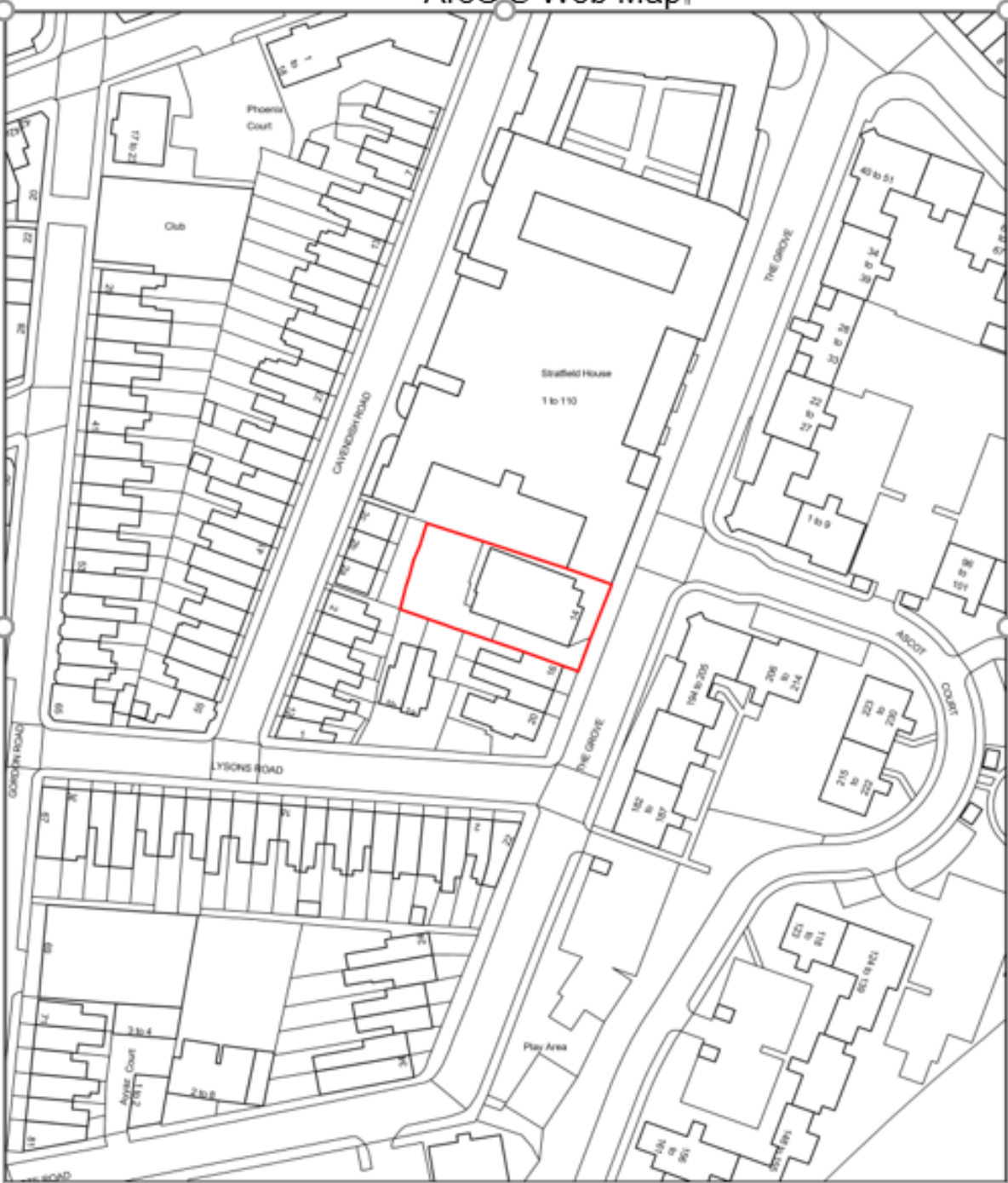
FULL RECOMMENDATION

It is recommended that permission be REFUSED for the following reasons:

- 1 The proposal, by reason of the substandard sizes of some units and the lack of natural daylighting, ventilation to or outlook from the main living areas of others, would fail to provide a satisfactory living environment for their occupiers, contrary to Policies DE2 and DE3 of the Rushmoor Local Plan.
- 2 The proposal includes no provision for affordable housing, as is required by Policy LN2 of the Rushmoor Local Plan.
- 3 It has not been demonstrated that off-street parking can be provided on site at a level commensurate with the needs of 12 self-contained flats together with retained off-street parking for the existing dwellings fronting Cavendish Road. The proposal is thereby contrary to Policy IN2 of the Rushmoor Local Plan and the Car & Cycle Parking Standards SPD.
- 4 The proposal has failed to demonstrate, through adequate surveys of the application land and appropriate proposals for mitigation and management measures, that there would be no adverse impact on protected wildlife species likely to be present (bats) having regard to the requirements of adopted Rushmoor Local Plan (2014-2032) Policies NE2 and NE4.
- 5 The proposals fail to provide details of appropriate surface water drainage for the development as required by adopted Rushmoor Local Plan Policy NE8.

Informatives

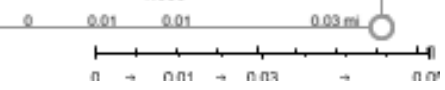
- 1 **INFORMATIVE** – The Local Planning Authority’s commitment to working with the applicants in a positive and proactive way is demonstrated by its offer of pre-application discussion to all, and assistance in the validation and determination of applications through the provision of clear guidance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



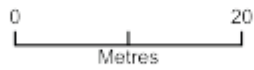
7/27/2023, 10:18:52 AM

 Planning Application

1:689



Site Plan



Plan Produced for: Rushmoor Borough Council
Date Produced: 10 May 2023
Plan Reference Number: TQRQM23130130647235
Scale: 1:500 @ A4

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EXISTING FIRST FLOOR
scale 1:100



EXISTING GROUND FLOOR
scale 1:100

NOTES:
1. All dimensions are in mm
otherwise.



		Mr. J. Madsen Head of Design - 147 The Grove - Aldenham - GUILFORD GU9 8JN	
Full Planning		Existing Plan	
Date: 07/04/2024	Drawn by: 019910-23002	Scale: A	

46.5%



EXISTING FIRST FLOOR
Scale 1:100



EXISTING GROUND FLOOR
Scale 1:100

NOTES:
1. All dimensions are in mm unless noted otherwise.



		Project name: Mr. J. Mansfield Address: 110-112 The Grove - Aldersley - CH41 1NL Contact: 07 434 63824 / 01925-83000	
Project: Full Planning Drawing No: Existing Plans	Date: 07/05/2024	Scale: 1:100	Sheet: A

NOTES:
 1. All dimensions are in mm unless noted otherwise.



EXISTING FRONT ELEVATION
 SCALE 1:100

EXISTING REAR ELEVATION
 SCALE 1:100



		ENGINEERING	
Project: 1/181 Planning	Drawing No: Existing Plans	Designer: Mr. J. Mendenhall	Checked by: Mr. J. Mendenhall
Date of issue: As shown	Scale: 1/125 (0/300)	Drawing No: 010113-133006	Issue No: A

NOTES:
 1. All dimensions are in mm unless noted otherwise.

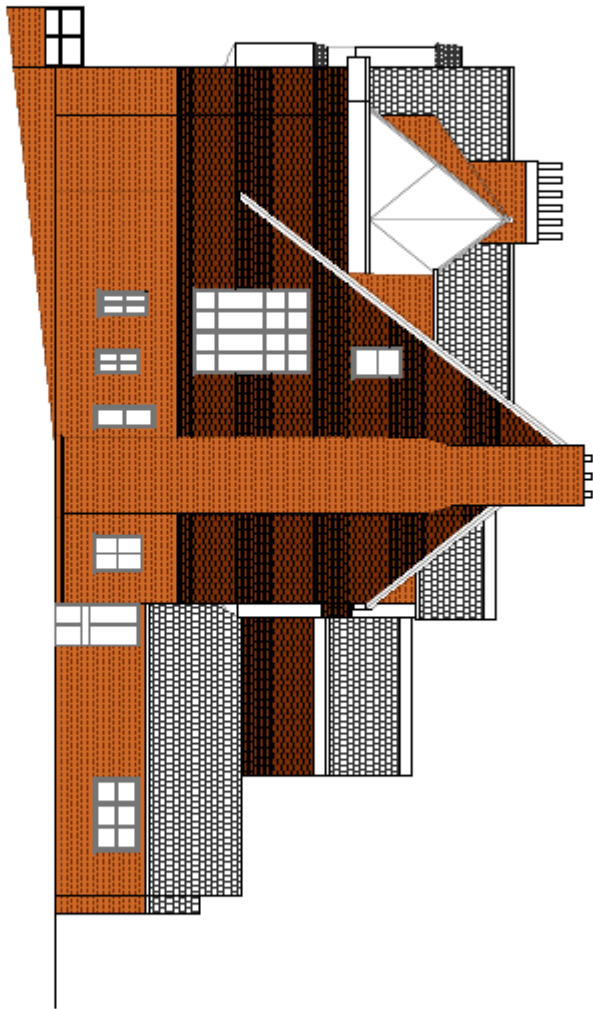


EXISTING SIDE ELEVATION (2)
 scale 1:100



		PROJECT NO: 07434 (S) 2024	
PROJECT NAME:		CLIENT:	
No. 1, Meadowside Hockley House - 147 The Grove - Aldenham - CH19 5NJ		PROJECT NO: 07434 (S) 2024	
DRAWING TITLE:		DRAWING NO:	
Existing Plans		07015 EX000	
DRAWN BY:		CHECKED BY:	
DATE:		SCALE:	
17/05/2024		1:100	

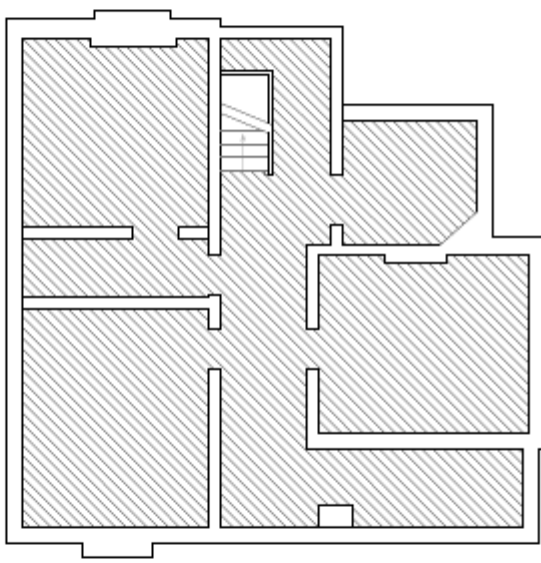
NOTES:
 1. All dimensions are in mm unless noted
 otherwise.



EXISTING SIDE ELEVATION (1)
 scale 1:100

A		E&F ENGINEERING		PROJECT	
Full Planning		Mr. J. McDonald		14 The Grove - Addiscombe - GOULINE	
No. 101/102 - 103 - 104/105		Existing Plan		07/04/2024	
				01/10/2024	
				Sheet A	

NOTES:
 1. All dimensions are in mm unless noted otherwise.



EXISTING BASEMENT FLOOR (NO CHANGE)
 scale 1:100



		Prepared by: Mr. J. Maudsley Checked by: Mr. J. Maudsley Drawn by: Mr. J. Maudsley Date: 14/11/2017 Project: 07-034-03002-01	
Project Name: Escalating Platform		Drawing No: 01010-B-030007	
Client: Mr. Maudsley		Scale: 1:100	
Date: 14/11/2017		Version: A	



PROPOSED FIRST FLOOR
scale 1:100

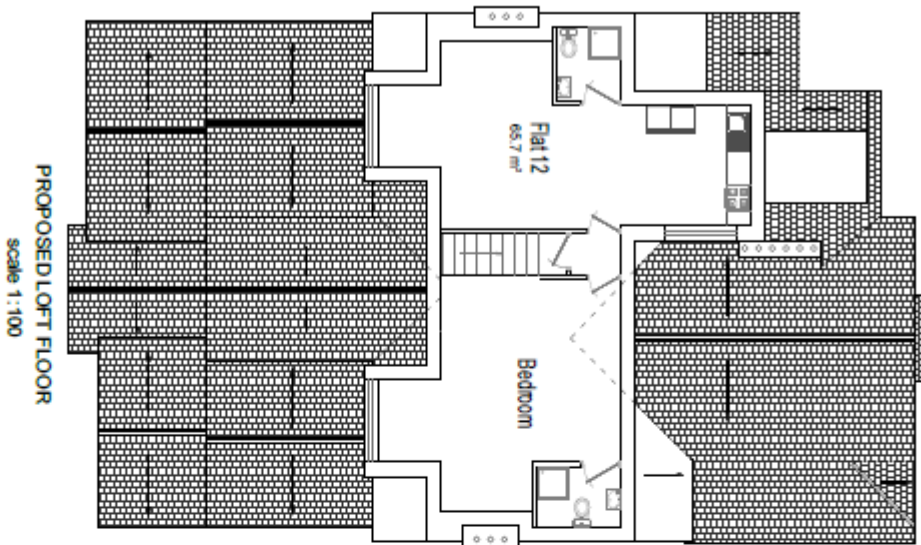


PROPOSED GROUND FLOOR
scale 1:100

NOTES:
1. All dimensions are in mm unless noted otherwise.



		Mr. J. Mawhood 147 The Green - Aldenham - GTRU LNK Proposed Plans	
1:100 Proposed Plans	07 624 65824 01925 29101	1:100 Proposed Plans	07 624 65824 01925 29101



PROPOSED LOFT FLOOR
scale 1:100

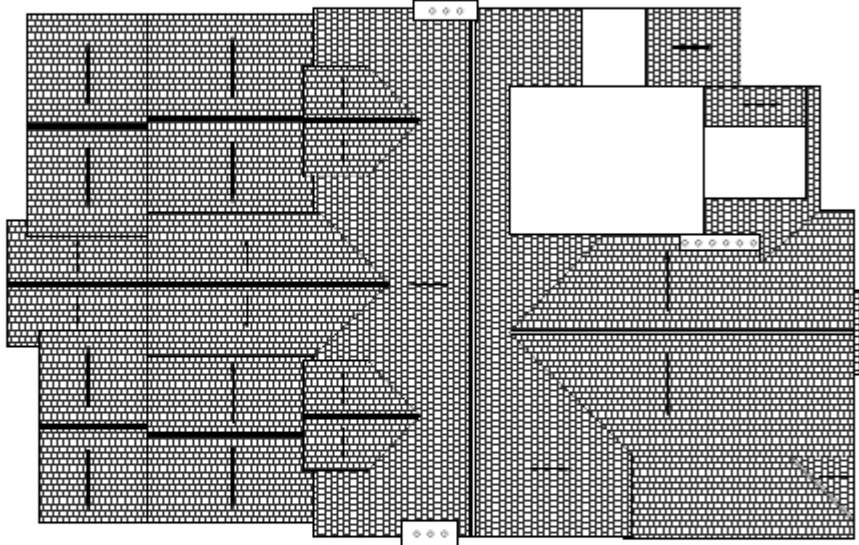


PROPOSED SECOND FLOOR
scale 1:100

NOTES:
1. All dimensions are in mm unless noted otherwise.



		No. 1, Mansfield 147 The Green - Aldershot - GU11 1LN	
Full Planning Approved Plans	Tel: 0754 65824 Fax: 01993 291003	Email: info@eandf.co.uk Website: www.eandf.co.uk	Page: 2

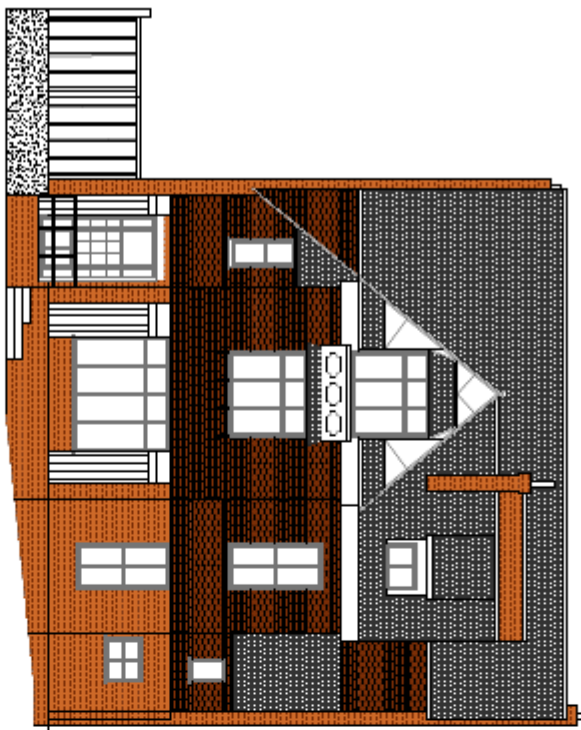


PROPOSED ROOF FLOOR
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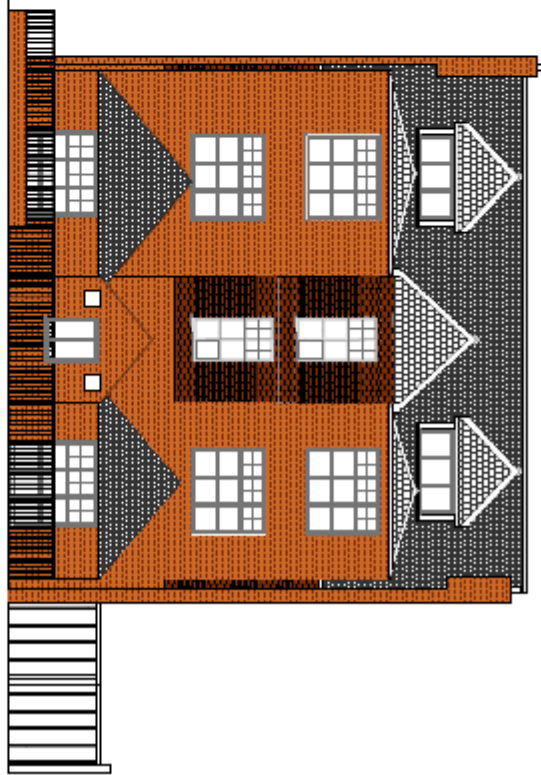


NOTES:
 1. All dimensions are in mm unless noted otherwise.

Project Name: Full Planning 14 The Grove - A. Maudslayi - Ashdown	Client: M.J. Maudslayi 14 The Grove - A. Maudslayi - Ashdown
Project No.: Proposed Plans 07/24/2024	Project No.: 010915-201010
Scale: A	Date: 01/09/2024

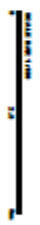


PROPOSED FRONT ELEVATION
scale 1:100



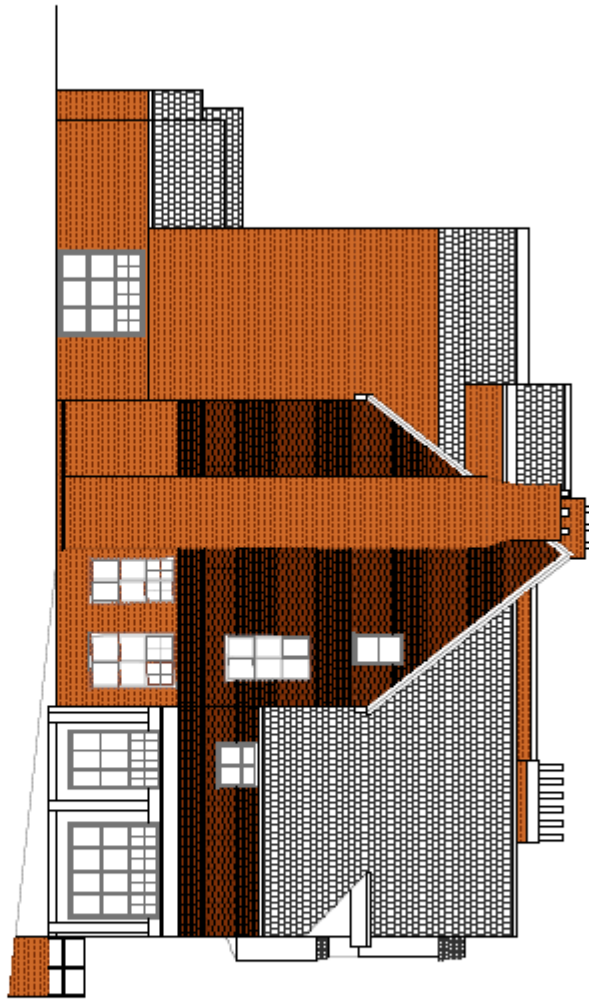
PROPOSED REAR ELEVATION
scale 1:100

NOTES:
1. All dimensions are in mm unless noted otherwise.



		No. J. Mardiana Madrisa House - 147th Ave - Alderbrook - GTH 1N6	
Project Name: Madrisa House		Proposed Plan	
Project No: 07-504-63862-2		Drawing No: 0001-1-PR001-0	
Date: 14/03/2023		Scale: A	

NOTES:
 1. All dimensions are in mm unless noted otherwise.

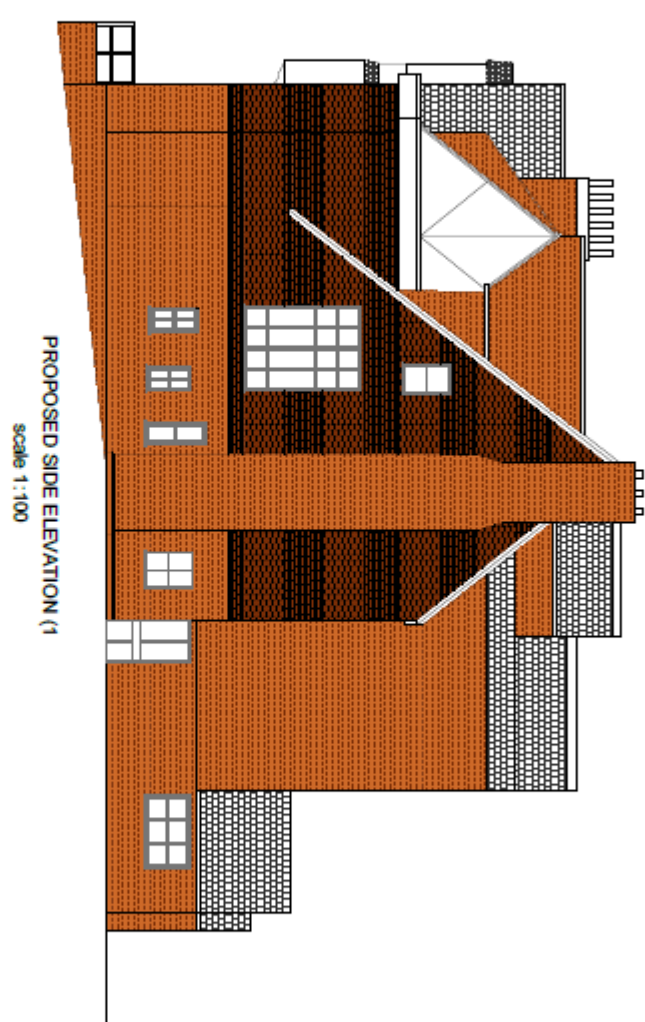


PROPOSED SIDE ELEVATION (2)
 scale 1:100



A. 1:100 Scale		Date: 01/11/2024	
Project: Residential		Client: Mr. J. McDonald	
		Name: Headline House - 14 The Grove - Adelaide - 5071 SA Drawing No: Proposed Plan	
Drawn by: Mr. McDonald	Scale: 1:100	Drawn on: 01/11/2024	Drawn by: 010715-210015
Title: Proposed Plan		Date: 01/11/2024	

NOTES:
 1. All dimensions are in mm unless noted otherwise.



PROPOSED SIDE ELEVATION (1)
 scale 1:100



		Approved and Checked by project and client	
Project Name Proposed Plans	Client Name Mr. J. Mansfield	Project No. Proposed Plans	Drawing No. 01/01-B-210014
Project Location As shown	Client Contact 07 434 03 822	Client Email 01/01-B-210014	Issue No. A

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 22/00225/EDCPP Ward: Knellwood

Applicant: Miss Jessica Simpson

Decision: **Permission Refused**

Decision Date: 21 July 2023

Proposal: Certificate of Existing Lawful Use for use of building as a HMO (Sui-Generis).

Address **106 Farnborough Road Farnborough Hampshire GU14 6TN**

Application No 22/00663/COND Ward: St Mark's

Applicant: Junia Charlton

Decision: **Permission Granted**

Decision Date: 26 July 2023

Proposal: Submission of details pursuant to conditions 4 (materials), 5 (window frames and doors), 6 (window repair schedule), 8 (Cleaning brickwork) and 9 (bat survey) attached to planning permission 21/00577/FULPP for the erection of roof extensions and first floor side extension to facilitate change of use of bank into mixed use building with Commercial (E) at ground floor, and residential above comprising 5 flats (2 x 1-bed and 3 x 2-bed).

Address **2 Alexandra Road Farnborough Hampshire GU14 6BZ**

Application No 22/00816/CONDPP Ward: Fernhill

Applicant: Hamberley Development Limited

Decision: **Conditions details approved**

Decision Date: 27 July 2023

Proposal: Submission of details pursuant to Condition Nos.6 (Existing & Proposed Levels) and 20 (10-Year Landscape Management Plan) of planning permission 18/00614/FULPP dated 11 April 2019

Address **Randell House Fernhill Road Blackwater Camberley Hampshire GU17 9HR**

Application No 22/00875/CONDPP Ward: Fernhill

Applicant: Hamberley Development Limited

Decision: **Conditions details approved**

Decision Date: 27 July 2023

Proposal: Submission of details pursuant to Condition No.24 (Badger Mitigation Strategy) of planning permission 18/00614/FULPP dated 11 April 2019

Address **Randell House Fernhill Road Blackwater Camberley Hampshire GU17 9HR**

Application No 23/00035/FULPP Ward: Empress

Applicant: Motor Fuel Limited

Decision: **Permission Granted**

Decision Date: 28 July 2023

Proposal: Installation of 4no. EV charging units with canopy, jet wash bay, and substation compound, following demolition of existing car wash structures (amended plans received 28 June 2023)

Address **205 Farnborough Road Farnborough Hampshire GU14 7JT**

Application No 23/00099/FULPP Ward: Knellwood
Applicant: D HARGREAVES
Decision: **Permission Granted**
Decision Date: 14 July 2023
Proposal: Erection of a two storey side extension following demolition of conservatory and erection of a single storey rear extension
Address **98 Cambridge Road East Farnborough Hampshire GU14 6QX**

Application No 23/00193/FULPP Ward: Cove And Southwood
Applicant: Evo-rail
Decision: **Permission Granted**
Decision Date: 26 July 2023
Proposal: Installation of 5.9m high hinged pole alongside the rail track, bearing one antenna to provide Superfast Wi-Fi service to train users
Address **Proposed Telecommunications Pole On Railway Land To The North Of Unit B1 Armstrong Mall Farnborough Hampshire**

Application No 23/00297/FULPP Ward: St Mark's
Applicant: Mrs Marcia Tolfts
Decision: **Permission Granted**
Decision Date: 26 July 2023
Proposal: Retention of uPVC double glazed windows on the side elevations and replace double glazed wooden sash windows on the front elevation with double glazed sash uPVC windows
Address **Flat 5 80 Alexandra Road Farnborough Hampshire GU14 6DD**

Application No 23/00313/FULPP Ward: St Mark's
Applicant: C Staniland
Decision: **Permission Granted**
Decision Date: 14 July 2023
Proposal: Single storey side and rear extension, conversion of roof-space to form habitable accommodation to include rear dormer window and front velux roof-lights and the erection of outbuilding in rear garden
Address **11 Reading Road Farnborough Hampshire GU14 6NA**

Application No 23/00348/NMAPP Ward: Wellington

Applicant: Camille Soor

Decision: **Permission Granted**

Decision Date: 20 July 2023

Proposal: NON MATERIAL AMENDMENT: Application 17/00494/REMPP for construction / conversion of existing buildings to provide 116 dwellings (Use Class C3) in Development Zone D (McGrigor), together with associated access, parking and public open space, pursuant to Condition 4 (1 to 21), attached to Outline Planning Permission 12/00958/OUT dated 10th March 2014. Alterations to levels and boundary treatment to rear gardens at Plot 97 and Plot 98.

Address **Zone D - McGrigor Aldershot Urban Extension Alisons Road
Aldershot Hampshire**

Application No 23/00361/FULPP Ward: St Mark's

Applicant: Sheila Morgan

Decision: **Permission Granted**

Decision Date: 12 July 2023

Proposal: Change of use of detached 10 bed guesthouse into 5no. supported living units (C2) for persons with learning disabilities, with communal dining/kitchen/laundry facilities, and staff accommodation

Address **54 Netley Street Farnborough Hampshire GU14 6AT**

Application No 23/00368/FULPP Ward: Rowhill

Applicant: Mr Lee Jones

Decision: **Permission Granted**

Decision Date: 31 July 2023

Proposal: Alterations to front door design. Erection of a first floor side extension over existing garage. Demolition of existing single storey rear extension and erection of part first floor and part two storey rear extension

Address **13 Rowhill Avenue Aldershot Hampshire GU11 3LU**

Application No 23/00377/TELEPP Ward: Cherrywood

Applicant: CK Hutchison Networks (UK) Ltd

Decision: **Prior Approval Required and Granted**

Decision Date: 11 July 2023

Proposal: The proposal relates to the installation of 18m high slim-line phase 9 monopole, supporting 6 no. antennas, 3 no. equipment cabinets and ancillary development thereto including 1 no. GPS module

Address **Proposed Telecommunication Equipment To The Front Of Brookside Park Hawley Lane Farnborough Hampshire**

Application No 23/00378/FULPP Ward: Empress

Applicant: Mr And Mrs K Lowe

Decision: **Permission Granted**

Decision Date: 12 July 2023

Proposal: Erection of front porch, single storey rear extension and erection of attached garage

Address **10 Cabrol Road Farnborough Hampshire GU14 8NY**

Application No 23/00381/FULPP Ward: Cherrywood

Applicant: Mr Gary Soles

Decision: **Permission Granted**

Decision Date: 27 July 2023

Proposal: Exterior works to include replacement of existing side pergola, installation of front timber planters and front posts and festoon lighting

Address **The Hawley Arms 51 Churchill Crescent Farnborough Hampshire GU14 8EL**

Application No 23/00393/FULPP Ward: Knellwood
Applicant: Mr R Odam
Decision: **Permission Granted**
Decision Date: 17 July 2023
Proposal: Raising of existing roof with formation of dormer within side facing roof elevation ,erection of a single storey rear extension and erection of a detached garage
Address **11 The Grove Farnborough Hampshire GU14 6QR**

Application No 23/00405/FULPP Ward: Aldershot Park
Applicant: Mrs Lauren Bennell
Decision: **Permission Granted**
Decision Date: 17 July 2023
Proposal: Single Storey Rear and Side Extension
Address **7 Whyte Avenue Aldershot Hampshire GU12 4AD**

Application No 23/00408/ADV Ward: Knellwood
Applicant: St Marks Church
Decision: **Permission Granted**
Decision Date: 14 July 2023
Proposal: Erection of a notice board
Address **St Marks Church Hall Guildford Road East Farnborough Hampshire**

Application No 23/00410/ADVPP Ward: Empress
Applicant: Mr Malcolm Stalker
Decision: **Permission Granted**
Decision Date: 01 August 2023
Proposal: Replace 2 fascia signs with the display of 1 new internally illuminated LED fascia sign
Address **Unit 5 Solartron Retail Park Solartron Road Farnborough Hampshire GU14 7QJ**

Application No 23/00413/FULPP Ward: Empress
Applicant: Ben Hepworth
Decision: **Permission Granted**
Decision Date: 24 July 2023
Proposal: Erection of two storey side extension and single storey rear extension
Address **6 Cabrol Road Farnborough Hampshire GU14 8NY**

Application No 23/00416/FULPP Ward: Empress
Applicant: Mr & Mrs Andrew & Abbi Stolagiewicz
Decision: **Permission Granted**
Decision Date: 21 July 2023
Proposal: Erection of a single storey rear extension
Address **343 Farnborough Road Farnborough Hampshire GU14 8AY**

Application No 23/00425/ADVPP Ward: Empress
Applicant: Aldi Stores Limited Sheppey
Decision: **Permission Granted**
Decision Date: 19 July 2023
Proposal: Application for Advertisement Consent: Display of a total of 8 advertisement signs comprising 2 X internally illuminated fascia signs and 2 X non-illuminated vinyl shop-front signs applied to glazing on front elevation; 2 X internally-illuminated Aldi logo signs on rear elevations; and display of non-illuminated Aldi logo signs in two existing Shopping Park totem signs
Address **Units 2A And 3 Blackwater Shopping Park 12 Farnborough Gate Farnborough Hampshire GU14 8BL**

Application No 23/00427/FULPP Ward: North Town
Applicant: Mr Billy Ayling
Decision: **Permission Granted**
Decision Date: 20 July 2023
Proposal: Erection of first floor rear extension
Address **10 Clive Road Aldershot Hampshire GU12 4RE**

Application No 23/00428/FULPP Ward: St Mark's
Applicant: Mr Sean Hammond
Decision: **Permission Granted**
Decision Date: 21 July 2023
Proposal: Erection of a part single and part two rear extension
Address **The Gables 17 Whites Road Farnborough Hampshire GU14 6PB**

Application No 23/00431/FULPP Ward: Empress
Applicant: Mr & Mrs George
Decision: **Permission Granted**
Decision Date: 26 July 2023
Proposal: Reduce length of existing rear outbuilding, erection of a two storey side extension and part single, part two storey rear extension
Address **51 Pierrefondes Avenue Farnborough Hampshire GU14 8PA**

Application No 23/00436/FULPP Ward: Empress
Applicant: Mr and Mrs Hillier
Decision: **Permission Granted**
Decision Date: 24 July 2023
Proposal: First floor front extension, part single and part two storey side extensions following demolition of existing garage, loft conversion incorporating hip to gable roof extension, roof lights to front, dormer window to rear, solar panels to rear dormer roofs, alterations to front to provide in/out driveway and associated landscaping
Address **Rockingham 19 Revelstoke Avenue Farnborough Hampshire GU14 8NG**

Application No 23/00439/TPOPP Ward: St John's

Applicant: Mrs Ria Reid

Decision: **Permission Granted**

Decision Date: 12 July 2023

Proposal: Two Oak trees next to boundary of 7 Comfrey Close (numbers 2 and 3 on submitted plan) cut back overhanging branches by no more than 3 metres and reduce the over-extended branches of the Oak tree next to 7 Comfrey Close (number 4 on the plan) by no more than 3 metres. All trees are within group G8 of TPO 407

Address **Land Affected By TPO 407 - To The North And South Of Juniper Road And To The West Of Trunk Road Farnborough Hampshire**

Application No 23/00443/TPO Ward: Fernhill

Applicant: Miss Caron Thake

Decision: **Permission Granted**

Decision Date: 12 July 2023

Proposal: Ten Maples (part of group G2 of TPO 226V) as per submitted plan, crown lift to no more than 3 metres from ground level

Address **3 Broomhill Pennine Way Farnborough Hampshire GU14 9HX**

Application No 23/00444/FULPP Ward: St John's

Applicant: S Afzal

Decision: **Permission Granted**

Decision Date: 20 July 2023

Proposal: Erection of part single storey and part two storey side/rear extension

Address **25 Cripsey Road Farnborough Hampshire GU14 9PZ**

Application No 23/00445/FULPP Ward: Knellwood

Applicant: Mr Neil Colbourn

Decision: **Permission Granted**

Decision Date: 11 July 2023

Proposal: Installation of 10 solar panels on the south-facing front roof slope

Address **44 Church Road West Farnborough Hampshire GU14 6QG**

Application No 23/00449/NMAPP Ward: Wellington

Applicant: Mr A Doyley

Decision: **Permission Granted**

Decision Date: 11 July 2023

Proposal: Non-material amendment to planning permission 21/00108/REMPP dated 27th May 2021 for Part Approval of Reserved Matters for the construction of 430 residential dwellings together with associated landscape, access and parking in Part of Development Zone K (Stanhope Lines East) and Part of Development Zone M (Buller) pursuant to Condition 4 (1 to 21), attached to Hybrid Outline Planning Permission 12/00958/OUT dated 10th March 2014; to allow for installation of photovoltaic panels to houses (Plots 274 to 430) within Buller Zone (Zone M).

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

Application No 23/00455/TPOPP Ward: West Heath

Applicant: Mr Tony Garner

Decision: **Permission Granted**

Decision Date: 25 July 2023

Proposal: One Oak tree in the rear garden (T6 of TPO 360V) crown reduce by no more than 4 metres

Address **59 Fernhill Road Farnborough Hampshire GU14 9SA**

Application No 23/00456/FULPP Ward: Empress

Applicant: Mr & Mrs Fagg

Decision: **Permission Granted**

Decision Date: 21 July 2023

Proposal: Demolition of existing Garage/Utility and erection of new single storey front, side and rear extension

Address **55 Pierrefondes Avenue Farnborough Hampshire GU14 8PA**

Application No 23/00465/TPOPP Ward: West Heath
Applicant: Mr Andrew Brady
Decision: **Permission Granted**
Decision Date: 25 July 2023
Proposal: One Silver Birch (T5 of TPO 304V) reduce crown by no more than three metres to suitable growth points
Address **27 Northcote Road Farnborough Hampshire GU14 9EA**

Application No 23/00468/PDC Ward: Wellington
Applicant: Step By Step Fostering
Decision: **Development is Lawful**
Decision Date: 18 July 2023
Proposal: Application for Certificate of Lawfulness for Proposed Use : Use of two desk spaces within existing offices for use by Step-by-Step Fostering
Address **36 Crimea Road Aldershot Hampshire GU11 1UD**

Application No 23/00478/FULPP Ward: Manor Park
Applicant: Mr Zeeshan Ahmad
Decision: **Permission Refused**
Decision Date: 27 July 2023
Proposal: Retention and completion of front and side boundary walls along with the installation of railings and gates
Address **26 Avondale Road Aldershot Hampshire GU11 3HQ**

Application No 23/00479/FUL Ward: Cove And Southwood
Applicant: Mr Said Enany
Decision: **Permission Granted**
Decision Date: 20 July 2023
Proposal: Erection of a single storey rear extension
Address **106 Marrowbrook Lane Farnborough Hampshire GU14 0AB**

Application No 23/00480/FULPP Ward: St John's

Applicant: Annie Millbery-Haynes

Decision: **Permission Granted**

Decision Date: 21 July 2023

Proposal: Erection of a single storey rear extension

Address **50 Maple Avenue Farnborough Hampshire GU14 9UR**

Application No 23/00482/FULPP Ward: Cove And Southwood

Applicant: Mr Henry Woolford

Decision: **Permission Granted**

Decision Date: 24 July 2023

Proposal: Erection of part single storey rear extension and roof extension creating two rear dormers and the installation of one front dormer

Address **31 Elmsleigh Road Farnborough Hampshire GU14 0ET**

Application No 23/00485/TPOPP Ward: Empress

Applicant: Niel Lewis

Decision: **Permission Granted**

Decision Date: 28 July 2023

Proposal: One Oak (T1 on submitted plan) in front of number 39 St Michaels Road (T22 of TPO442V), deadwood and prune back from structure by no more than 2 metres. One Birch (T3) (T21 of TPO 442V) in front of number 37, deadwood and clear structure by no more than 2 metres. Sweet Chestnut (T4) (T17 of TPO 354V) front of number 36, prune back from building by no more than 2 metres. Birch (T5)(T20 of TPO 442V) in front of number 35, remove major deadwood and crown lift to no more than 2.5 metres over the footpath. Sweet Chestnut (T6) (T17 of TPO 442V) in front of number 27, remove major deadwood and crown lift over footpath to no more than 2.5 metres. Oak (T7) (T16 of TPO 442V) in front of number 25, removal of major deadwood

Address **Land Affected By TPO 442V - Between St Michaels Road And Napoleon Avenue Farnborough Hampshire**

Application No 23/00489/HCC Ward: Wellington

Applicant: Hampshire County Council

Decision: **No Objection**

Decision Date: 05 August 2023

Proposal: HCC CONSULTATION : Demolition of existing bridge and construction of a replacement bridge crossing the Basingstoke Canal adjacent to the junction of Fleet Road (A323) and Laffan's Road

Address **Eelmoor Bridge Laffans Road Aldershot Hampshire**

Application No 23/00493/TPOPP Ward: Rowhill

Applicant: Lisa Balch

Decision: **Permission Granted**

Decision Date: 28 July 2023

Proposal: One Oak (T1 of TPO 171V) in rear garden, thin canopy by no more than 20% , no cuts will be greater then 30 millimetres, remove any dead or crossing branches and crown lift to no more than 3.5 metres from ground level

Address **71 Rowhill Avenue Aldershot Hampshire GU11 3LP**

Application No 23/00496/PDCPP Ward: Aldershot Park

Applicant: Mr & Mrs L & R M BARCI & CONACHE

Decision: **Development is Lawful**

Decision Date: 27 July 2023

Proposal: Lawful Development Certificate for a Proposed development: Formation of rear dormer and insertion of 2no.rooflights to front elevation to facilitate a loft conversion

Address **10 Pembury Place Aldershot Hampshire GU12 4PF**

Application No 23/00525/NMAPP

Ward: St Mark's

Applicant: The Co-operative Group

Decision: **Permission Granted**

Decision Date: 02 August 2023

Proposal: NON-MATERIAL AMENDMENT: To planning permission 21/00473/FULPP dated 26 August 2021 (to relocate entrance door and reconfigure shopfront to suit, paint shopfront frames, shutter box and guides traffic grey RAL 7043., install new external cold-room and replacement mechanical plant in fenced area at the rear of the store) to allow the position of the entrance doors and ATM to be reversed

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

Application No 23/00537/MISC28

Ward: Aldershot Park

Applicant: Jennfer Stead

Decision: **No Objection**

Decision Date: 24 July 2023

Proposal: The Electronics Communications Code (Conditions and Restrictions) (Amendment) Regulations 2017 - Toob intend to install fixed line broadband electronic communications apparatus - 3 x pole's (outside Lok'n'Store, Renault and ATS Euromaster)

Address **Street Record Ash Road Aldershot Hampshire**

Development Management Committee
16th August 2023

Agenda Item 4
Head of Property & Growth
Report No.PG2327

Enforcement and Possible Unauthorised Development

1. Introduction

This report considers current matters of enforcement and possible unauthorised development. Authority to take planning enforcement action is delegated to the Head of Economy, Planning and Strategic Housing. Matters that require a Committee decision are reported, together with delegated decisions to take action.

It is not an offence to carry out works without planning permission and the National Planning Policy Framework (NPPF) states that enforcement action is discretionary and that local planning authorities should act proportionately in responding to suspected breaches of planning control. Local authorities are also advised to take action only where it is appropriate to do so. The purpose of this report is therefore to report to Committee decisions with regard to enforcement action and/or to seek approval for further action.

2. Policy

The Council's Approach to Planning Enforcement is set out in the adopted Local Enforcement Plan. The essential thrust of the Plan is that we will not condone wilful breaches of planning law, but we will exercise our discretion regarding enforcement action if it is considered expedient to do so. Our priorities with regard to enforcement are:

- To focus our resources to ensure that the most pressing and harmful issues are addressed appropriately.
- In determining the expediency of enforcement action we will have regard to the seriousness of any harm which is evident as a result of a breach of planning control.
- Matters which can potentially have a serious impact on the safety or amenity of residents or occupiers of property or on the natural environment will take priority over minor infractions and matters of dispute between neighbours.

3. Items

Each item contains a full description, details of any investigation, and an assessment of the situation and concludes with a recommendation.

This report relates to:

Item 1 Decisions for Enforcement Action

All information, recommendations and advice contained in this report are understood to be correct at the time of writing this report. Any change in circumstances will be updated verbally 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.

4. Human rights

The Human Rights Act 1998 (the Act) has incorporated part of the European Convention on Human Rights into English law. Any recommendation either to take or not to take enforcement action has been assessed to make sure that the decision is compatible with the Act. If there is a potential conflict this will be highlighted in the individual report on the relevant item.

5. Financial implications

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 enforcement cases 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.

6. Recommendation

That the report be **NOTED**

Tim Mills
Executive Head of Property & Growth

BACKGROUND PAPERS
Rushmoor Local Plan (2019)
Rushmoor Local Enforcement Plan (2016)
National Planning Policy Framework (NPPF)

Item1

Site Location: 26 Avondale Road, Farnborough

Alleged breach: Erection of boundary wall over 1m in height adjacent to a highway.

Recommendation: Issue Enforcement Notice.

Commentary

The property is a detached bungalow situated prominently within the street scene in red multi brick with a tiled roof.

The breach of planning control comprises the erection of a 1m high wall with 2m high pillars, clad in grey and white tiling across the frontages to Avondale Road and Southmead Road.

Due to the height of the wall fronting a highway planning permission is required.

The materials used in the wall in conjunction with its extent and height results in an incongruous feature within the street scene, resulting in adverse harm to its character and appearance.

Following the unauthorised construction, planning permission was sought to retain the lower wall section with traditional brick finish to the remaining pillars above with railings and gates between. Permission was refused under application 23/00478/FULPP on 27th July 2023.

In the absence of an acceptable scheme and given the visual harm caused by the development, it is recommended that the Council should serve a planning enforcement notice to regularise the breach.

Full recommendation:

It is recommended that an instruction is issued to the Corporate Manager, Legal to:

- A. Issue an **Enforcement Notice** to require the reduction of the wall to 1m, with a period of three months for compliance;



Development Management
Committee
16 August 2023

Planning Report No. PG2326

Appeals Progress Report

1. New appeals

- 1.1 A new appeal has been lodged against the refusal of planning permission 23/00004/REFUSE for: *'Retention of boundary fencing and electric gates to front boundary'* at **27 Church Road East, Farnborough**. This application was determined under delegated powers (23/00055/FULPP) and will be dealt with by the Planning Inspectorate using the Householder Planning Appeals fast-track procedure.

2. Appeal Decision

- 2.1 Appeal against refusal of planning permission 21/00476/FULPP for "Change of use from pub at ground floor to grocery shop" at **The Royal Staff, 37a Mount Pleasant Road, Aldershot**. The Development Management Committee refused planning permission at the 16 September 2021 meeting for the following reason:

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

The appeal was considered under the Written Representations procedure and the Inspector's decision issued on 20 July 2023.

- 2.2 The Inspector considered the main issues for the appeal to be the effect of the proposed development on community facilities. In this respect, the Inspector noted that the Royal Staff was a wet-led pub within a well populated residential area without dedicated parking and therefore that trade is likely to come from this vicinity. There are also three other pubs operating within 800m which offer comparable facilities (The Golden Lion, The Crimea Inn and the Red Lion, which also offers food). Nevertheless, whilst the Appellant argued that these factors had led to the decline of the Royal Staff along with the general reduction in pub attendance, the Inspector stated that pubs are important community facilities. Furthermore, the Royal Staff had also been designated as an Asset of Community Value. Although the Inspector conceded that, in the main, this related to provisions for any sale of the pub, they nevertheless considered that this demonstrated that the pub was regarded to be of value to the local community.
- 2.3 Policy LN8 of the Rushmoor Local Plan 2014-2032 states that the loss of a public house will be permitted where it is proven there is no longer-term need

for the facility. The Council's Development Affecting Public Houses' Supplementary Planning Document (SPD) provides further guidance and details that both marketing and reasonable efforts to preserve the facility must be demonstrated. In terms of marketing evidence the Inspector noted that it was disputed that the asking price for the Royal Staff was reasonable and, indeed, that the Appellant's figure of £650,000, subsequently reduced to £550,000 were unsupported by objective analysis. The Council had provided evidence that the nearby White Lion Pub was sold for £261,000 in 2021; and that, although the Jolly Sailor Pub had been under offer in June 2021 for £600,000, this site had planning permission for a change of use to residential. Consequently, the Inspector concluded that there was no evidence that the Appellant's valuation of the Royal Staff was appropriate.

- 2.4 The Inspector also considered the financial evidence submitted by the Appellant in the form of un-audited profit and loss accounts for the pub indicating that it had been loss making since 2016. It was also noted that some attempts had been made to diversify the pub business since 2016 with quiz nights, live music, pool leagues and karaoke. Food had reportedly also been served in the past from the small trade kitchen, although this ceased due to its viability. However, the Inspector was not provided with any evidence from the Appellant to demonstrate how long the attempts at diversification had been undertaken and, as such, the Inspector was not satisfied that reasonable efforts have been made to preserve the public house use.
- 2.5 The Appellant's submissions did not persuade the Inspector that an operator could not run the Royal Staff as a viable pub. The Inspector noted that the license of the pub had been revoked for reasons including crime and disorder on the premises, and the management response to this, as well as public nuisance as a result of customers using the street rather than the designated garden area, the Inspector was not however of the view that these issues could not be resolved with effective management.
- 2.6 In conclusion, in the absence of evidence of the type required by the Council's SPD, the Inspector considered that the proposed development would have a harmful effect on community facilities; and, consequently, would be contrary to Local Plan Policy LN8 and the advice in the SPD.

Decision : Appeal Dismissed

3 Recommendation

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

Tim Mills
Executive Head of Property & Growth

Development Management Committee
16th August 2023

Planning Report No. PG2328

**Planning (Development Management) summary report for the quarter
Apr-Jun 2023**

1. Introduction

- 1.1 The purpose of this report is to update Members on the position with respect to Performance Indicators for the Development Management Section of Planning, and the overall workload of the Section. This report covers the quarter from 1st April to 30th June 2023.

2. Planning Applications

- 2.1 The three tables below set out figures relating to determination of Major, Minor and 'Other' planning applications for the first quarter of the financial year. We are required to provide the government with statistical returns in relation to decision times. It should be noted that the returns required by government do not include some application types including applications for the approval of details pursuant to conditions, applications to fell or carry out works to TPO trees and trees in Conservation Areas, Non-Material Amendments, Screening Opinions, Adjacent Authority Consultations and applications for approval in relation to conditions. These however constitute a significant source of demand on our service numbering 99 cases in the quarter. These are included in the total figures reflecting workload set out at 3.1 below.

Major and small scale major Applications determined within 13 weeks/PPA target

Decisions in quarter	Apr-Jun 2023	Government Target	2022/2023 Total
1	100%	60%	100%

Minor (Non householder) Applications determined within 8 weeks

Decisions in quarter	Apr-Jun 2023	Government Target	2022/2023 Total
27	100%	65%	94.5%

*10 of the 27 cases were determined outside the statutory period but were subject to agreed extensions of time and therefore recorded as in time.

'Other' (Including Householder) Applications determined within 8 weeks

Decisions in quarter	Apr-Jun 2023	Government Target	2022/2023 Total
75	90.6%	80%	92.1%

2.2 The following table sets out figures relating to appeals allowed against the authority's decision to refuse permission.

% of appeals allowed against the authority's decision to refuse

Government Target	Apr-Jun 2023	Appeal Decisions	Appeals Allowed
40% max	0%	2	0

3. Workload

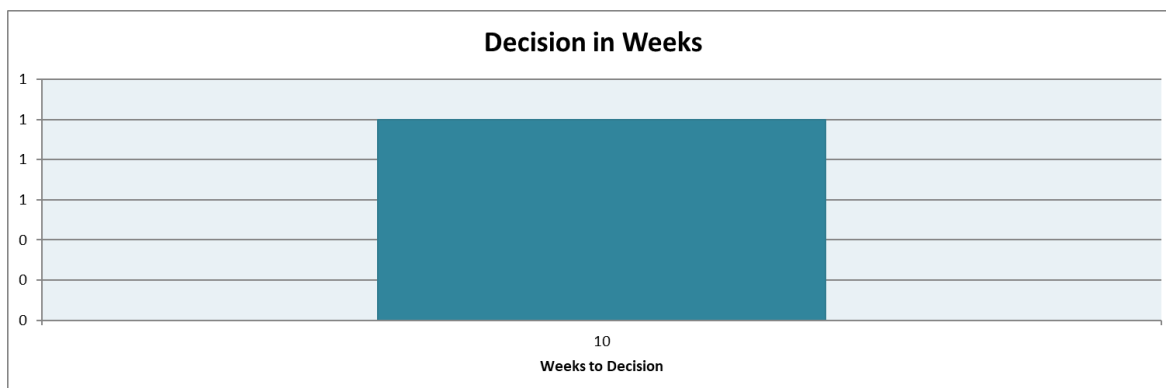
3.1 This section deals with workload demand on the Development Management Section in the first quarter of 2023-2024.

Departmental Work Demand Apr-Jun 2023

	Applications Submitted (All types)	Pre-Application Cases	Applications Determined (All types)	Appeals Submitted
Q1	340	120	292	1

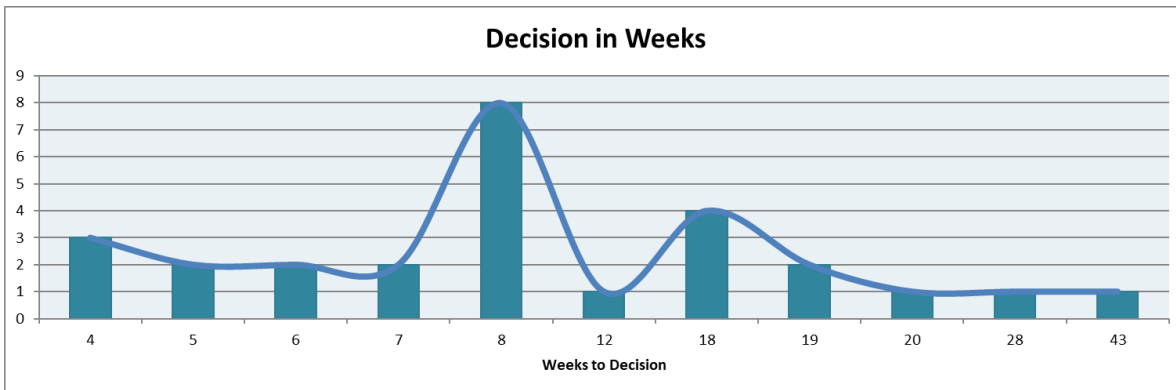
3.2 The following graphs present the time period being taken to determine different types of application in the first quarter of 2023-2024.

Major and small-scale majors Total 1



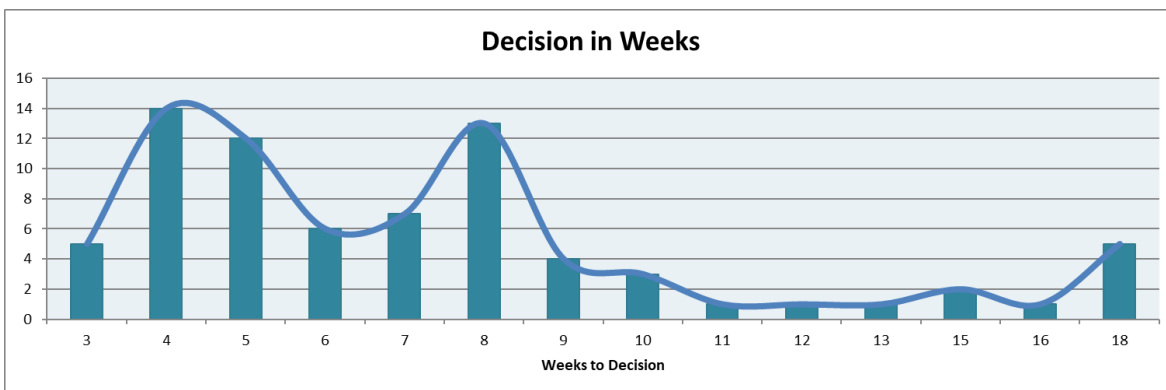
3.3 Performance with regard to Major applications remains well above the Government target with the sole cases determined within the statutory period.

Minor (Non householder) applications Total 27



3.4 This second graph illustrates the determination times for minor applications, all of which were determined within the statutory period or in accordance with agreed extensions of time in the first quarter of 2023-2024.

'Other' (Including Householder) applications Total 75



3.5 This third graph shows that in the first quarter of this financial year the majority of householder applicants (90.6%) received decisions within eight weeks of their validation date or in accordance with agreed extensions of time.

4. Fee Income

4.1 The total planning fee income received for the first quarter was £57,133 against a budget estimate of £109,825

4.2 The total pre-application income received for the first quarter was £8,078 against a budget estimate of £9,000.

5. Section 106 contributions

5.1 Information in this section relates to financial contributions secured by way of section 106 planning obligations.

Section 106 contributions received	Apr-Jun 2023
Contributions received (Rushmoor and Hampshire)~	£626,643.36
Open Space (specific projects set out in agreements)	£26,431
SANGS b) Southwood Country Park e) Hawley Meadows* f) Rowhill Copse	b) £54,480.27 e) £18,070 f) £13,260
SAMM* b) Southwood Country Park c) Wellesley Woodland d) Bramshot Farm (Hart) e) Hawley Meadows f) Rowhill Copse	b) £6,115.20 c) £0 d) £5,402.45 e) £1,977 f) £1,451
Transport (specific projects set out in agreements) & Wellesley Primary School contribution*	£541,662.24

~This figure also includes monitoring charges, interest and receipts for the Farnborough Airport Community Environmental Fund.

Contributions marked * are paid to Hampshire County Council.

5 new undertakings/legal agreements were signed in the period April-Jun 2023.

6. Comment on workload for this quarter

6.1 This quarter year saw an upturn in numbers of application submissions and determinations. Anticipated major application submissions during this financial year are still progressing through pre-application discussion and are expected in Quarter 2. Planning fee income is below the budgetary estimate. Pre-application income continues to remain close to our estimates.

7. Wellesley

7.1 There have been 1225 residential occupations to date at Wellesley. Maida Development Zone A is complete (228 units).

7.2 Corunna Development Zone (Zone B), opposite Maida on the west side of Queen's Avenue is at an advanced stage of completion and will deliver 733 residential units, including six supported housing units 682 of the units are now occupied.

- 7.3 Gunhill Development Zone (Zone E) is located west of the Cambridge Military Hospital and north of Hospital Road. The zone is completed and comprises 107 Private Rented Units, all of which have been occupied.
- 7.4 McGrigor Development Zone (Zone D) is nearing completion. This zone is located to the north of the Cambridge Military Hospital, and to the east of Maida Zone, and will provide a total of 116 residential units. 104 of the units are occupied including the converted curtilage listed buildings of St Michael's House and Cambridge House.
- 7.5 Work continues on site at Cambridge Military Hospital Development Zone (Zone C) by Weston Homes. A temporary marketing suite has been created within the central Admin Block following the sales launch in March 2021. The units within Gunhill House & Water Tower are completed. 67 units are now occupied within the CMH Development Zone.
- 7.6 Taylor Wimpey continues to progress development at Stanhope Line East (Zone K) and part of Buller (Zone M) Development Zones, following permission granted on the 27th May 2021 for 430 dwellings. This phase will incorporate the eastern half of Stanhope Lines, Wellesley's linear park. The Council is currently considering details applications in relation to the permission. A sales and marketing suite has been approved and is operating on Hope Grant's Road (East). 37 of the units are now occupied.

8. Recommendation

- 8.1 That the report be NOTED

Tim Mills
Head of Economy, Planning and Strategic Housing

Contact: John W Thorne 01252 398791

BACKGROUND PAPERS: None.

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