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RUSHMOOR BOROUGH COUNCIL

DEVELOPMENT MANAGEMENT COMMITTEE

*at the Council Offices, Farnborough on
Wednesday, 13th September, 2023 at 7.00 pm*

To:

VOTING MEMBERS

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

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

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

Cllr Sophie Porter
Cllr D. Sarki
Cllr Calum Stewart

NON-VOTING MEMBERS

Cllr G.B. Lyon (ex-officio)

STANDING DEPUTIES

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

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

A G E N D A

1. **DECLARATIONS OF INTEREST –**

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

2. **MINUTES –** (Pages 1 - 4)

To confirm the Minutes of the meeting held on 16th August 2023 (copy attached).

3. **PLANNING APPLICATIONS –** (Pages 5 - 72)

To consider the Executive Head of Property and Growth's Report No. PG2331 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	11-42	23/00597/FULPP	Land at No. 127 Orchard Rise, La Fosse House, No. 129 Ship Lane, and Farnborough Hill School, No. 312 Farnborough Road,	Grant Subject to S106 agreement

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DEVELOPMENT MANAGEMENT COMMITTEE

Meeting held on Wednesday, 16th August, 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 P.J. Cullum
Cllr A.H. Gani
Cllr C.P. Grattan
Cllr Sophie Porter
Cllr D. Sarki
Cllr Calum Stewart

Apologies for absence were submitted on behalf of Cllr Jib Belbase, Cllr Michael Hope and Cllr Halleh Koohestani.

Cllr Mrs. D.B. Bedford, Cllr Christine Guinness and Cllr S. Trussler attended the meeting as a Standing Deputy.

Non-Voting Member

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

15. DECLARATIONS OF INTEREST

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

Member	Application No. and Address	Interest	Action
Cllr Gareth Lyon	23/00513/FUL – Chapel, Redan Road Cemetery, Redan Road, Aldershot	Cabinet Member	As the Planning and Economy Portfolio Holder, Cllr Lyon did not take part in the discussions on this item.

16. **MINUTES**

The Minutes of the Meeting held on 19th July, 2023 were approved and signed as a correct record of proceedings.

17. **PLANNING APPLICATIONS**

RESOLVED: That

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

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

- (ii) permission be refused for the following application, as set out in Appendix “A” attached hereto:

23/00362/FULPP Hockliffe House, No. 14 The Grove, Aldershot

- (iii) the following application be determined by the Executive Head of Property and Growth, in consultation with the Chairman:

* 23/00382/FULPP Former Park Road Garage, No. 107 Park Road,
Farnborough

- (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. PG2325, 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

23/00519/FULPP Coltwood Business Centre, No. 3 Pickford Street,
Aldershot

** 23/00597/FULPP La Fosse, No. 129 Ship Lane, Farnborough

** 23/00580/FUL Land at Pool Road, Aldershot

* The Executive Head of Property and Growth’s Report No. PG2325 in respect of these applications was amended at the meeting.

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

18. **PLANNING APPLICATION NO. 23/00382/FULPP - FORMER PARK ROAD GARAGE, NO. 107 PARK ROAD, FARNBOROUGH**

The Committee considered the Executive Head of Property and Growth's Report No. PG2325 (as amended at the meeting) regarding the demolition of a vehicle sales and repair garage, and the erection of four, three bedroom, two and a half storey dwellings with associated parking and landscaping.

RESOLVED: That

subject to:

- (i) written confirmation being received to the effect that the applicants had acquired sufficient SANG SPA mitigation capacity at the Bramshot Farm SANG from Hart District Council in respect of the proposed development;
- (ii) completion of a satisfactory Section 106 Planning Obligation by 30th August 2023, or any future date as agreed by an extension of time to secure the SPA (SAMMs) and public open space financial contributions, as set out in the report;
- (iii) an informative being included regarding the Lynchford Road closure, and;
- (iv) a condition or informative being added regarding underground broadband,

the Executive Head of Property and Growth, in consultation with the Chairman be authorised to GRANT planning permission.

19. **ENFORCEMENT AND POSSIBLE UNAUTHORISED DEVELOPMENT**

Enforcement Reference No.	Description of Breach
23/00062/BOUND	Erection of boundary wall over 1m in height adjacent to a highway at No. 26 Avondale Road, Aldershot. It was recommended that instructions be issued to the Corporate Manager, Legal to issue an Enforcement Notice requiring the reduction of the wall height to 1m, with a period of three months for compliance.

RESOLVED: That the Executive Head of Property and Growth's Report No. P2327 be noted.

20. **APPEALS PROGRESS REPORT**

The Committee received the Executive Head of Property and Growth's Report No. PG2326 concerning the following appeal decisions:

Application / Enforcement Case No.	Description	Decision
23/00004/REFUSE	A new appeal had been lodged against the refusal of planning permission at 27 Church Lane East, Farnborough	New appeal to be determined
21/00476/FULPP	Against refusal of planning permission for change of use at The Royal Staff, No. 37a Mount Pleasant Road, Aldershot.	Dismissed

RESOLVED: That the Executive Head of Property and Growth's Report No. PG2326 be noted.

21. **PLANNING (DEVELOPMENT MANAGEMENT) SUMMARY REPORT FOR THE QUARTER APRIL 2023 - JUNE 2023**

The Committee received the Executive Head of Property and Growth's Report No. PG2328 which provided an update on the position with respect to achieving performance indicators for the Development Management Section of the Planning Service and the overall workload of the Section for the quarter from 1st April to 30th June 2023.

RESOLVED: That the Executive Head of Property and Growth's Report No. PG2328 be noted.

The meeting closed at 8.07 pm.

CLLR S.J. MASTERSON (CHAIRMAN)

**Development Management
Committee 13th September
2023**

**Executive Head of Property
& Growth
Report No. PG2331**

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 Herrington
Application No.	23/00597/FULPP
Date Valid	15th August 2023
Expiry date of consultations	8th September 2023
Proposal	Demolition of the existing care home and dwelling, repairs and works to the kitchen garden wall and the erection of 30 residential units, associated access works, drainage works, tree works, car parking, hard & soft landscaping
Address	Land At 127 Orchard Rise And La Fosse House 129 Ship Lane And Farnborough Hill School 312 Farnborough Road Farnborough Hampshire
Ward	Empress
Applicant	Wooldridge Developments Ltd. And Synergy Housing
Agent	Mr Thomas Rumble
Recommendation	GRANT subject to S106 agreement.

Description

The site comprises 127 Ship Lane (Orchard Rise) and 129 Ship Lane (La Fosse House), two 1970s buildings formerly used by a religious order. La Fosse, a C2 Care Home, is set within a Curtilage Listed walled former kitchen garden to the Grade 1 Farnborough Hill School. The site lies within the Farnborough Hill Conservation Area.

On the southern part of the site outside the wall is a strip of land enclosed by a hedge with a central gate. This area is designated as Public Open Space in the Local Plan. To the west and north of the site are the houses of Woodland Crescent.

This application follows extensive pre-application discussions following the withdrawal of a previous planning application in 2018.

17/00616/FULPP - Demolition of former care home and dwelling, and formation of extra care retirement community of older people (Class C2) comprising 87 Units (70 two bedroom and 17 one bedroom) and ancillary facilities to be provided in 7 one, two and three storey buildings together with alterations to existing vehicular and pedestrian

access and provision of car parking.

The proposals involve a significantly smaller site area and quantum of development than the withdrawn scheme.

This planning application seeks to demolish the existing care home and dwelling, and erect 30 residential dwellings involving the creation of a new entrance from Ship Lane and Farnborough Road. The proposal would also involve the removal of part of the Curtilage Listed Wall and a scheme of repairs to the remaining wall.

The 30 dwellings would have a mix of (4x1 bed, 16x 2 beds, 6 x 3 beds) and comprise 2 x blocks of flats containing 1 and 2 bed units over 3.5 floors, 2 x 3 bedroom semi-detached dwellings situated to the north of the flat blocks within the walls, and 2 x terrace of 3 x3 bed units continuing the building line of Woodland Crescent to the West, and the other in the place of 127 Ship Lane.

This application is accompanied by a Listed Building Consent application – 23/00586/LBC that is yet to be determined.

Consultee Responses

Historic England

No comments made.

HCC Highways Development
Planning

No comments received.

County Archaeologist

The assessment considers that the archaeological potential, in so far as that is revealed by existing data and landscape character, is low for the prehistoric, Roman and medieval periods. The assessment recognises the importance of the local pottery industry in the late medieval early post medieval period but notes that its distribution seems confined locally to the settlement of Farnborough Street or it's margins. I would concur. The assessment indicates that the second phase of walled garden which falls within the development area and which was erected in the late 19th century will have some archaeological manifestation in terms of understanding the scale and operation of the green houses as are mapped.

Whilst I agree that such archaeological potential exists, in terms of meriting an archaeological record this is very much predicated on the research agenda. Archaeological evidence will offer an understanding of the scale and sophistication of production in the walled garden and if perhaps it was set up for exotic produce reflecting the social standing of the adjacent house. However such a research agenda might also be addressed by historical research and I note that a

published history of the site exists. Such historical resources are not threatened by the development.

Before seeking to burden the planning permission with an archaeological condition to ensure that the archaeological remains of the walled garden will be recognised and recorded, as is implied by the conclusion of the assessment, I would urge the applicant (or their archaeologists) to establish if the structures, operation, scale and produce of the walled garden is already known (or knowable) through historical study. If it is I do not think that the burden of an archaeological condition would be merited. I would be grateful if you could draw this to the attention of the applicant and look forward to learning whether an archaeological approach is needed or not.

Officer comment: No comments from the agents have been received at the time of writing this report, so a condition has been recommended.

Parks Development Officer

Prince Charles Crescent, Farnborough OR Rectory Road Recreation Ground, Farnborough – Playground refurbishment OR Ship Lane Cemetery, Farnborough – Infrastructure improvements (£79,970.40)

Designing Out Crime Officer

Provides design guidance to reduce the risk of crime and reduce the fear of crime on the site. Including use of 1.8m high fencing around gardens, lighting, escape routes.

Neighbours notified

In addition to posting a site notice and press advertisement, individual letters of notification were sent to 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 Woodland Crescent, Farnborough; 102, 104, 106, 108, 110, 112, 116, 118, 122, 124, 126, 127, 128, 131, 132, 134, 135, 136, 144, 120, 130, 133, 137 Ship Lane, Farnborough; 343, 347, 349, 351, 353, 345, 357 Farnborough Road; 1 Prospect Avenue, Farnborough; Mary Meadow Cottage, Farnborough Road; Farnborough Hill School, 312 Farnborough Road; Caretakers Flat, Farnborough Hill School.

Neighbour comments

1 letter of support from 9 The gardens, Tongham.

- I fully support this application. This will add social housing within an area that requires more

13 objections have been received from the following properties: 1, 3, 8, 14 Woodland Crescent; 78, 108, 120, 126, 137 Ship Lane, 1 Ship Alley, 2 Woodstocks, 17 The chase, 19 Baird Road.

- Visual Harm - congested development already. 4 storey apartment blocks are not in

keeping with other properties in the area and will be visible for some distance around. If the top level were removed this would reduce the build by only 4 apartments.

- Heritage assets – We need to protect Conservation Areas, and Heritage assets.
- Traffic congestion - Ship Lane has parking stress/ cars parked down the left hand side. This becomes even worse with the two schools.
- Highway safety – Ship Lane is a narrow road, with a blind hill Summit. Cars travel at speeds of over 50mph. Concern regarding increased traffic movement, as the area is already a fast rat run for traffic avoiding congestion. Traffic calming, pavement improvement, speed restrictions, making Ship Lane one way, and pedestrian crossing should be considered.
- Parking - 56 parking spaces for 114 residents (excluding visitors) is insufficient. There is already a parking problem in Ship Lane and this will add to it. Ship Lane is narrow where the access is proposed.
- Harm to residential amenity – Overlooking / loss of privacy.
- Noise – from construction traffic
- Pollution – additional cars increase air pollution
- Sewerage - I am unclear on how sewage will be extracted from the site. The existing sewer in Ship Lane appears to be at capacity and frequently overflows.
- Ecology – Harm to trees and wildlife
- Amenities [Doctors, dentist, Schools] Already at capacity with waitlists.
- Impact on views.
- Do not want this development.
- If they do this they must pay what we paid for the house and we can move.
- Don't need development as Council have a 5 year supply of housing land.

Officer comment: Officers must determine the planning application before them, and not consider whether alternative schemes could be favourable. Private views are not material to the consideration of Planning Applications. Issues of sewerage are matters controlled outside the Planning System by the relevant utility company. Consent from such utility company will be required before connection. The wait list capacity of doctors, dentists schools etc. is not material to the consideration of this planning application. House price values are not material to the determination of a planning application. Whether a development is wanted or not is not material to the determination of planning applications. Whilst the Council has a 5 year supply of housing land, this does not provide a policy basis for not allowing additional residential development if it is compliance with the development plan.

Policy and determining issues

The site is located within the Farnborough Hill Conservation Area. The area to the South outside of the wall is designated Open Space, and the wall is curtilage listed as part of the Grade 1 Farnborough Hill School curtilage.

The relevant development plan policies are: IN2 (Transport), HE1 (Heritage), HE2 (Demolition of a Heritage Asset), HE3 (Development within or adjoining a conservation area), HE4 (Archaeology), DE1 (Design in the Built Environment), DE2 (Residential Internal Space Standards), DE3 (Residential Amenity Space Standards), DE4 (Sustainable Water Use), DE6 (Open Space, Sport and Recreation), DE10 (Pollution), LN1 (Housing Mix), LN2 (Affordable Housing), NE1 (Thames Basin Heaths Special Protection Area), NE3 (Trees and Landscaping), NE4 (Biodiversity), NE8 (Sustainable Drainage Systems). The NPPF and The Council's Car and Cycle SPD are also material to the determination of this planning application.

The pertinent planning considerations for this proposal are; Principle of development,

Affordable housing, Visual impact and impact upon Heritage Assets, Impact upon trees, Living conditions created, Impact upon adjoining amenities, Highways impacts, Drainage, Ecology and BNG, Open Space, THBSPA.

Commentary

1. Principle of development,

The area of land outside of the Curtilage Listed Wall is designated Public Open Space.

Policy DE6 – Open Space, Sport and Recreation states that development will not be permitted on areas of open space used for recreation or outdoor sport or of having visual amenity unless certain criteria are met. The proposal would erect development within this area of Open Space, however, in this instance it is not considered that this would adversely harm the function of the open space in this location.

The Open Space (OS) is not publicly accessible, and serves a visual function. In particular, this area of OS has its visual importance through the preservation of the open passageway between the gatehouse and the walled garden beyond. The proposed houses towards Ship Lane replace an existing dwelling, and as built form exists in this location, the provision of a row of houses here is not considered to add significant additional harm. The proposal introduces dwellings to the west of this area of open space in line with the dwellings of Woodland Crescent. The development would result in a loss of openness to this part of the OS, however, this is not considered to be harmful to its overall function. The dwellings would follow the line of built development from Woodland Crescent to the West, and would otherwise maintain the open character of the passageway between the gatehouse and walled garden beyond. Importantly, the proposals would result in the remainder of the Open Space to be publicly accessible, through the provision of a footpath, for public enjoyment. To retain its open character, PD rights for hardstanding and other development should be removed. For clarity, there is no through road access. As a result, it is considered that the proposal would not conflict with the objectives of Policy DE6 in this respect.

2. Affordable housing,

Policy LN2 of the Local Plan requires, on sites of 11 or more dwellings, 30% to be affordable homes with a tenure mix of 70/30. The proposal would provide 9 affordable housing units to be secured by S106, with 7 units being affordable rent and 2 units being shared ownership. This would comply with Policy LN2 in that respect.

3. Visual impact and impact upon Heritage Assets,

The site is within the Farnborough Hill Conservation Area and within the curtilage of the Grade 1 Listed Farnborough Hill School. The site includes the curtilage listed former kitchen garden wall of Farnborough Hill School.

S16(2) and 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 requires the decision maker to have special regard to the desirability of preserving a listed building and its setting.

Paragraph 199 of the NPPF requires that, when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). Paragraph 200 goes on to state that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

Paragraph 202 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

The site has been associated with the former and current estate since the 18th Century. Since the C18th there has been a walled garden associated with a mansion, the red brick walled garden replaced the earlier walled garden in 1872. There is a 'lych' gate to the south of the site, that was reconstructed in the early 20th century leading to the walled garden. The Curtilage Listed status of the wall is due to it being an element of the former estate which reveals the historic interest of the estate, including the opening in the wall and the route towards the main house.

Therefore, the maintenance of the openness of the wall and gatehouse passage in relation to the Grade I Listed Farnborough School is important to its setting.

The scheme has been significantly revised through pre-application to retain the open character of the wall and entranceway via the gatehouse. Built development is focused on either side of the walls.

This development to the south of the wall comprises two terraces of three dwellings. These are traditional in form and detailing, and would not detract from the character of the Heritage Assets or their significance. Their garden fences would overlap with the Curtilage Listed Wall, but with the removal of PD rights and the submission of details of boundary treatment, it is considered that the harm would be less than substantial.

The car parking spaces for these dwellings would be in front of the wall. No access road is present though the site to reduce the harm to openness. A pedestrian path is proposed through the site. Conditions are recommended to prevent the erection of development in front of or in the vicinity of the wall, including the removal of PD rights for outbuildings.

The garden wall has been altered a number of times. The southern section has been lowered, and an opening created to the north east. The former cart entrance has been blocked up. The wall is in poor condition, with significant deterioration to the southern wall. A condition report by Stone Rose notes defects such as invasive plants causing damage to walls, defective and missing lime mortar, damage from cement mortar, missing and broken tiles, and movement cracks. The report proposes to refurbish the Wall to a high standard, and stop further deterioration. The proposed landscaping scheme also includes the provision of new fruit trees along the wall to retain this character. This is considered a significant benefit of the proposals as it would enhance the Heritage Asset and setting.

The proposal would remove part of the original Curtilage Listed Wall to widen the entrance into the site, and rebuild a section of the wall. The area is relatively small and would not detract from the significance of the Curtilage Listed Wall as an enclosure. A method statement for the part removal and rebuilding of the Curtilage Listed Wall has also been produced. The resulting

harm is considered to be less than substantial.

The proposed blocks of 3.5 storey flats would rise above the wall and be visible from within the Grounds of the Grade 1 Listed Farnborough Hill School and surrounding streets. The existing La Fosse building is 2 storeys (plus roof) in height. The agents have submitted a LVA (Landscape and Visual Impact Assessment) by CSA Environmental in support of the application.

The proposal would increase the density of built form within the site and be visible to the surrounding area – particularly the two blocks of flats. However, this is not considered to result in substantial harm to the heritage assets or harm to the area’s character. The presence of a building taller than the wall is an established part of the existing character of the site. The proposed flats use detailing including a horizontal emphasis and use of mansard roofs, and this is interwoven with modern detailing including balconies. This would not appear unduly out of place within the surrounding street scene context. The dwellings within the site are not as sensitively detailed as those to the south of the wall, however, they would not appear out of character within the Conservation Area.

Subject to conditions requiring material samples, the removal, rebuilding, repair and maintenance of the Curtilage listed wall, removal of PD rights, the proposal is considered to result in less than substantial harm to Heritage Assets, and not to result in harm to the character of the area.

This less than substantial harm is considered to be outweighed by the benefits of the proposal, notably the provision of residential dwellings, affordable housing and the repair of the Curtilage Listed Wall.

The proposal is not considered to conflict with Policy HE1, HE2, HE3 and DE1 of the Local Plan, and the NPPF in this respect.

4. Impact upon trees

The proposal would result in the loss of 9 trees and 4 groups comprising; .

Tree No.	Species	Category
T8	Magnolia	C1
T10	Wild Cherry	C1
T11	Wild Cherry	B1
T12	Purple Plum	C1
T14	Japanese Maple	C1
G15	Lawson Cypress	C2
T27	Lawson Cypress	U
G31	Apple	C1
T42	Ash	C1
T43	Sycamore	B2
T44	Leyland Cypress	C2
G45	Leyland Cypress	C2
G46	Holly	C2

Figure 1: trees proposed to be removed.

3 trees and 2 tree groups are lost through the provision of an entrance from Farnborough Road. Aside from T43, these trees have limited amenity value and their loss is not considered to result in harm to the landscape character of the area. T43 is a B Category Sycamore tree, and due to its size, the tree has landscape value as part of the boundary screening in this location. However, its loss would not be adverse to the area's character, and mitigation can be provided with replacement planting.

G32 and G30 are hedges lining the entrance into the walled garden and these are to be reduced in size to accommodate the path between Farnborough Road and Ship Lane. This is not considered to be harmful to landscape character.

T11 is a category B Wild Cherry tree located within the walled garden. However, the tree is at the end of its mature phase, and positioned in an awkward position within the site, making it tricky to integrate. Whilst this tree makes a positive contribution to the area's character, its loss would not be adverse to result in harm to the area's character. Mitigation can be provided with replacement planting.

Other trees to be lost within the site interior, and have a limited contribution to wider landscape value, and their loss would not be harmful to the area's character.

Within the Site is a TPO tree T1 – Weeping Willow. The proposal would utilise much of the existing hardstanding area. The submitted Arbocultural Impact Assessment and method statement sets out a method of works to remove, repair, and replace the existing hardstanding. Subject to securing this by condition, the proposal would not result in additional harm in that respect.

Subject to conditions for tree protection during works and replanting, the proposal is not considered to result in adverse harm to the character of the area.



Figure 2: Plan showing trees proposed to be removed.

5. Living conditions created,

The proposal would result in the creation of 4x1 bed, 16x2 beds, 6 x 3 beds. The Council's Car and Cycle SPD sets out that 1 bed units should have an internal area of at least 50sqm, 2 bed units have an area of 61sqm (2b3pm) or 70sqm (2x4p), and 3 bed units (3b4p 84sqm, 5p

93sqm [for 2 stories], 6p 108sqm [for 3 stories]).

As demonstrated by Figure 3, the proposal would accord with these minimum standards, and be acceptable in this respect. Policy DE4 of the Local Plan requires flats to have a balcony of at least 5sqm, and 3 bed dwellings to have a garden area of 30sqm. All of the units would meet these standards.

Plot no.	bedrooms	Height	Sqm	DE3 Internal Space Standard	Amenity space	Comply?
1	1(2P)	1	55.7	50sqm	Balcony	Yes
2	2(3p)	1	73.8	61sqm	Balcony	Yes
3	2(3p)	1	72.4	61sqm	Balcony	Yes
4	2(3p)	1	73	61sqm	Balcony	Yes
5	1(2P)	1	55.7	50sqm	Balcony	Yes
6	2(3p)	1	73.8	61sqm	Balcony	Yes
7	2(3p)	1	72.4	61sqm	Balcony	Yes
8	2(3p)	1	73	61sqm	Balcony	Yes
9	2(4p)	1	75.4	70sqm	Balcony	Yes
10	2(4p)	1	75.2	70sqm	Balcony	Yes
11	1(2p)	1	55.7	50sqm	Balcony	Yes
12	2(3p)	1	73.8	61sqm	Balcony	Yes
13	2(3p)	1	72.4	61sqm	Balcony	Yes
14	2(3p)	1	73	61sqm	Balcony	Yes
15	1(2p)	1	55.7	50sqm	Balcony	Yes
16	2(3p)	1	73.8	61sqm	Balcony	Yes
17	2(3p)	1	72.4	61sqm	Balcony	Yes
18	2(3p)	1	73	61sqm	Balcony	Yes
19	2(4p)	1	75.4	70sqm	Balcony	Yes
20	2(4p)	1	75.2	70sqm	Balcony	Yes
21	3 (6p)	2.5	125.1	102sqm	Garden	Yes
22	3(6p)	2.5	125.1	102sqm	Garden	Yes
23	3(6p)	2.5	125.1	102sqm	Garden	Yes
24	3(6p)	2.5	125.1	102sqm	Garden	Yes
25	3(5p)	2	93.2	93sqm	Garden	Yes
26	3(5p)	2	93.2	93sqm	Garden	Yes
27	3(5p)	2	93.2	93sqm	Garden	Yes
28	3(5p)	2	93.2	93sqm	Garden	Yes
29	3(5p)	2	93.2	93sqm	Garden	Yes
30	3(5p)	2	93.2	93sqm	Garden	Yes

Figure 3: Unit size standards and amenity space standards.

The blocks of flats would be a distance of 8.9m apart where there would be a balcony and secondary windows serving kitchen/ living dining areas. Given the height and distance between,

harmful overlooking could occur. A condition has been recommended requiring a screen and details of obscure glazing to avoid harmful overlooking between these units. Between the proposed blocks and the three bedroom houses within the wall would be a separation distance of 18m. This is considered sufficient to avoid overlooking.

Subject to conditions, the proposal would not conflict with Policy DE1 in this respect.

6. Impact upon adjoining amenities,

The proposal would introduce new dwelling units backing on to Farnborough Road and fronting Ship Lane. In both instances the dwellings would be at least 20m away from the existing residential dwellings opposite, and as a result would not lead to an overbearing, loss of daylight or sunlight or overlooking impact.

Plots 21 – 24 would back onto the rear gardens of 12-15 Woodland crescent,. Any views would be obscured by the existing listed wall that extents to around eaves level. The roofs have a rooflights, but dormers face into the site. As a result the proposal would not lead to an overbearing, loss of daylight or sunlight, or overlooking impact.

Flat block unit 1 – 10 would be 18m from 10 and 11 Woodland Crescent. At this distance, along with the wall, the proposal would not result in harmful overlooking, or loss of daylight and sunlight.

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



Figure 4: distance separation between units.

7. Highways impacts,

The agents undertook pre-application discussion with Hampshire County Council in respect of

the proposal prior to its submission.

The proposal would create a new entry point from Farnborough Road for three dwellings, and a new entrance for 24 dwellings on Ship Lane. The provision of one of the entrances would require an alteration to double yellow lines on Ship Lane.

Policy IN2 of the local plan sets out that development will be permitted that; integrates with the existing movement network, provides safe, suitable and convenient access for all potential users, and does not have a severe impact upon the operation of, safety of, or accessibility to the local or strategic road network

Paragraph 111 of the NPPF presents a demanding test for transport impacts. Only if there would be an unacceptable impact on highway safety or when residual cumulative impacts are severe should proposals be refused on transport grounds.

At the time of writing formal comments from Hampshire County Council are awaited. This decision will be subject to formal confirmation from Hampshire of their acceptance of this aspect of the proposal.

The pre-application response from Hampshire considered the formation of the new entrances from Ship Lane and Farnborough Road to be acceptable in principle, but additional information in the form of automatic traffic counts (ATC) was requested to establish the size of the necessary visibility splays.

The proposal would introduce a new pedestrian footpath between Farnborough Road and Ship Lane, increasing permeability of the site. As the site is not currently publicly accessible, this is considered to be an improvement.

The Council's Car and Cycle SPD requires 1 space for each 1 bedroom unit, and 2 spaces for each 2-3 bedroom unit. In terms of visitor bays each 1 bed must provide 1/3, and each 2 bed + must provide 1/5 visitor bay. The proposal would provide (4x1 bed, 16x 2 beds, 6 x 3 beds) requiring 48 allocated bays and 6 visitor bays.

Each of the dwellings would have 2 parking spaces and an electric vehicle charging point. Each 2 bed flat would have 2 parking spaces and each 1 bed flat would have 1 parking space. Every unit has an electric charging point.

6 visitor bays are currently located to the front of dwellings 25 – 27 and 28 – 30, and two are located within the semi-basement of the flat blocks, resulting in 8 visitor bays. However, this means that only 2 visitor bays are located in a convenient place for 20 of the units. 6 of the visitor bays are outside the garden wall and not directly accessible to the remainder of the residential units by road.

The provision of 16x 2 bed and 4 x1 bed mix require 4.5 visitor bays, or 5 when rounded up (as per principle 9 of the Car and Cycle SPD). These should be provided within the Curtilage Listed walls to avoid parking stress. A revised parking layout plan is required to provide 3 additional visitor bays of these bays within the walls of curtilage listed walls, and this can be secured by condition.

Cycle stores are provided within the flat blocks and within the gardens of the dwellings. Subject to suitable conditions it is considered the proposal would not conflict with the Car and Cycle SPD or Policy IN2 in respect of parking standards.

8. Drainage

Policy NE8 of the Local Plan requires the implementation of integrated and maintainable SUDs. For Green field 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 years must not exceed the greenfield run off rate for the same event. For brownfield sites, the peak run-off rate/ volume from the development shall be as close as reasonably practicable to the greenfield run-off event.

The agents have submitted a Flood Risk Assessment and Drainage Strategy for the site. The Lead Local Flood Authority has been consulted on this application but at the time of writing no response has been received. The site is located within Flood Zone 1 and therefore the flood risk is considered to be low. the proposal seeks to utilise SUDs to manage surface water run-off. Infiltration testing was carried out on site that found low infiltration rates. As a result it is proposed discharge surface water into the existing sewer network. To provide betterment on pre-existing conditions, the proposal seeks to use attenuation basins with an underground tank to provide storage capacity. The SUDS drain system has been designed to accommodate runoff from all storm events up to and including a 1 in 100 year + 40% climate change storm event and discharge at a maximum rate of 10.4l/s to the existing network serving the site, final levels and route to be confirmed by CCTV survey. The predevelopment peak runoff rates for the site have been calculated as 20.9l/s and the maximum discharge from the proposed development has been set at 10.4l/s, offering 50% betterment when compared against the existing unrestricking discharge. Therefore, the proposed development will provide benefits in terms of flood alleviation to the sewer network downstream of the site.

The proposal would accord with the requirements of Policy NE8 in this respect.

9. Open Space,

The adopted 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. The proposal would secure, via a S106 Agreement, £79, 970.40 for playground refurbishment at Prince Charles Crescent, Farnborough or Rectory Road Recreation Ground, Farnborough, or for Infrastructure improvements at Ship Lane Cemetery, Farnborough.

Subject to securing such contributions through S106, that the proposal would not conflict with Policy DE6 in that regard.

10. Ecology ,

A) Protected species

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 function”.

The development proposes demolition of all built structures (excepting the wall) within the development footprint. These buildings features loft voids, roof tiles and soffits, all features which are known to be favoured by bats for roosting. The development site is well connected with suitable bat foraging and commuting habitat within the local landscape and so a population of bats is expected to be present locally. There is therefore a reasonable likelihood that bats will be actively roosting at the development site.

The applicant has submitted a bat emergence survey by Wychwood Environmental Ltd. It had identified a night roost in the La Fosse building. Therefore a licence would be required from Natural England for the demolition of this building, along with any necessary mitigations. The report advises an alternative roosting opportunity be provided within a roof void, along with bat boxes outside given the presence of bats around the site. The report also requires a sensitive lighting scheme, given the presence of bats within the site. A condition requiring a Sensitive Lighting Management Plan has been recommended to achieve this.

The LPA must consider the likelihood of Natural England of granting a licence before granting planning permission. This comprises three tests; That the development is in the public interest; that there is no satisfactory alternative that will cause less harm to the species; that the development does not harm the long term conservation status of the species.

There is no satisfactory alternative that would cause less harm to the species, as a viable proposal for retaining the existing buildings has not been forthcoming, and the development, by providing additional residential units is in the public interest. The methodology proposed would not result in harm to the long term conservation status of the species.

As a result, it is considered reasonably likely that Natural England would grant a licence.

B) other protected species

An updated ecological survey was conducted on the site in January 2023. Previous ecological surveys include a Preliminary Ecological Survey in 2016, an update in April 2021. This updated survey recommends pre-construction / site clearance surveys to checks by a suitably qualified ecologist, along with timings for development to avoid disturbance to nesting birds and reptiles. These requirements have been secure by condition.

Subject to conditions, the proposal would not conflict with policy NE4 of the Local Plan.

C) Biodiversity net gain

Paragraph 174 of the National Planning Policy Framework (NPPF) (amended July 2021) makes it clear that “Planning policies and decisions should contribute to and enhance the natural and local environment by; minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures”.

Paragraph 179 requires the promotion of “the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and

identify and pursue opportunities for securing measurable net gains for biodiversity”.

The Environment Act 2021 introduces a statutory footing for securing measurable net gains for biodiversity, requiring a 10% minimum uplift post-development. It is expected that this will become a statutory requirement from November 2023. Rushmoor Borough Council have an expectation that all major planning applications, including those with 10 or more dwellings or over 1000sqm of commercial floorspace, should seek to attain a minimum 10% net gain in biodiversity value as a result of development, ahead of statutory obligation.

The Biodiversity Net Gain Report and supporting DEFRA Biodiversity Metric Calculation tool indicates that the development will result in an above 10% net gain in biodiversity units as a result of development. The use of the Calculation Tool indicates good practice and an above 10% net gain would meet Rushmoor Borough Council expectations.

This can be secured by condition.

D) THBSPA

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 Aldershot urban area. As such, the proposed development is located within the 5km zone of influence of the SPA but outside the 400-metre exclusion zone. The proposed development is neither connected to, nor necessary to the management of, the Thames Basin Heaths SPA. Furthermore, the proposed development would not result in a net increase in traffic movements in excess of 1000 vehicular movements per day in proximity to the SPA.

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

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

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

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

addressing the issue that has been endorsed by Natural England.

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

In order to meet the requirements of Policy NE1 and the AMS applicants must:-
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
secure the appropriate SANG and/or SAMM in perpetuity by making the requisite financial contribution(s) by entering into a satisfactory s106 Planning Obligation that requires the payment of the contribution(s) upon the first implementation of the proposed development.

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

In this case the applicants have provided written evidence that they have been provided with an allocation of SANGS capacity from the Southwood Country Park SANGS scheme sufficient for the 30 new dwelling units proposed, which would cost the applicants £231,009.66. Furthermore, the applicants are also seeking to secure a financial contribution of £23,282.44 towards SAMM. Both would be secured by way of a s106 planning obligation to be submitted to the Council requiring payment of these SPA financial contributions upon the implementation of the proposed development.

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

Conclusions -

The proposals are considered acceptable in principle; would have no material and harmful impact upon the overall visual character and appearance of the area or upon Heritage Assets; would have no material and adverse impact on neighbours; would provide an acceptable living environment; and would not result in harm to protected species, and subject to formal confirmation that Hampshire Highways do not object to the proposals; and, subject to financial contributions being secured in respect of Special Protection Area mitigation & avoidance and Public Open Space with a s106 Planning Obligation, the proposals would have no significant impact upon the nature conservation interest and objectives of the Thames Basin Heaths Special Protection Area; and appropriately address the Council's adopted Local Plan Policy DE6 concerning Public Open Space. The proposals are therefore considered to be acceptable having regard to the criteria of Policies IN2 (Transport), HE1 (Heritage), HE2 (Demolition of a Heritage Asset), HE3 (Development within or adjoining a conservation area), HE4 (Archaeology), DE1 (Design in the Built Environment), DE2 (Residential Internal Space Standards), DE3 (Residential Amenity Space Standards), DE4 (Sustainable Water Use), DE6

(Open Space, Sport and Recreation), DE10 (Pollution), LN1 (Housing Mix), LN2 (Affordable Housing), NE1 (Thames Basin Heaths Special Protection Area), NE3 (Trees and Landscaping), NE4 (Biodiversity), NE8 (Sustainable Drainage Systems). The NPPF and The Council's Car and Cycle SPD are also material to the determination of this planning application

Full Recommendation

It is recommended that:

- A) On confirmation of no objection from Hampshire County Council's Highways Officers:
- B) Completion of a Satisfactory S.106 Planning Obligation by 14th November 2023 to secure:
 - a. SANG (£231,009.66) and SAMM (£23,282.44) SPA financial contributions;
 - b. Public Open Space (£78,027.68) contribution
 - c. 9 on site affordable housing units
- C) The Executive Head of Property and Growth, in consultation with the Chairman of the development Management Committee be authorised to **GRANT** Planning Permission.
- D) The Executive Head of Property and Growth in consultation with the Chairman of Development Management Committee, be authorised to add, delete or vary conditions as necessary to secure identified obligations prior to the issue of planning permission.
- E) If by 14th October 2023 (or such other timescale to be agreed) 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:
 - a. The proposal does not provide a financial contribution to mitigate the effect of the development on the Thames Basin Heaths Special Protection Area in accordance with The Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy and adopted Rushmoor Local Plan Policy NE1;
 - b. The proposal does not make appropriate provision for Public Open Space in accordance with the requirements of adopted Rushmoor Local Plan Policy DE6;

-and the following conditions and informatives:

Conditions

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

Reason - As required by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, to reflect the objectives of the Council's Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy as amended August 2019 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. Drawing numbers:
 - Proposed site plan – 21 – J3634-01 Rev B
 - Location Plan – 21 – J 36340LP01

- Plots 11-20 proposed elevations – 21-J3634-15 Rev C
- Plots 11-20 proposed floor plans - 21-J3634-14 Rev C
- Plots 1- 10 proposed elevations - 21-J3634-13 Rev C
- Plots 1 – 10 Proposed Floor Plans - 21-J3634-12 Rev C
- Parking Plan - 1-J3634- P01 Rev A
- Plots 21 – 24 – Proposed Plans and Elevations – 21-J3634- 16 Rev A
- Plots 25 – 27 and 28 – 30 – 21 – J3634 – 17 – Rev A
- Site Sections – 21-J3634-18 Rev A
- Demolition plan – 21-J3634-19 Rev A
- Wall removal and replacement plan - 21-J3634-20 rev A
- Flood Risk assessment and Drainage Strategy – Wardell Armstrong – August 2023
- Biodiversity Net Gain Metric
- Landscape and Ecologist Management Plan – FPCR Environment and DDesign LTD Rev B
- Arbtech Bat Emergence and re-entry survey – David Holmes – 2021
- Biodiversity net gain – FPCR August 2023
- Updated ecological survey letter by Wychwood Environmental Environmental dated January 2023.
- Bat Emergence Survey - Wychwood Environmental July 2023
- Sustainability and Energy Statement – BlueSky Unlimited
- Design and access statement August 2023
- Condition report to listed wall garden Rev A – Stone Rose Historic Building Restoration and Conservation.
- Method Statement – dismantle and rebuild to section of walls for new proposed access route to site – Stone Bridge Historic Building Restoration and Conservation.
- Heritage Impact Assessment – HCUK Group
- Landscape and Visual Assessment – CSA Environmental. August 2023.
- Landscaping strategy -
- Planning Statement – August 2023
- Transport Statement - I-Transport – August 2023
- Arboricultural Impact Assessment – TGA arboricultural Consultants. 21/06/2023
- Tree protection plan TGA.2506.TPP.002A
- Tree Survey – tga arboricultural consultants – 25/11/2022
- Tree Survey Plan – TGA.2506.TSP.001
- Accommodation schedule

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

Privacy screens

3. Prior to the first occupation of any flats hereby approved, there shall be provision of obscure glazing and privacy screens, between the western elevation of flat block 11-20 and flat block 1-11, including upon the balcony, that has been submitted to and approved in writing by the Local Planning Authority. The screening/ obscure glazing shall remain for the lifetime of development hereby approved.

Reason: In the interest of the living conditions of the occupiers.

Samples of materials

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

External walls
Roofing

Reason - To ensure satisfactory external appearance

Archaeological method statement

5. No demolition or excavation shall take place until a written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing for the area of land within the walled garden. For the land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works.:

1. The WSI shall include a review of documentary evidence regarding the walled garden and its use to determine the extent of available information on its development and use to determine if any archaeological fieldwork is necessary.
2. Details of a phased programme of archaeological works, including initial on-site evaluative fieldwork, if needed, to determine the extent of archaeological remains within the walled garden.
3. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

Reason: In the interest of heritage assets.

Repairs to the Curtilage Listed Wall

6. Prior to the first occupation of any of the residential units, the repairs to the Curtilage Listed Walls shall be carried out in accordance with the methods and scope as set out within the approved - Condition report to listed wall garden Rev A – Stone Rose Historic Building Restoration and Conservation.

Reason: In the interest of preserving and enhancing Heritage Assets.

Demolition and rebuilding of the Curtilage Listed Wall

7. The demolition and replacement of the section of the Curtilage Listed Wall must be carried out in accordance with plan approved plan 21-J3634-20 rev A and method statement and the methods within the approved document Method Statement – dismantle and rebuild to section of walls for new proposed access route to site – Stone Bridge Historic Building Restoration and Conservation.

Reason: In the interest of preserving and enhancing Heritage Assets

Visitor bays

8. Prior to the occupation of the development hereby approved, 5 visitor parking bays shall be laid out and made available within the walled garden area of this development in locations to be first submitted to and approved in writing by the Local Planning Authority. The visitor bays shall remain available for such purpose for the lifetime of the development.

Reason: In the interest of highway safety.

Parking

9. The development hereby approved shall not be occupied until the off-street parking facilities shown on the approved plan have been completed and made ready for use by the occupiers. The parking facilities shall be thereafter retained solely for parking purposes (to be used by the occupiers of the development). *

Reason - To preserve the amenities of the neighbourhood and ensure the provision of adequate residential parking facilities.

Replacement bat roost

11. Prior to the first occupation of development, the replacement roosting opportunity and two woodcrete bat boxes shall be provided within the site as set out within the approved Bat Emergence Survey - Wychwood Environmental July 2023. These mitigations shall be retained for the lifetime of the development hereby approved.

Reason: In the interest of mitigating harm to protected species

Ecological mitigation

12. The site clearance and preparation shall be carried out in accordance with the ecological mitigation, surveys and timing as set out within the approved 'letter of validation' by Wychwood Environmental dated January 2023.

Reason: In the interest of mitigating harm to protected species

13.

Hard Landscaping

14. Prior to the occupation of the development hereby approved, details of the hard surfacing materials within the development shall be submitted to and approved in writing by the LPA. The hard landscaping scheme approved shall be provided prior to the occupation of development hereby approved.

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

Boundary treatment

14. Excluding the Curtilage Listed Wall, prior to the first occupation the dwelling hereby approved, details of boundary treatment shall be first submitted to and approved in writing by the Local Planning Authority. The boundary treatments shall be erected prior to the first occupation of the development.

Reason: In the interest of visual amenity and the setting of Heritage Assets.

Sustainability : Water Efficiency

15. All residential units hereby permitted shall be designed to meet the water efficiency standard of 110 litres/person/day. This shall on completion be confirmed by the submission to the Local Planning Authority of a post-construction BREEAM certificate.

Reason – To manage water consumption efficiently consistent with the requirements of Policy DE4 of the adopted Rushmoor Local Plan (2014-2032) and the advice in NPPF Paragraph 154

Permitted Development Rights Removed

16. 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 , E and F of Part 1; or Class A of Part 2 of the GPDO; 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.

Tree protection

17. The existing trees and hedges on and adjoining the application site which are to be retained shall be adequately protected from damage during site clearance and works in accordance in accordance with the recommendations set out within the following reports; Arboricultural Impact Assessment – TGA arboricultural Consultants. 21/06/2023; and Tree protection plan TGA.2506.TPP.002A

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

Unforeseen Ground Contamination

18. If, during development of any Reserved Matters areas, 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; and also at the request of the Environment Agency.

No Overhead Servicing

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.

Demolition/ Construction Hours

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

Reason - To protect the amenities of neighbouring properties in the vicinity.

CEMP

21. Prior to the commencement of the development, there shall be submitted to and approved in writing by the Local Planning Authority A Construction Environmental & Traffic Management Plan. The Construction Environmental & Traffic Management Plan shall state :-
- a. responsibility(ies) for the implementation and operation of the CETMP;
 - b. the parking of vehicles of site operatives and visitors;
 - c. the routeing of HGV deliveries to the site;
 - d. loading and unloading of plant and materials;
 - e. storage of plant and materials used in constructing the development;
 - f. details and location(s) of temporary site accommodation;
 - g. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
 - h. wheel washing facilities;
 - i. measures to control the emission of dust, dirt and other emissions during construction;
 - j. a scheme for recycling/disposing of waste resulting from demolition and construction works;
 - k. measures to minimise noise and vibrations during construction and demolition;
 - l. measures to ensure/maintain vehicular and pedestrian access to any adjoining and nearby properties at all times during the demolition and construction period; and
 - m. communication with the neighbours/local community to deal with any issues that arise as a result of the construction period.

The Construction Environmental & Traffic Management Plan shall be adhered to as so approved by the Local Planning Authority for the duration of the construction works.

Reason - To ensure that the proposal does not result in harm to highway network.

Biodiversity and planting

22. All planting, seeding or turfing comprised in the approved details (Landscape & Ecological Management Plan' by fpcr dated August 2023, Biodiversity Net Gain report August 2023 by fpcr, 'Biodiversity Metric 3.1 Calculation Tool '); of landscaping and associated biodiversity enhancements shall be carried out in the first planting and seeding season following the occupation of the buildings or the practical completion of the development, whichever is the sooner and shall be so retained.

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

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 all landscaped areas has been submitted to, and approved in writing by, the Local Planning Authority. The LEMP shall be carried out as approved and any subsequent variations shall be agreed in writing by the local planning authority for the lifetime of the development. The scheme shall include the following elements:
- Details of maintenance regimes;
 - Details of management responsibilities.

Reason - To ensure the protection of wildlife and supporting habitats and to secure opportunities for enhancing the site's nature conservation value in line with national planning policy and local policies. *

Lighting

24. Prior to the occupation of the development, details of the external lighting including the design, position, orientation and any screening of the lighting shall be submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed and operated in accordance with the approved scheme at all times thereafter.

Reason: In order to safeguard residential amenity and minimise the impact to ecology and biodiversity.

Surface Water Drainage

25. Prior to the occupation of the development the approved surface water drainage scheme shall be implemented in accordance with the so approved details.

Reason- To ensure no adverse flooding impacts resulting from the development..

Surface Water Drainage management plan

26. Prior to the occupation of the development hereby approved, a management plan for the upkeep of the drainage system hereby approved including the attenuation pond

shall be submitted to and approved in writing by the Local Planning Authority. Such so approved maintenance shall be carried out for the lifetime of the development.

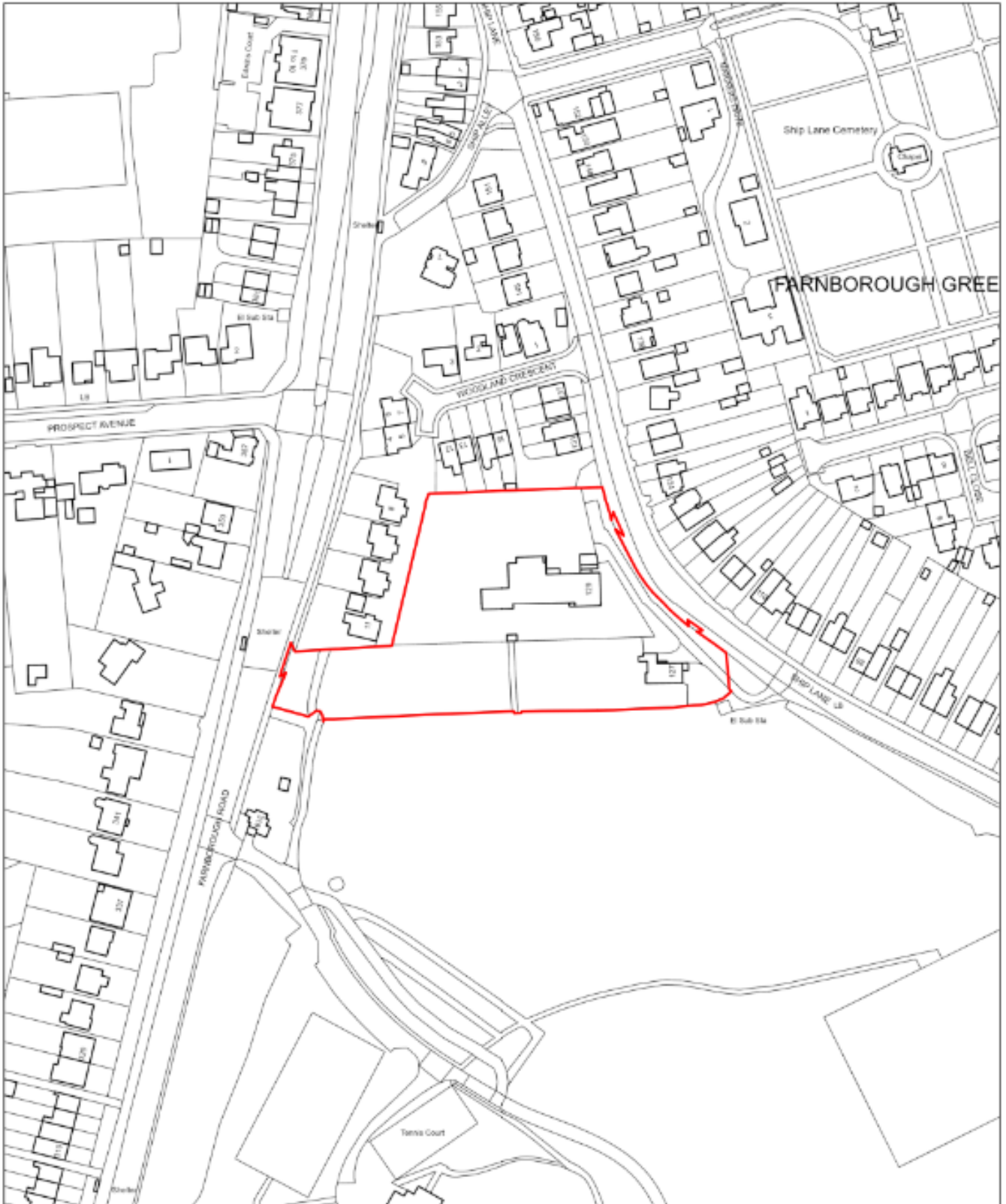
Reason: To ensure no adverse flooding impacts resulting from the development..

Informatives

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

- 2 A licence from Natural England is required as the works will involve the loss of a bat roost.

ArcGIS Web Map



8/24/2023, 9:08:35 AM

 Planning Application

1:1,327

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EXISTING TREES TO BE RETAINED

TREES TO BE REMOVED

PROPOSED INDICATIVE PLANTING

EXISTING PLANTING

+00.00

+03.00

PFL 00.00

PROPOSED HOUSE FINISHED FLOOR LEVELS (SUBJECT TO COMPLETION OF FOUNDATION DRAINAGE STUDY)

DASHED LINE INDICATES BUILDING TO BE DEMOLISHED

BANK

SECTIONLINE

Rev.	B	Date	24.07.23	Client	CONSULTANTS COMMENTS INCORP.
	A		05.08.23		ROOF AMENDED FOLLOWING PLANNER COMMENTS

PLANNING APPLICATION



ASCOT DESIGN
Timeless architecture

Ascot Design Ltd, Beechtree House 39-51 High Street, Ascot, Berkshire, SL5 7JH
Tel: 01344 277625 | info@ascotdesign.com
www.ascotdesign.com

WOOLDRIDGE DEVELOPMENTS LTD. & SYNERGY HOUSING

SHIP LANE, FARNBOROUGH, GU14 8BH

PROPOSED SITE PLAN

Scale:	1-500@A2	Date:	AUG23	Client:	CWH
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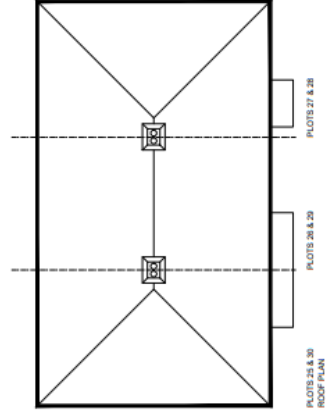
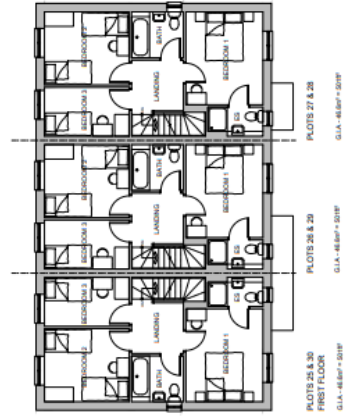
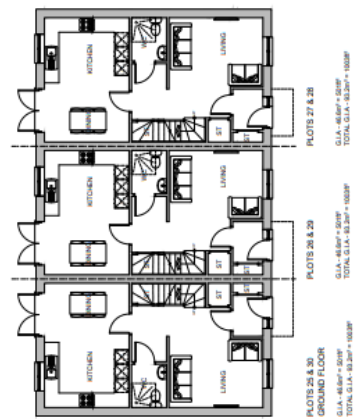
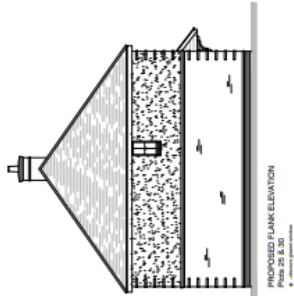
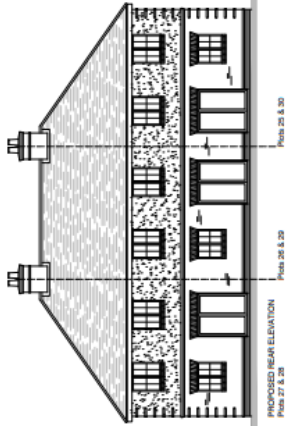
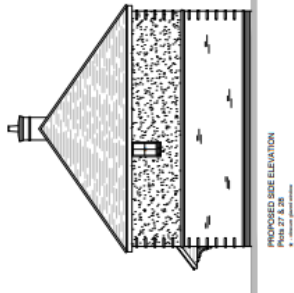
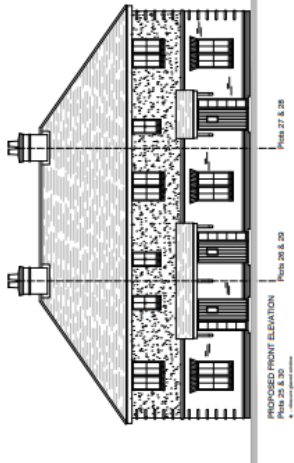
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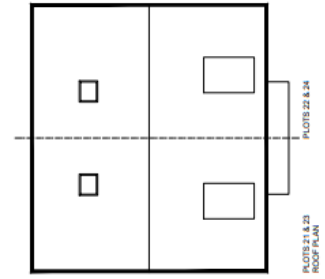
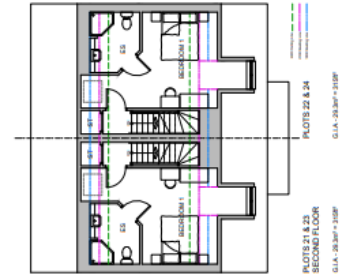
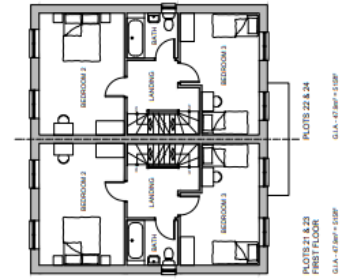
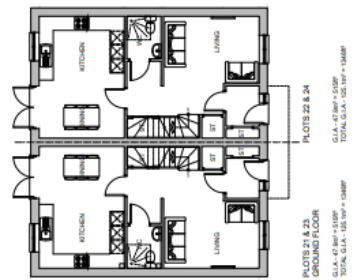
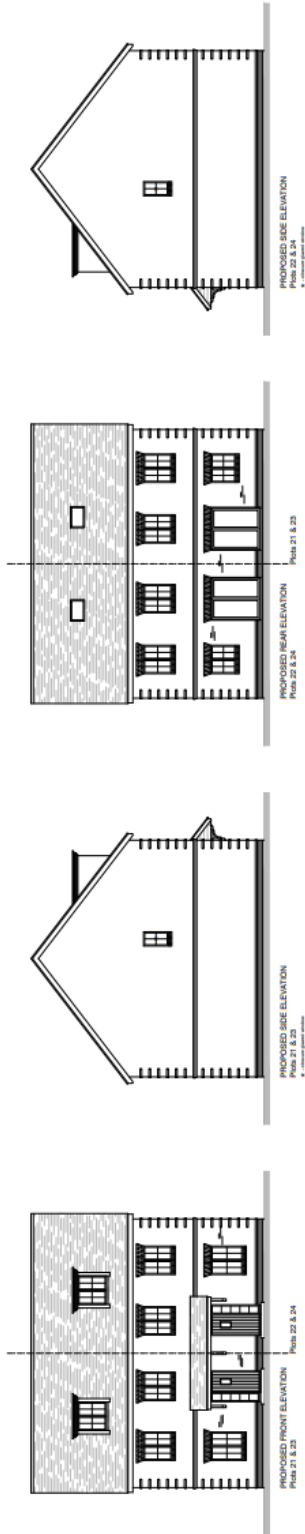




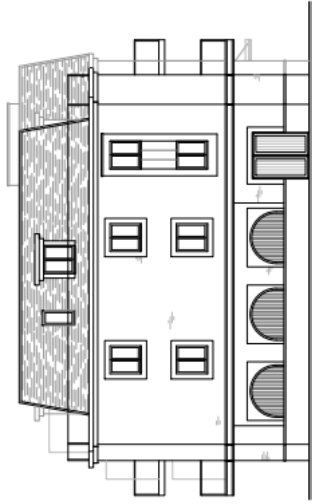
Rev: A	Date: 24.07.23	Project: CONSULTANT COMMENTS INCORP.
PLANNING APPLICATION		
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Client: WOOLDRIDGE DEVELOPMENTS LTD. & SYNERGY HOUSING		
Project Site: SHIP LANE, FARNBOROUGH, GU14 8BH		
PROPOSED PARKING PLAN		
Scale: 1-500@A2	Date: JUL '23	Drawn: CT
Drawing No: 21 - J3634 - P01		Rev: A
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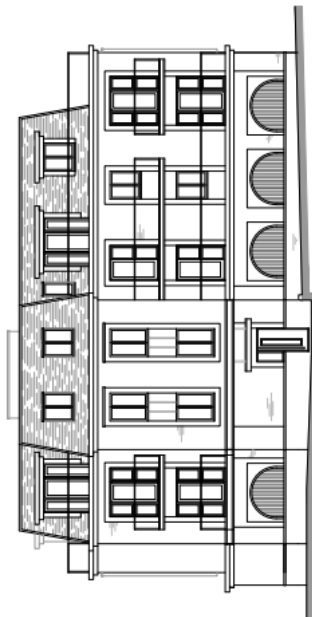
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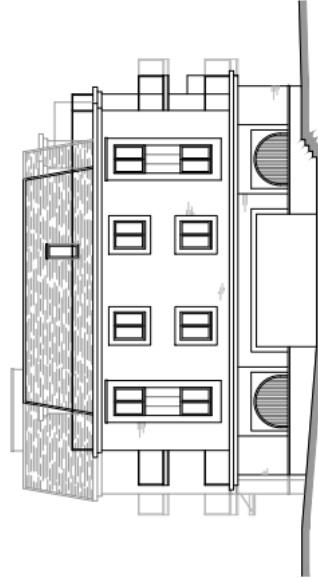
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PLANNING APPLICATION		
 ASCOT DESIGN <i>Timeless architecture</i> Ascot Design Ltd, Ascot, Berkshire, RG22 7BP Tel: 01344 350100 Email: info@ascotdesign.co.uk www.ascotdesign.co.uk		
WOOLDRIDGE DEVELOPMENTS LTD. & SYNERGY HOUSING SHIP LANE, FARNBOROUGH, GU14 6BH		



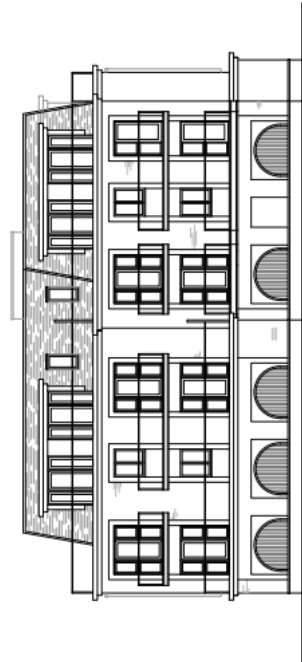
PLOTS 1:2B
FLANK (WEST) ELEVATION



PLOTS 1:2B
FRONT (NORTH) ELEVATION

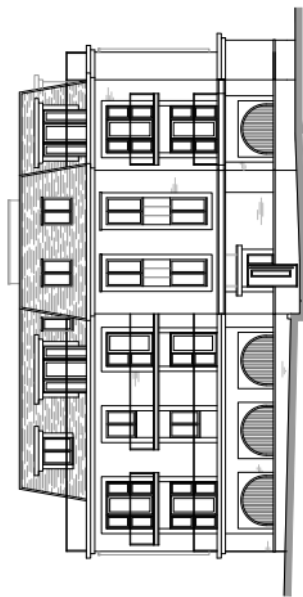


PLOTS 1:2C
SIDE (EAST) ELEVATION

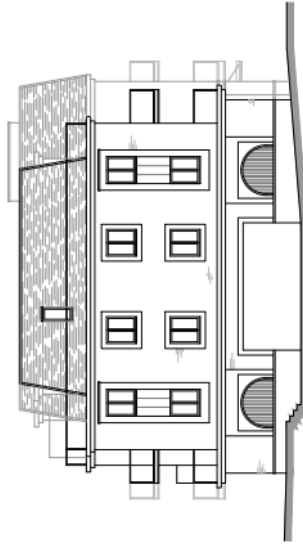


PLOTS 1:2D
SIDE (SOUTH) ELEVATION

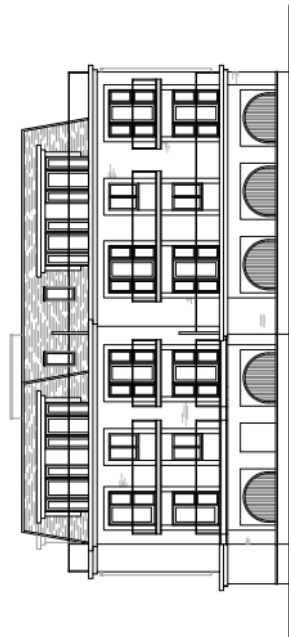
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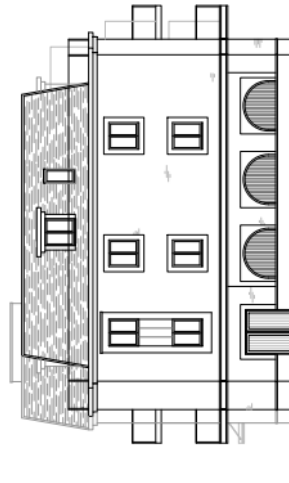
PLOTS 1-10
FRONT (NORTH) ELEVATION



PLOTS 1-10
SIDE (WEST) ELEVATION



PLOTS 1-10
REAR (SOUTH) ELEVATION



PLOTS 1-10
PLAN (EAST) ELEVATION

<p>DATE: 16.08.23 BY: [Signature] NO: 0019</p>	<p>CONSULTANT COMMENTS RECORD CONSULTANT COMMENTS RECORD DATE: 16.08.2023</p>	<p>DATE: 16.08.23 BY: [Signature] NO: 0019</p>	<p>PLANNING APPLICATION</p>
<p>ASCOT DESIGN Timeless architecture</p> <p>Head Office: 100, High Street, London, SE1 1AF Tel: 020 7292 2000 Email: info@ascotdesign.com</p>			
<p>WOOLDRIDGE DEVELOPMENTS LTD. & SYNERGY HOUSING</p>			
<p>SHIP LANE, FARNBOROUGH, GU14 9BH</p>			

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

Case Officer	Katie Herrington
Application No.	23/00580/FUL
Date Valid	16th August 2023
Expiry date of consultations	13th September 2023
Proposal	The erection of 3 x 2-bedroom houses with associated landscaping and car parking
Address	Land At Pool Road Aldershot
Ward	Aldershot Park
Applicant	Mr Patrick Graham (Rushmoor Homes)
Agent	-
Recommendation	GRANT subject to S106

Description

This application is being presented to the Development Management Committee for consideration and determination because it relates to Council-owned land and the application has been submitted by the Rushmoor Housing Company.

The site is currently used as a storage yard for Council assets. The entrance is from Pool Road via a metal gate and track situated between residential properties at Nos.2 Pool Road and 73 Gloucester Road. The site entrance track is approximately 40 metres long and 5 metres wide, leading to the main body of the site, which measures a maximum of 70 metres long by 14 metres wide. The main body of the site the site measures approximately is located to the rear of the gardens of residential properties at Nos.77-97 (odd inclusive) Gloucester Road to the south; the grounds of the Aldershot Pools complex and part of the rear garden boundary of No.6 Pool Road to the north; and the rear of No.4 Pool Road to the west. The site is overgrown and lined with trees.

It is proposed to development the site with a total of three 2-bedroom residential dwellings, comprising a pair of semi-detached and one detached dwellings. A total of 7 on-site parking spaces would be provided : 2 for each proposed house, plus a visitor space. Each dwelling would be provided with a private garden area.

Consultee Responses

HCC Highways Development Planning	No comments received.
RBC Ecologist Officer	No comments received.
RBC Environmental Health	<p>No objections subject to conditions. The Phase 2 site investigation has identified elevated levels of certain contaminants across there site, likely the result of either burning having taken place on site, or possibly more likely from the tarmac hardstanding or bituminous material found across site in the shallow soils. The applicant will need to submit a remediation strategy for approval detailing how this contamination will be addressed to ensure a safe development. Please apply a suitably worded condition to this effect. A modified version of standard condition 56EH should suffice:</p> <p>Unless otherwise agreed in writing, no works pursuant to this permission shall commence until there has been submitted to and approved in writing by the Local Planning Authority, 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.</p> <p>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.</p> <p>In addition 57EH Unforeseen Contamination 26CN Construction hours.</p>
RBC Aboricultural Officer	This proposal would have no direct implications for amenity trees worthy of retention. No objection provided that the development is carried out in accordance with the submitted tree protection details.
RBC Parks Development Officer	An open space contribution of £7,997.04 is required for playground refurbishment at Calton Gardens, Aldershot or Aldershot Park.

Neighbours notified

In addition to posting a site notice, 33 individual letters of notification were delivered¹ to 1, 2, 3, 4, 5, 6, 7, 8 & 10 Pool Road; 67, 69, 69A, 71, 71A, 73, 73A, 75, 75A, 77, 79, 81, 83, 85, 87, 89, 91, 93, 95, 97, 99, 101, 103 Gloucester Road; and Aldershot Pool.

¹ Due to an internal error, all letters were hand delivered to the listed addresses.

Neighbour comments

2 objections have been received. No.4 Pool Road and 93 Gloucester Road. The following issues are raised:- The following issues are raised:-

- Not informed by a letter
- There are Bats, Grass Snakes, Hedgehogs, Squirrels, Slowworms, Owls, Red Kites and Foxes that use the area
- No power or drainage on the site
- Starting a petition for signatures
- Land being used to store council property, and have been willing to clear up rubbish in the past.
- Overlooking by dwellings
- The site entrance drive is too narrow for ambulances and fire engines to get down

Officer Note: Since these comments were received the Council has hand-delivered letters to all the neighbours listed on the previous page to ensure that all neighbours were made aware of the proposals and have the opportunity to comment should they wish. At the time of writing this report no petition has been received.

Policy and determining issues

The application site is identified as being within the built-up area of Aldershot. The following policies of the adopted Rushmoor Local Plan (2014-2032) are considered relevant : Policy DE1 (Design in the Built Environment), IN2 (Transport), DE2 (Internal Space Standards), DE3 (Residential Amenity Space Standards), DE6 (Open Space, Sport and Recreation), DE10 (Pollution), NE1 (Thames Basin Heaths Special Protection Area), NE3 (Trees & Landscaping), and NE4 (Biodiversity).

The main determining issues are considered to be: the principle of development, visual impact, impact upon residential amenity, the living conditions created, ecology & biodiversity net gain, public open space provision, and the Thames Basin Heaths Special Protection Area.

Commentary

1. Principle of development

The proposal would result in the loss of a storage yard currently used to store Council assets. However, the site is not protected for such use by adopted planning policies. Furthermore, the proposal do not encroach onto land within the identified Public Open Space of the adjoining Aldershot Pools Complex. Accordingly, it is considered that there are no in principle objections to the proposals.

The site is currently used for storage such that there could be potential for some ground contamination. A preliminary Risk Assessment by OHES Environmental and a Phase 2 Environmental Report by STM Environmental have been submitted to assess the potential from ground contamination. The preliminary Risk Assessment report concludes that the site had been subject to potentially contaminative uses, including fly tipping, empty bulk fuel storage tanks and a potential source of contamination with made ground. Accordingly intrusive site investigation was recommended. The Phase 2 report describes the site investigations that were subsequently undertaken, which confirmed the presence of some contamination and has

recommended remedial measures to be undertaken to render the site suitable for the proposed residential use. This includes the excavation and removal of the made ground and its replacement with clean soils, and the installation of gas protection measures. The report advises that a formal remediation strategy be submitted to the Council for approval, and its completion verified prior to occupation, which can be secured by condition.

2. Visual Impact

The proposal is a form of back land development, being located to the rear of the dwellings at Pool Road and Gloucester Road. Whilst Policy DE11 relates specifically to the consideration of the development of land in residential use, it provides a framework for assessing backland development sites generally. Notably, Policy DE11 only allows such development where it does not lead to unacceptable tandem development 2.

There are no other examples of similar backland developments in the vicinity and, as such, the proposals of site would be a different pattern of development to the existing. However, this is not considered to give rise to any material harm in this case due to the small scale of the proposals, the limited visibility of the proposed development from the surrounding streets and from the Pools Complex; and because the proposed residential use of this site would be more compatible with the predominant character of the area than the use of this area for storage. Within the site, the site layout design of the proposed development would allow for some sense of space and the proposed dwellings would be traditional in form such that they would not appear out of place. The design of the proposed development is not considered to result in material harm to the character of the surrounding area.

The proposal would result in the loss of some trees and vegetation within the site. These would comprise a Category C Common Sycamore, and 1 tree group comprising Goat Willow (Cat C2). The remaining trees would be protected from harm during site clearance and construction with tree protection measures. The proposal development would require some pruning to trees to be retained situated on adjoining land, particularly to the side of the proposed dwellings. Subject to conditions requiring replanting, and tree protection measures, the proposal is not considered to conflict with the requirements of Local Plan Policy NE3.



Figure 1: tree removal.

3. The Living Environment Created

The proposal seeks to erect 3 x 2-bedroom dwellings. Policy DE2 of the Local Plan requires 2-bedroom 2 storey units to have an internal floorspace area of a minimum of 79 sqm. The proposed dwellings would all meet this requirement.

Policy DE3 of the Local Plan requires a 15sqm garden for 1-2 person dwellings. Each dwelling would have their own private gardens space providing at least this area.

Accordingly, the proposal would not conflict with the requirements of Local Plan Policies DE2 & DE3.

4. Impact upon Neighbours

The proposed dwellings would be located to the rear of the residential gardens of Gloucester Road and Pool Road. The semi-detached properties (Units 2 & 3) would be separated some 21 – 23 m from the rear of 89-91 Gloucester Road and to the north. Whilst there would be some impact upon the rear of the neighbouring gardens, this is not considered to result in sufficient harm to amount to material planning harm and to justify the refusal of permission. It is considered that a condition can be imposed requiring side-facing windows to be obscurely glazed.

The rear window of proposed Unit 3 has been relocated, so that there is a distance of 10m between it and the garden boundary of 95 Gloucester Road. Any views into the garden of 93 Gloucester Road would be oblique and not to the extent to result in harm to residential amenity.

There would be a separation distance of 10.8m between the rear windows of the detached dwelling (Unit 1) and that of No.4 Pool Road, a distance that would not result in a harmful loss of privacy, overbearance, or loss of daylight and sunlight impacts.

It is considered appropriate to remove permitted development rights from the proposed house by condition in respect of the erection of extensions, additional windows and dormers as these could result in unacceptable impacts upon neighbouring residential amenity.

5. Highways

At the time of writing this report, Hampshire County Council's Highways Officer has not provided consultation comments on the proposals. The vehicular entrance to/from Pool Road to serve the proposed development measures 40 metres in length and is only wide enough for one-way at a time traffic. As a result, there is a possibility that vehicles using the driveway may meet opposing traffic, resulting in some reversing manoeuvres being required. Accordingly, the determination of this application is subject to confirmation from Hampshire County Council's Highways Officers that they have no objections to this arrangement.

The Council's car and cycle SPD requires 2 parking spaces be provided for each 2-bedroom dwelling, plus 1/5 of a visitor space per proposed dwelling unit. This results in the need for 7 parking spaces, that are provided by the development.

6. Public Open Space

The adopted 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. The proposal would secure, via a S106 Agreement, for £7,997.04 for playground refurbishment at Calton Gardens, Aldershot or Aldershot Park.

Subject to securing such contributions through the S106 the proposals would not conflict with the requirements of Local Plan Policy DE6.

7. Ecology

Protected Species : A Preliminary Ecological Survey has been conducted for the site. This survey reviewed the site for protected species, including bats, reptiles, badgers, dormice, invertebrates and birds. However, the survey did not find any evidence for the presence of protected species. Nevertheless, the Survey report has recommended ecological enhancements including planting, bird and bat boxes. It is considered that these enhancements can be conditioned.

Biodiversity Net Gain : Paragraph 174 of the National Planning Policy Framework (NPPF) (amended July 2021) makes it clear that “Planning policies and decisions should contribute to and enhance the natural and local environment by; minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures”.

Paragraph 179 requires the promotion of “the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity”.

The Environment Act 2021 introduces a statutory footing for securing measurable net gains for biodiversity, requiring a 10% minimum uplift post-development. It is expected that this will become a statutory requirement from November 2023. Rushmoor Borough Council have an expectation that all major planning applications, including those with 10 or more dwellings or over 1000sqm of commercial floorspace, should seek to attain a minimum 10% net gain in biodiversity value as a result of development, ahead of statutory obligation.

This development is not a major proposal as it comprises less than 10 dwelling and, as such, the provisions of 10% net gain is not a local expectation. However, the proposal would be able to provide some biodiversity benefit through planting and ecological mitigation.

8. Thames Basin Heaths 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 Aldershot urban area. As such, the proposed development is located within the 5km zone of influence of the SPA but outside the 400-metre exclusion zone. The proposed development is neither connected to, nor necessary to the management of, the Thames Basin Heaths SPA. Furthermore, the proposed development would not result in a net increase in traffic movements in excess of 1000 vehicular movements per day in proximity to the SPA.

All new housing development within 5 km of any part of the Thames Basin Heaths SPA, of which the current proposals would make a contribution, is considered to contribute towards an impact on the integrity and nature conservation interests of the SPA. This is as a result of increased recreation disturbance in combination with other housing development in the vicinity

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

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

The project the subject of the current planning application being assessed would result in a net increase of dwellings within 5 km of a boundary of part of the Thames Basin Heaths SPA. In line with Natural England guidance and adopted New Rushmoor Local Plan Policy NE1 and Thames Basin Heaths Avoidance & Mitigation Strategy (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:- 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 secure the appropriate SANG and/or SAMM in perpetuity by making the requisite financial contribution(s) by entering into a satisfactory s106 Planning Obligation that requires the payment of the contribution(s) upon the first implementation of the proposed development.

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

In this case the applicants have provided written evidence that they have been provided with an allocation of SANGS capacity from the Southwood Country Park SANGS scheme sufficient for the 3 new dwelling units proposed, which would cost the applicants £21,297.39.

Furthermore, the applicants are also seeking to secure a financial contribution of £2,146.47 towards SAMM. Both would be secured by way of a s106 planning obligation to be submitted to the Council requiring payment of these SPA financial contributions upon the implementation of the proposed development.

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

Conclusions -

The proposals are considered acceptable in principle; would have no material and harmful impact upon the overall visual character and appearance of the area; would have no material and adverse impact on neighbours; would provide an acceptable living environment; and would not result in harm to protected species, and subject to further clarification with regards to Highways Impacts; and, subject to financial contributions being secured in respect of Special Protection Area mitigation & avoidance and Public Open Space with a s106 Planning Obligation, the proposals would have no significant impact upon the nature conservation interest and objectives of the Thames Basin Heaths Special Protection Area; and appropriately address the Council's adopted Local Plan Policy DE6 concerning Public Open Space.

The proposals are therefore considered to be acceptable having regard to the criteria of Policies IN2 (Transport), DE1 (Design in the Built Environment), DE2 (Residential Internal Space Standards), DE3 (Residential Amenity Space Standards), DE4 (Sustainable Water Use), DE6 (Open Space, Sport and Recreation), NE1 (Thames Basin Heaths Special Protection Area), NE3 (Trees and Landscaping), NE4 (Biodiversity), NE8 (Sustainable Drainage Systems). The NPPF and The Council's Car and Cycle SPD are also material to the determination of this planning application

Full Recommendation

It is recommended that:-

- A. By 11 October 2023 (or such other timescale as may be agreed) **SUBJECT** to:-
 - (a) No new and material comments being received from consultees by 14 September 2023;
 - (b) No objections being received from the Highway Authority (Hampshire County Council Highways Development Control);
 - (c) Completion of a satisfactory S.106 Planning Obligation to secure:-
 - a. SANG (£21,297.39) and SAMM (£2,146.47) SPA financial contributions; and
 - b. Public Open Space (£7,997.04) contribution

The Executive Head of Property and Growth, in consultation with the Chairman, be authorised to **GRANT** Planning Permission subject to the conditions and informatives set out in this report (see below).

- B. The Executive Head of Property and Growth in consultation with the Chairman, be authorised to add, delete or vary conditions as necessary prior to the issue of planning

permission; and

- C. If by 11 October 2023 (or such other timescale as may be agreed) a satisfactory completed s106 Agreement has not been received and/or other requirements in A. above have not been satisfied, the Executive Head of Property and Growth, in consultation with the Chairman, be authorised to REFUSE planning permission on the following grounds:-
- a. The proposal does not provide a financial contribution to mitigate the effect of the development on the Thames Basin Heaths Special Protection Area in accordance with The Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy and adopted Rushmoor Local Plan Policy NE1;
 - b. The proposal does not make appropriate provision for Public Open Space in accordance with the requirements of adopted Rushmoor Local Plan Policy DE6; and
 - c. Any reason(s) relating to consultee responses.

Conditions

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

Reason - As required by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, to reflect the objectives of the Council's Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy as amended August 2019 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. Drawing numbers:-

- Site plan – S101 Rev A
- Proposed plans plots 2 and 3 P111 – Rev A
- Proposed plot 1 – P110
- Coloured Street Scene – 21133/C113
Proposed ancillary buildings - P112
- Planning design and access statement – July 2023
- Preliminary Ecological Appraisal – Arbtech. 20/12/2022
- Highways Technical Note – Odyssey. July 2023
- Tree Survey Report – CBA Trees. November 2022.
- Arboricultural Development Statement. December 2022.
- OHES Environmental – Preliminary Environmental Risk Assessment. December 2022.
- Contaminated Land Risk Assessment. Phase 2 Environmental Site Investigation Report. Dated. 09/05/2023.

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

Samples of materials

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

Reason - To ensure satisfactory external appearance.

Contamination

4. Prior to the occupation of the development hereby permitted, a formal remediation strategy in accordance with the requirements of Contaminated Land Risk Assessment. Phase 2 Environmental Site Investigation Report. Dated. 09/05/2023 along with verification of its completion shall be submitted to and approved in writing by the Local Planning Authority. Prior to the first occupation of the development hereby approved.

Any windows of the side facing elevations of the development hereby approved shall be obscured glazed and fixed shut.

Landscaping

5. Prior to the occupation of the development hereby approved, details of the species and provision of landscape and tree planting shall be submitted to and approved in writing by the Local Planning Authority. Such landscaping and tree planting scheme shall be carried out in the first planting season from the commencement of development.

Reason: In the interest of visual amenity and ecology.

Ecological enhancements

6. Prior to the occupation of the development hereby approved, the enhancement measures as set out within the approved Preliminary Ecological Survey, including bird and bat boxes and hedgehog doorways, shall be installed.

Reason: In the interest of ecological net gain.

Permitted Development Rights Removed

7. 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, E and F of Part 1; 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.

Parking

8. The development hereby approved shall not be occupied until the off-street parking

facilities shown on the approved plan have been completed and made ready for use by the occupiers. The parking facilities shall be thereafter retained solely for parking purposes (to be used by the occupiers of the development). *

Reason - To preserve the amenities of the neighbourhood and ensure the provision of adequate residential parking facilities.

Sustainability : Water Efficiency

9. All residential units hereby permitted shall be designed to meet the water efficiency standard of 110 litres/person/day.

With respect of all non-residential development to be provided exceeding 1000 sqm floorspace, the development shall be designed to achieve the BREEAM 'excellent' standard for water consumption (or any national equivalent) to be confirmed by the submission to the Local Planning Authority of a post-construction BREEAM certificate.

Reason – To manage water consumption efficiently consistent with the requirements of Policy DE4 of the adopted Rushmoor Local Plan (2014-2032) and the advice in NPPF Paragraph 154

Tree protection

10. The existing trees and hedges on and adjoining the application site which are to be retained shall be adequately protected from damage during site clearance and works in accordance with the recommendations set out within the following reports; Tree Survey Report – CBA Trees. November 2022 and Arboricultural Development Statement. December 2022.

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

Unforeseen Ground Contamination

11. If, during development of any Reserved Matters areas, 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; and also at the request of the Environment Agency.

No Overhead Servicing

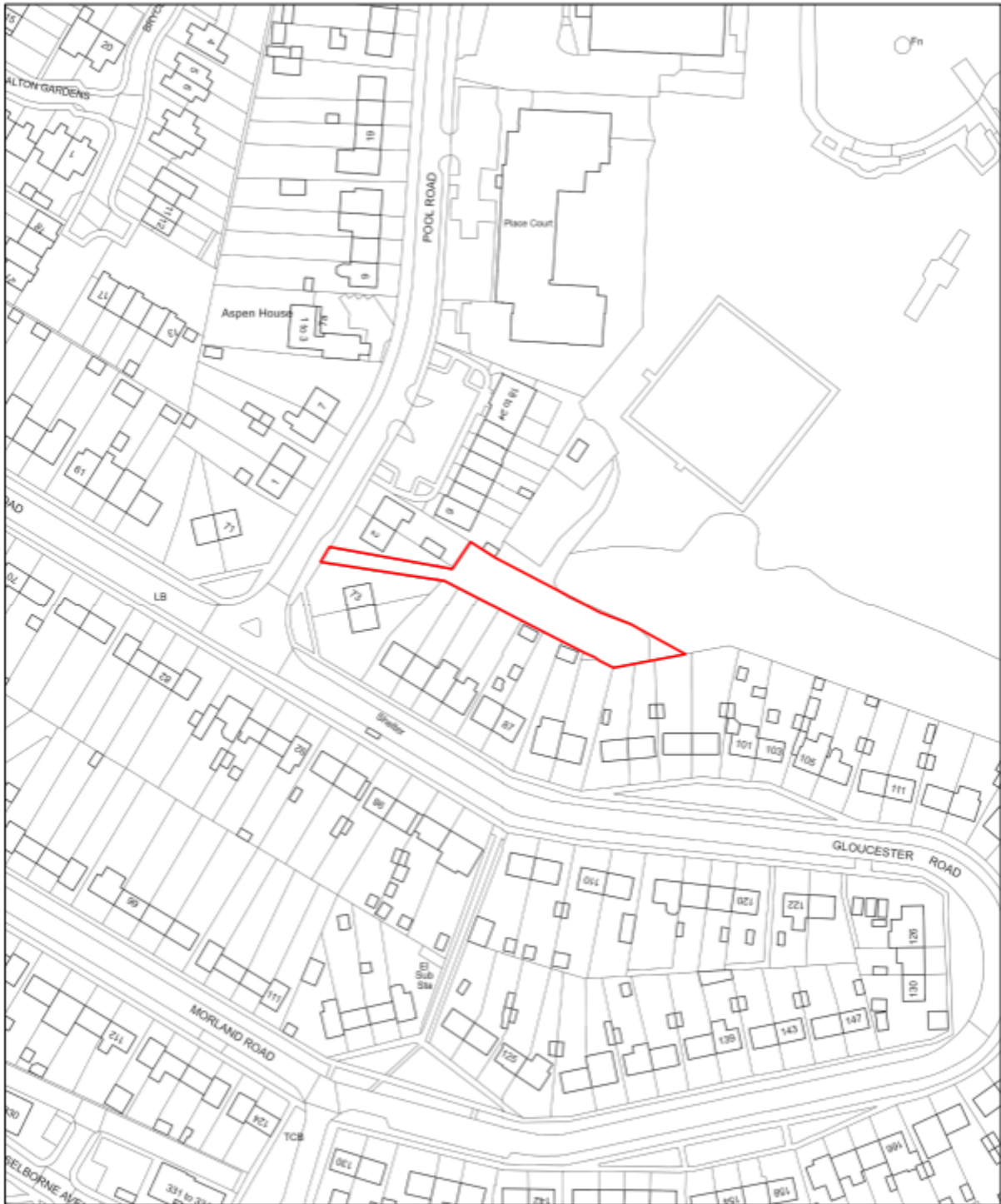
12. Provision shall be made for services to be placed underground. No overhead wire or cables or other form of overhead servicing shall be placed over or used in the development of the application site.

Reason - In the interests of visual amenity.

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.

ArcGIS Web Map



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 Planning Application

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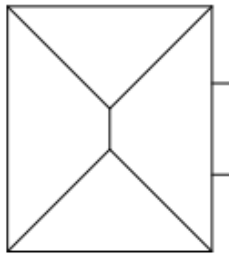
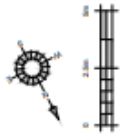


BOUNDARY DETAILS	
[Red line symbol]	Boundary Details
[Dashed line symbol]	Appurtenant Site
[Thin red line symbol]	Proposed Line

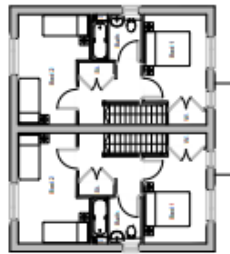
SITE PLAN DETAILS	
[Green circle symbol]	Single Storey Dwelling
[Green circle symbol]	Two Storey Dwelling
[Green circle symbol]	Proposed Park
[Green circle symbol]	Green Vehicle
[Green circle symbol]	Changing Point of Care
[Green circle symbol]	Private Site & Block

LANDSCAPING DETAILS	
[Blue circle symbol]	Existing Trees to Retain
[Black circle symbol]	Proposed Trees to Retain
[Black circle symbol]	Location of New Trees to Retain
[Black circle symbol]	Location of New Trees to Retain
[Black circle symbol]	Impervious Surface
[Black circle symbol]	Grass Area

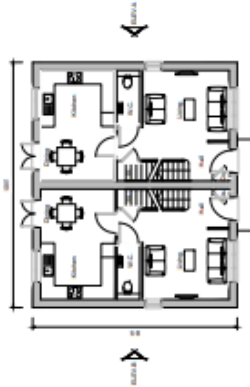




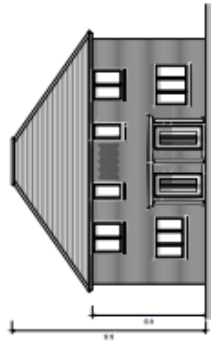
Roof Plan



First Floor Plan



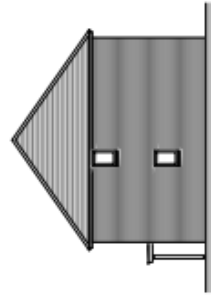
Ground Floor Plan



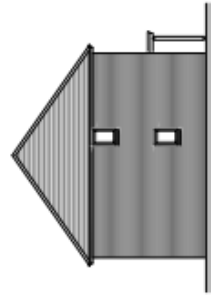
Front Elevation



Rear Elevation



Side Elevation A



Side Elevation B

		CLIENT: Rathour Borough Council	PROJECT: Post Road Design, Additions
		SCALE: 1:100 (if ORIGINAL)	DATE: Proposed Plans and Conditions (Plan 2 and 3)
DATE: 2020/02	NO: 21133	PROJECT: P111	---
<h1 style="color: red;">Planning</h1>			



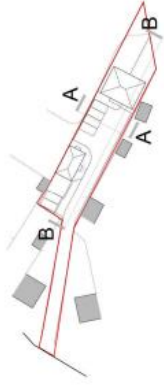
Plans 2-3

Urban 15.00
Street Scene A-A



Plans 1-3

Urban 15.00
Street Scene B-B



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	22/00703/FULPP	Ward: Manor Park
Applicant:	Mr Peter Rybinski	
Decision:	Permission Granted	
Decision Date:	16 August 2023	
Proposal:	Conversion of existing garage to living accommodation	
Address	1A Churchill Avenue Aldershot Hampshire GU12 4JR	

Application No	23/00107/FULPP	Ward: Aldershot Park
Applicant:	Bruce Rathod	
Decision:	Permission Granted	
Decision Date:	17 August 2023	
Proposal:	Change of use of single dwelling house (Use Class C3) to small HMO (Use Class C4)	
Address	28 Ash Road Aldershot Hampshire GU12 4EZ	

Application No	23/00268/FULPP	Ward: Manor Park
Applicant:	Stuart Wyeth	
Decision:	Permission Granted	
Decision Date:	07 August 2023	
Proposal:	Change of use of ground floor from a shop to residential and conversion of property to a 6-bed HMO with removal of existing dormer to the rear and replacement with full width dormer	
Address	266B High Street Aldershot Hampshire GU12 4LT	

Application No 23/00352/FULPP Ward: Fernhill
Applicant: Mr Andy Horwood
Decision: **Permission Granted**
Decision Date: 18 August 2023
Proposal: Installation of 1no. Packaged CO2 Gas Cooler and 1no. Daikin VRV Heat Pump to side elevation and erection of 2.6m high timber standard acoustic panel enclosure to surround plant
Address **96 Chapel Lane Farnborough Hampshire GU14 9BL**

Application No 23/00373/FULPP Ward: Knellwood
Applicant: Russell Gibson
Decision: **Permission Granted**
Decision Date: 11 August 2023
Proposal: Erection of single storey rear extension, insertion of window to first floor rear elevation and amendments to roof design
Address **The Rowans 13 Waverley Road Farnborough Hampshire GU14 7EY**

Application No 23/00398/CONDPP Ward: North Town
Applicant: Vivid Housing Limited N/A
Decision: **Split decision**
Decision Date: 11 August 2023
Proposal: Request for confirmation that Condition Nos. 6, 10,11, 17, 18, 19, 22 and 25 of planning permission 18/00321/REVPP dated 17 January 2019 have been complied with
Address **71 Barn Avenue Aldershot Hampshire GU12 4DF**

Application No 23/00399/CONDPP Ward: North Town
Applicant: Vivid Housing Limited N/A
Decision: **Split decision**
Decision Date: 11 August 2023
Proposal: Request for confirmation that Condition Nos. 2, 3, 4, 6, 8, 9, 10, 12, 13, 15, 16, 17, 18, 19, 20, 21, 23, 24, 25, 26 & 28 of planning permission 13/00081/FULPP dated 28 November 2014 have been complied with
Address **71 Barn Avenue Aldershot Hampshire GU12 4DF**

Application No 23/00400/CONDPP Ward: North Town
Applicant: Vivid Housing Limited N/A
Decision: **Conditions not complied with**
Decision Date: 11 August 2023
Proposal: Request for confirmation that Condition Nos. 6, 10, 11, 17, 18, 19, 22 & 25 of planning permission 21/00412/REVPP dated 23 November 2021 have been complied with
Address **71 Barn Avenue Aldershot Hampshire GU12 4DF**

Application No 23/00401/CONDPP Ward: North Town
Applicant: Vivid Housing Limited N/A
Decision: **Split decision**
Decision Date: 11 August 2023
Proposal: Request for confirmation that Condition Nos. 3, 4, 6, 9, 10, 12, 14, 15, 17, 18, 19, 20, 21, 22, 23, 27, 28, 29 & 31 of planning permission 09/00431/FULPP dated 13 October 2009 have been complied with
Address **71 Barn Avenue Aldershot Hampshire GU12 4DF**

Application No 23/00403/FULPP Ward: Knellwood
Applicant: Mr & Mrs Ghan Syam & Maya Kumari TH
Decision: **Permission Granted**
Decision Date: 16 August 2023
Proposal: Erection of a two storey side extension on southern elevation and installation of automatic front gates and part front brick wall
Address **180 Alexandra Road Farnborough Hampshire GU14 6RZ**

Application No 23/00406/FULPP Ward: St Mark's
Applicant: Mr M Singh
Decision: **Permission Granted**
Decision Date: 09 August 2023
Proposal: Erection of a single storey side and rear extension (amended plans received 7 August 2023)
Address **4 Bruntile Close Farnborough Hampshire GU14 6PR**

Application No 23/00415/CONDPP Ward: Wellington

Applicant: Mr A DOYLEY

Decision: **Permission Granted**

Decision Date: 22 August 2023

Proposal: Submission of details in respect of part of Development Zone K (Stanhope Lines East) part pursuant to condition 15 (remediation validation reports) of hybrid outline planning permission 12/00958/OUT dated 10th Submission of details in respect of part of Development Zone K (Stanhope Lines East) part pursuant to condition 15 (remediation validation reports) of hybrid outline planning permission 12/00958/OUT dated 10th March 2014 in relation to plots 42 - 44, plots 45 - 49, 76, 78 - 80, 147 & 149 - 152, plots 50 - 52, plots 53 - 55, plots 57 - 61 and 146, plots 68 & 69, plots 70 - 72, plot 77, plots 81 - 83, and plots 143 - 145 and 148.

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

Application No 23/00458/ADVPP Ward: St Mark's

Applicant: Co-Operative Group LTD

Decision: **Permission Granted**

Decision Date: 08 August 2023

Proposal: Display of new external signage : 1 illuminated fascia, 1 totem, 4 car park signs

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

Application No 23/00471/FULPP Ward: Aldershot Park

Applicant: Mr and Mrs Key-Smith

Decision: **Permission Granted**

Decision Date: 08 August 2023

Proposal: Hip to barn end roof extension to facilitate loft conversion with roof lights to front and rear roof slope

Address **1 Beech Close Aldershot Hampshire GU12 4DT**

Application No 23/00477/FULPP Ward: Knellwood

Applicant: Mr & Mrs Cameron

Decision: **Permission Granted**

Decision Date: 17 August 2023

Proposal: Erection of a single storey front extension, and part single- and part two-storey side extension

Address **12 Rodmel Court Farnborough Hampshire GU14 6TY**

Application No 23/00484/FULPP Ward: Knellwood

Applicant: Mr Oliver Alexander

Decision: **Permission Granted**

Decision Date: 23 August 2023

Proposal: Replacement windows

Address **Park View Residential Home 7 - 10 Church Circle Farnborough Hampshire GU14 6QH**

Application No 23/00486/TPOPP Ward: Knellwood

Applicant: Neil Lewis

Decision: **Permission Granted**

Decision Date: 08 August 2023

Proposal: One Pine (T9 of TPO 439V), One Oak (T10) and 2 Beech trees (part of group G6) (group G1 on submitted plan) at 65 Albert Road, sever Ivy and crown lift all trees to no more than 5 metres over highway and 2.5 metres over footpath. One Oak rear garden of 1 Gainsborough Close (T11 of TPO 439V) (T1 on plan), sever ivy, remove epicormic growth up to 2 metres and crown clean to remove deadwood and damaged limbs. One Oak (T16 of TPO 439V) (T2 on plan) rear garden of 3 Gainsborough Close , remove epicormic growth up to 2 metres and remove major deadwood. Remove one Sycamore (T17 of TPO 439V) (T3 on plan) rear garden of number 3 Gainsborough Close. Remove one Birch (T37 of TPO 439V) (T7 on plan) at 4 Gainsborough Close

Address **Land Affected By TPO 439V - Between Boundary Road, Canterbury Road, Alexandra Road And Cambridge Road East 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 23/00490/FULPP Ward: Fernhill

Applicant: Mr Chandra Sherchan

Decision: **Permission Granted**

Decision Date: 17 August 2023

Proposal: Erection of single storey side extension

Address **84 Sandy Lane Farnborough Hampshire GU14 9JD**

Application No 23/00495/FULPP Ward: St Mark's

Applicant: Mr John Shadrack

Decision: **Permission Granted**

Decision Date: 18 August 2023

Proposal: Erection of a covered car port to front along with a covered area to the side with access ramp and replacement of existing garage door with a window to facilitate an existing habitable room

Address **12 Sherborne Road Farnborough Hampshire GU14 6JT**

Application No 23/00499/FULPP Ward: St Mark's

Applicant: Martin Buocik

Decision: **Permission Refused**

Decision Date: 30 August 2023

Proposal: Erection of a single storey rear extension

Address **3 York Road Farnborough Hampshire GU14 6NG**

Application No 23/00501/FULPP Ward: Aldershot Park

Applicant: Miss Calleigh Cole

Decision: **Permission Granted**

Decision Date: 04 September 2023

Proposal: Erection of a single storey rear extension to provide a bedroom

Address **16 Andover Way Aldershot Hampshire GU11 3RJ**

Application No 23/00504/FULPP Ward: Rowhill

Applicant: Mr & Mrs George & Anagha Pereira

Decision: **Permission Granted**

Decision Date: 21 August 2023

Proposal: Demolition of existing rear extension and erection of replacement rear extension with access ramp to side. Erection of a single storey side and rear extension to existing garage and conversion of garage to habitable rooms

Address **23 Rock Gardens Aldershot Hampshire GU11 3AD**

Application No 23/00505/FULPP Ward: Cove And Southwood

Applicant: Mr F Nika

Decision: **Permission Granted**

Decision Date: 10 August 2023

Proposal: Retrospective planning for the retention of a part single and part two storey rear extension and proposed erection of a single storey front extension with pitched roof

Address **60 Hazel Avenue Farnborough Hampshire GU14 0DW**

Application No 23/00506/FULPP Ward: Fernhill

Applicant: Mr & Mrs Bain

Decision: **Permission Granted**

Decision Date: 07 August 2023

Proposal: Erection of a single storey front extension, part single storey and part two storey rear extension incorporating a balcony and changes in fenestrations

Address **368 Fernhill Road Farnborough Hampshire GU14 9EF**

Application No 23/00509/TPO Ward: Knellwood

Applicant: Mr Maurice Stacey

Decision: **Permission Granted**

Decision Date: 08 August 2023

Proposal: One Scots Pine (T52 of TPO 439V) in garden of 82 Guildford Road East, lateral branches cut back by no more than 3 metres. One Oak tree in the Quinneys (part of group G18 of TPO 439V, as per submitted plan) cut back branches to boundary of 82 Guildford Road East and one Hornbeam (part of group G18 of TPO 439V) at the Quinneys, cut back overhanging branches to boundary

Address **Land Affected By TPO 439V - Between Boundary Road, Canterbury Road, Alexandra Road And Cambridge Road East Farnborough Hampshire**

Application No 23/00514/FULPP Ward: St John's

Applicant: Mr & Mrs Harris

Decision: **Permission Granted**

Decision Date: 17 August 2023

Proposal: Conversion of garage to form larger utility area with external alterations

Address **4 Moselle Close Farnborough Hampshire GU14 9YB**

Application No 23/00517/NMAPP Ward: Wellington

Applicant: Mr Alan Chitson

Decision: **Permission Granted**

Decision Date: 10 August 2023

Proposal: NON MATERIAL AMENDMENT: to reserved matters approval 15/00897/REMPP dated 18th October 2016 (Hybrid Outline Planning Permission 12/00958/OUT dated 10th March 2014) to alter approved landscaping plans.

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

Application No 23/00518/CONDPP Ward: Empress
Applicant: ALDI Stores Limited - Sheppey
Decision: **Conditions details approved**
Decision Date: 22 August 2023
Proposal: Submission of details pursuant to Condition No.4 (shopping trolley and customer parking area management details, and delivery & servicing management plan) of planning permission 20/00149/FUL dated 1st April 2022
Address **Units 2A And 3 Blackwater Shopping Park 12 Farnborough Gate Farnborough Hampshire GU14 8BL**

Application No 23/00523/FULPP Ward: Cove And Southwood
Applicant: Mr Abdul Wadud
Decision: **Permission Granted**
Decision Date: 09 August 2023
Proposal: Erection of a single storey front and two storey side and rear extension
Address **27 Morval Close Farnborough Hampshire GU14 0JF**

Application No 23/00524/FUL Ward: Knellwood
Applicant: Mr Simon Ham
Decision: **Permission Granted**
Decision Date: 07 August 2023
Proposal: Retrospective planning for the retention of a single storey rear extension
Address **20 Avenue Road Farnborough Hampshire GU14 7BW**

Application No 23/00528/TPOPP Ward: Fernhill
Applicant: Mr Vince Denicolo
Decision: **Permission Granted**
Decision Date: 15 August 2023
Proposal: Remove one declining Oak tree (T23 of TPO 426V)
Address **15 Rowans Close Farnborough Hampshire GU14 9EJ**

Application No 23/00531/TPOPP Ward: Knellwood
Applicant: Mrs Yasmin Harman
Decision: **Permission Granted**
Decision Date: 15 August 2023
Proposal: Remove one leaning Pine tree, T1 on submitted plan, (part of group G1 of TPO 183V) located in the rear garden, on the left rear boundary and replace with another Pine tree
Address **12 Rodmel Court Farnborough Hampshire GU14 6TY**

Application No 23/00544/ADVPP Ward: St Mark's
Applicant: Mrs Lorna Juarez
Decision: **Permission Granted**
Decision Date: 23 August 2023
Proposal: Continued display of 2 x freestanding, non-illuminated board signs in V formation for a temporary period for no later than 6th July 2028
Address **Blandford House And Malta Barracks Development Site Shoe Lane Aldershot Hampshire**

Application No 23/00549/FUL Ward: Aldershot Park
Applicant: Mr And Mrs Sturgess
Decision: **Permission Granted**
Decision Date: 23 August 2023
Proposal: Removal of existing conservatory and erection of single storey front and rear extensions
Address **1 Shalden Road Aldershot Hampshire GU12 4EF**

Application No 23/00555/FULPP Ward: West Heath
Applicant: Mr Thomas Ervin-Dowle
Decision: **Permission Granted**
Decision Date: 23 August 2023
Proposal: Erection of a single storey side and rear extension
Address **12 Newfield Avenue Farnborough Hampshire GU14 9PQ**

Application No 23/00560/FULPP Ward: West Heath

Applicant: Mr Rashid Ali

Decision: **Permission Granted**

Decision Date: 25 August 2023

Proposal: Erection of a single storey rear extension, front extension and conversion of existing garage and formation of a pitched roof above existing flat roofs with a new roof light and side window (Revised scheme to previous planning application granted planning permission under 23/00060/FULPP dated 15th March 2023).

Address **26 Chestnut Road Farnborough Hampshire GU14 8LD**

Application No 23/00572/MISC28 Ward: St Mark's

Applicant: Jennifer Stead

Decision: **Permission Granted**

Decision Date: 16 August 2023

Proposal: The Electronic Communications Code (Conditions and Restrictions) (Amendment) Regulations 2017-toob intends to install fixed line broadband electronic communications apparatus (pole) outside 68 Netley Street in Farnborough, at: FB105-RV

Address **68 Netley Street Farnborough Hampshire GU14 6AT**

Application No 23/00573/SCREEN Ward: Wellington

Applicant: Lambert Smith Hampton

Decision: **Environmental Assessment Not Required**

Decision Date: 25 August 2023

Proposal: REQUEST FOR EIA SCREENING OPINION: Proposed demolition of 7 No. buildings (THA 002, THB 003, THA 016, THA 017, THA 019, THA 020/THA 022 and THA 021/THB 021)

Address **Thornhill Barracks Gallwey Road Aldershot Hampshire GU11 2DF**

Application No 23/00588/MISC28 Ward: Fernhill

Applicant: Jennifer Stead

Decision: **No Objection**

Decision Date: 18 August 2023

Proposal: The Electronic Communications Code (Conditions and Restrictions) (Amendment) Regulations 2017-toob intends to install fixed line broadband electronic communications apparatus (35 poles in total) at Pennine Way, Fintry Walk, Cambrian Road, Brecon Close, Sandy Lane, Lakeside Gardens, Sidlaws Road, Blackstone Close, Cairngorm Place, Mendip Road and Polden Close Farnborough, at: FB111-QK

Address **Street Record Sandy Lane Farnborough Hampshire**

Application No 23/00595/MISC28 Ward: St Mark's

Applicant: Ian Shrubsall

Decision: **No Objection**

Decision Date: 18 August 2023

Proposal: Developing areas of hardstanding, comprising pavement quality concrete for aircraft taxiing and parking

Address **Farnborough Airport Farnborough Road Farnborough Hampshire GU14 6XA**

Application No 23/00619/CONDPP Ward: Knellwood

Applicant: Mr R Odam

Decision: **Permission Granted**

Decision Date: 24 August 2023

Proposal: Submission of details pursuant to Condition 3 (details of external finishing materials) attached to planning permission 23/00393/FULPP dated 17 July 2023

Address **11 The Grove Farnborough Hampshire GU14 6QR**

Development Management Committee
13th September 2023

Head of Property & Growth
Report No.PG2332

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 Property and Growth. 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 Delegated Decision on 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)

Item 1

Delegated decisions by the Corporate Planning Manager to take no further action in respect of alleged breaches of planning control.

The following decisions are reported for INFORMATION purposes only. They relate to enforcement cases that are in breach of planning but no application has been forthcoming and where a decision to take no further action has been taken in accordance with the Council's Scheme of Delegation.

Address	1 Normandy Drive, Wellesley, Aldershot
Ward	Wellington
Alleged Breach	Installation of a gate and erection of a bin store
Decision	No Further Action
Decision Date	18 th September 2023

The property is a two storey house with rooms in roof located on the corner of Normandy Drive and Montgomery Avenue. The garden is located to the side of the house and is surrounded by a brick wall approximately 1.6 metres high. To the front of the property are black railings approximately 1.2 metres high which have been erected by developers throughout the Wellesley development.

A complaint to the Council alleged a new entrance had been created with a gate leading into the garden area, and a timber bin store erected adjacent to the front elevation of the property.

The gate requires planning permission due to an Article 4 Direction placed on the Wellesley Development in January 2021. The bin store requires planning permission as it is located forward of the principal elevation of the property.

The Housebuilders, David Wilson Homes, installed the gate prior to the current owners buying the property. The owners have been told by the Housebuilders that it had planning permission. There is no such planning permission. The bin store had been erected by the current owners.

Neighbours at No. 2 Normandy drive have recently had a retrospective application approved, 23/00395/FULPP dated 6th July 2023 for works which included an entrance and gate. Taking this into consideration along with materials and the position of the gate at No. 1 it is considered acceptable within the street scene.

The bin store, although not built with materials sympathetic to the front elevation of the property or the development is not considered to adversely affect the street scene to the extent that a refusal of planning permission would be justified. Therefore, it is considered acceptable within the street scene.

The new owner of the property was advised accordingly but no planning application has been forthcoming.

Alternatives

An enforcement notice could be issued but as the development is considered acceptable and the grant of planning permission would be recommended should an application be submitted, it is not considered expedient for the council to take any further action on this matter.

Case Officer

Tara Hasty

Associated Documents

Enforcement Reference 23/00395/FULPP



Development Management Committee
13th September 2023

Planning Report PG2333

Appeals Progress Report

1. New Appeals

- 1.1 An appeal against refusal of planning application 22/00591/FULPP for 'Extensions comprising first floor side extension, first floor rear extension, two storey side extension, and roof extension to provide loft accommodation, to facilitate a change of use of first floor ancillary staff accommodation associated with ground floor restaurant (Use Class E Commercial) to 8no. 1-bedroom short stay serviced apartments at first and second level and retention of restaurant use at ground level; and formation of a dropped kerb' at 32 Alexandra Road, Farnborough, has now been started. This application was determined under delegated powers and will be dealt with by the using the Written Representations procedure.
- 1.2 An appeal against refusal of application for advertisement consent 23/00073/ADVPP for 'Display of internally illuminated advertising billboard measuring 6m x 3m with new image displaying every 10 seconds' on eastern side elevation of the Empire Banqueting and Hall, High Street, Aldershot has been started. This application was determined under delegated powers and will be dealt with by the Planning Inspectorate using the Written Representations procedure.

2. Recommendation

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

Tim Mills
Executive Head of Property and Growth

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