

Public Document Pack



RUSHMOOR BOROUGH COUNCIL

DEVELOPMENT MANAGEMENT COMMITTEE

*at the Council Offices, Farnborough on
Wednesday, 6th December, 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 - 6)

To confirm the Minutes of the meeting held on 8th November, 2023 (copy attached).

3. **PLANNING APPLICATIONS –** (Pages 7 - 36)

To consider the Executive Head of Property and Growth's Report No. PG2342 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 Barrack Development Site, Shoe Lane, Aldershot	For information
3	23/00713/FUL	Manor Park Cottage, St. Georges Road East, Aldershot	For information
4	23/00794/REVPP	Farnborough Airport, Farnborough	For information

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

Item	Pages	Reference Number	Address	Recommendation
5	15-24	23/00765/FUL	Aldershot Park Crematorium, Guildford Road, Aldershot	Grant

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

4. **APPEALS PROGRESS REPORT – (Pages 37 - 40)**

To consider the Executive Head of Property and Growth's Report No. PG2343 (copy attached) on the progress of recent planning appeals.

MEETING REPRESENTATION

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

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

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DEVELOPMENT MANAGEMENT COMMITTEE

Meeting held on Wednesday, 8th November, 2023 at the Concorde Room, Council Offices, Farnborough at 7.00 pm.

Voting Members

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 (In the Chair)

Apologies for absence were submitted on behalf of Cllr S.J. Masterson.

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

Non-Voting Member

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

37. CHAIRMAN

Due to the absence of the Chairman (Cllr S.J. Masterson) and taking account that the two main items were situated in the ward of the Vice-Chairman (Cllr Marina Munro), the Committee AGREED to appoint Cllr Calum Stewart as the Chairman for the meeting.

38. DECLARATIONS OF INTEREST

There were no declarations of interest for this meeting.

39. MINUTES

The Minutes of the Meeting held on 11th October, 2023 were approved and signed as a correct record of proceedings.

40. REPRESENTATIONS BY THE PUBLIC

In accordance with the guidelines for public participation at meetings, and in particular major planning applications, the following representations were made to the Committee and were duly considered before a decision was reached:

Application No.	Address	Representation	In support of or against the application
23/00668/FULPP	No. 69 Marrowbrook Lane, Farnborough	Ms Temi Agunbiade, Director - Beyond Vision Transitions, No. 141 Frimley Road, Camberley	In Support
2300597/FULPP	Land at No. 127 Orchard Rise, La Fosse House, No. 129 Ship Lane and Farnborough Hill School, Farnborough	Lisa Bevan 13 Woodland Crescent, Farnborough	Against
2300597/FULPP	Land at No. 127 Orchard Rise, La Fosse House, No. 129 Ship Lane and Farnborough Hill School, Farnborough	Mr George Britton Rushmoor Cycle Forum	Against
2300597/FULPP	Land at No. 127 Orchard Rise, La Fosse House, No. 129 Ship Lane and Farnborough Hill School, Farnborough	Thomas Rumble Wolf Bond Planning, The Mitfords, Basingstoke Road, Three Mile Cross, Reading. RG7 1AT	In Support

41. 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:

* 23/00668/FULPP No. 69 Marrowbrook Lane, Farnborough

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

* 23/00597/FULPP Land at No. 127 Orchard Rise, La Fosse House No. 129 Ship Lane and Farnborough Hill School

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

* 23/00688/FULPP Redan Road Depot, Redan Road, Aldershot

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

23/00602/FULPP No. 7 Avon Close, Farnborough

(v) 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. PG2339, be noted

(vi) 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

23/00713/FUL Manor Park Cottage, St. Georges Road East, Aldershot

23/00765/FULPP Aldershot Park Crematorium, Guildford Road, Aldershot

* The Executive Head of Property and Growth's Report No. PG2339 in respect of these applications was amended at the meeting.

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

42. **PLANNING APPLICATION NO. 23/00597/FULPP - LAND AT NO. 127 ORCHARD RISE, LA FOSSE HOUSE, NO. 129 SHIP LANE AND FARNBOROUGH HILL SCHOOL**

The Committee considered the Head of Property and Growth's Report No. PG2339 regarding the 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 and hard and soft landscaping at land at No. 127 Orchard Rise, La Fosse House, No. 129 Ship Lane and Farnborough Hill School, Farnborough.

Before consideration of the application, the Committee was addressed by Ms. Lisa Bevan and Mr George Britton in opposition and Mr Thomas Rumble in support of the application.

During consideration of the application, Members spoke of issues relating to the scale, height and proximity of the flatted development to the existing garden wall and the balance and harm to the conservation area and heritage aspects of the site. It was considered that, on balance the harm outweighed the public benefit of the scheme

The Committee agreed that the final wording of the refusal should be drafted for the Chairman's approval.

RESOLVED: That planning permission be refused, as set out in Appendix "A" attached hereto for the reasons mentioned therein.

43. **APPEALS PROGRESS REPORT**

The Committee received the Executive Head of Property and Growth's Report No. PG2340 concerning the following appeal decisions:

Application / Enforcement Case No.	Description	Decision
23/00306/ADVPP	A new appeal against the refusal of planning permission for advertising consent at No. 41 Station Road, Aldershot	New appeal to be determined
23/00055/FULPP	Appeal against refusal of planning for the retention of boundary fencing and electric gates at No. 27 Church Road East, Farnborough	Appeal dismissed
23/00072/ADVPP	Appeal against refusal of advertising consent at Empire Banqueting and Hall, Aldershot	Appeal allowed

RESOLVED: That the Executive Head of Property and Growth's Report No. PG2340 be noted.

44. **PLANNING (DEVELOPMENT MANAGEMENT) SUMMARY REPORT FOR THE QUARTER JULY 2023 - SEPTEMBER 2023**

The Committee received the Executive Head of Property and Growth's Report No. PG2341 which provided an update on the position with respect to achieving performance indicators for the Development Management Section of the Planning

Service and the overall workload of the Section for the quarter from 1st July to 30th September 2023.

RESOLVED: That the Executive Head of Property and Growth's Report No. PG2341 be noted.

The meeting closed at 9.24 pm.

CLLR CALUM STEWART (IN THE CHAIR)

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**Development Management
Committee
6th December 2023**

**Executive Head of Property
and Growth
Report No. PG2342**

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 Executive Head of Property and Growth 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>

4	23/00713/FUL	<p>Erection of four one-bedroom flats with parking</p> <p>Manor Park Cottage, St Georges Road East</p> <p>Assessment of this application continues and has not yet reached the stage for Committee consideration.</p>
5	23/00794/REVPP	<p>Variation of Condition 2 (aircraft movements) and 6 (aircraft weight), replacement of conditions 7 (1:10,000 risk contour) and 8 (1:100,00 risk contour), of planning permission 20/00871/REVPP determined on the 22/02/2022, in order to:</p> <ul style="list-style-type: none"> a. to increase the maximum number of annual aircraft movements from 50,000 to 70,000 per annum, including an increase in non-weekday aircraft movements from 8,900 to 18,900 per annum, and b. to amend the aircraft weight category of 50,000 - 80,000 Kg, to 55,000 - 80,000 Kg, and an increase from 1,500 to 2,100 annual aircraft movements within this category, including an increase from 270 to 570 annual aircraft movements for non-weekdays, and to c. replace Conditions Nos. 7 (1:10,000 risk contour) and 8 (1:100,000 risk contour) with a new condition to produce Public Safety Zone maps in accordance with the Civil Aviation Authority/ Department for Transport Requirements <p>Farnborough Airport, Farnborough Road, GU14 6XA.</p> <p>Assessment of this application continues and has not yet reached the stage for Committee consideration. We expect the item to be determined by the Planning Committee during March 2024.</p>

Section B

Petitions

Item	Reference	Description and address
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		There are no petitions to report
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The information, recommendations and advice contained in this report are correct as at the date of preparation, which is more than two weeks in advance of the Committee meeting. Because of these time constraints some reports may have been prepared in advance of the final date given for consultee responses or neighbour comment. Any changes or necessary updates to the report will be made orally at the Committee meeting.

Case Officer	Katie Herrington
Application No.	23/00765/FUL
Date Valid	7th November 2023
Expiry date of consultations	29th November 2023
Proposal	Temporary placement of a cabin, container, and enclosed area
Address	Aldershot Park Crematorium Guildford Road Aldershot Hampshire GU12 4BP
Ward	Aldershot Park
Applicant	Mr Graham King (RBC)
Agent	N/A
Recommendation	GRANT

Description

Planning permission was granted on the 20/07/2023 for major refurbishment of the Aldershot Crematorium¹. To enable continuity of service, services will be conducted at the Chapel in the Redan Road Cemetery, with cremations conducted using the temporary cremator at the Aldershot Crematorium².

To enable both the works and cremations, this application proposes to place a cabin, container and enclosed area.

The enclosed area provides shelter and screening between vehicles and the temporary cremator. The two cabins will provide staff welfare facilities and storage to enable the operation of the cremator.

Consultee Responses

None

¹ 23/00461/FUL – Extension of the Porte cochere, alteration to fenestration (including materials), and removal of existing cloister.

² Given temporary consent under 23/00765/FUL - Temporary placement of a cabin, container, and enclosed area.

Neighbours notified

In addition to posting a site notice, 17 individual letters of notification were sent to the following addresses Ticehurst, Whitchurch Close; 125, 125A, 127A, 127, 129, 129A, 131, 131A, 133, 133A, 135, 135A, 168, 170, 172, 174 Gloucester Road.

Neighbour comments

None received.

Policy and determining issues

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

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

Commentary

1. Visual appearance

The proposed welfare and storage containers have a temporary appearance and would not appear unusual next to a construction site. It is unlikely that the containers will be erected and works to not commence, but should this occur, as a temporary consent any such harm resulting would be temporary.

The proposal includes works to erect a wall and gate upon the temporary cremators existing enclosure. This wall would comprise of timber that would appear out of place with the prevailing brick of the crematorium. However, as this is a temporary erection such harm resulting would not be adverse.

2. Impact upon residential amenity

The closest residential property is over 100m away from the application site, and given the small scale of the proposals and their temporary nature, the development would not result in harm to residential amenity.

3. Transport

The proposals would result in the loss of some parking provision from the site. However, with services carried out off site there is a reduced parking demand, and it is considered that the remaining bays are sufficient for visitors to the crematorium.

Conclusion -

The proposal would not result in harm to the character of the area, not result in harm to residential amenity, and not result in issues of highway safety or parking stress. Therefore, the proposal would comply with Policies DE1, and IN2 of the Local Plan.

Full Recommendation

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

Conditions

- 1 The development hereby permitted shall be removed and the land restored to its former condition on or before 3 years from the date of this permission.

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

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

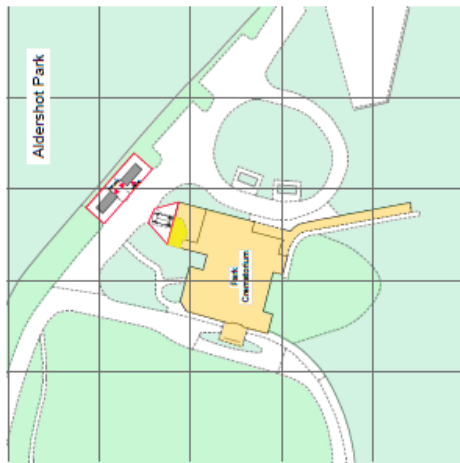
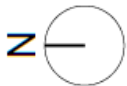
020, 24, 23, 25, 21, 22, plan labelled 'container'

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

Informatives

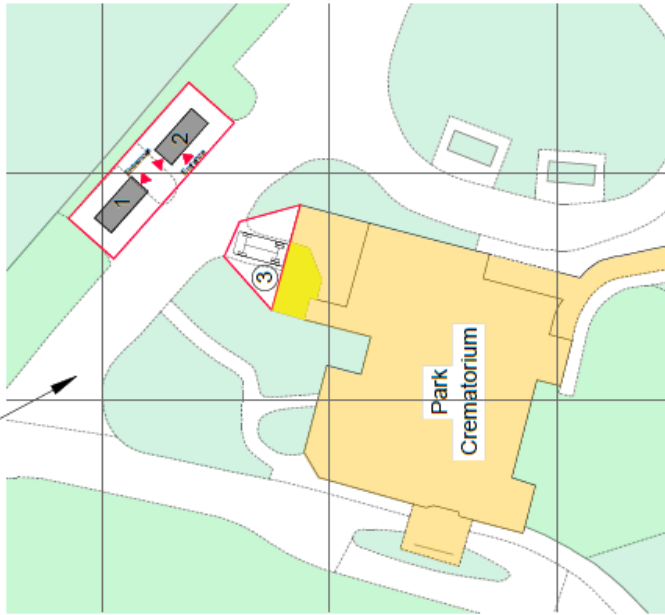
1. The Local Planning Authority's commitment to working with the applicants in a positive and proactive way is demonstrated by its offer of pre-application discussion to all, and assistance in the validation and determination of applications through the provision of clear guidance regarding necessary supporting information or amendments both before and after submission, in line with the National Planning Policy Framework.
2. The Council has granted permission because the proposal would not result in harm to the character of the area, not result in harm to residential amenity, and not result in issues of highway safety or parking stress. Therefore, the proposal would comply with Policies DE1, and IN2 of the Local Plan.
3. It is therefore considered that subject to compliance with the attached conditions, and taking into account all other material planning considerations, including the provisions of the development plan, the proposal would be acceptable. This also includes a consideration of whether the decision to grant permission is compatible with the Human Rights Act 1998.

Aldershot Crematorium
 Guildford Road
 Aldershot
 GU12 4BP



Site location plan.
 Scale 1:1250 @ A3

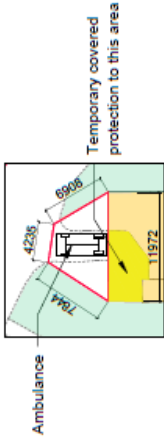
Access road from entrance
 in Guildford Road



Block plan.
 Scale 1:500 @ A3

KEY:

- ① Storage container.
- ② Welfare container.
- ③ Extension to existing fencing with standard hoarding to form an enclosed area with inward opening access gates to the road. A space provided to enable a private loading area for an ambulance.

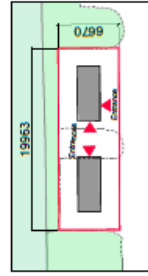


Length of proposed additional perimeter hoarding fencing is 18.98m

Gross area = 50.72m²

Each container size
 6062(l) x 2438(w) x 2502(h)mm
 gross area = 14.78m²

Overall area where containers are to be placed
 gross area = 133.1m²



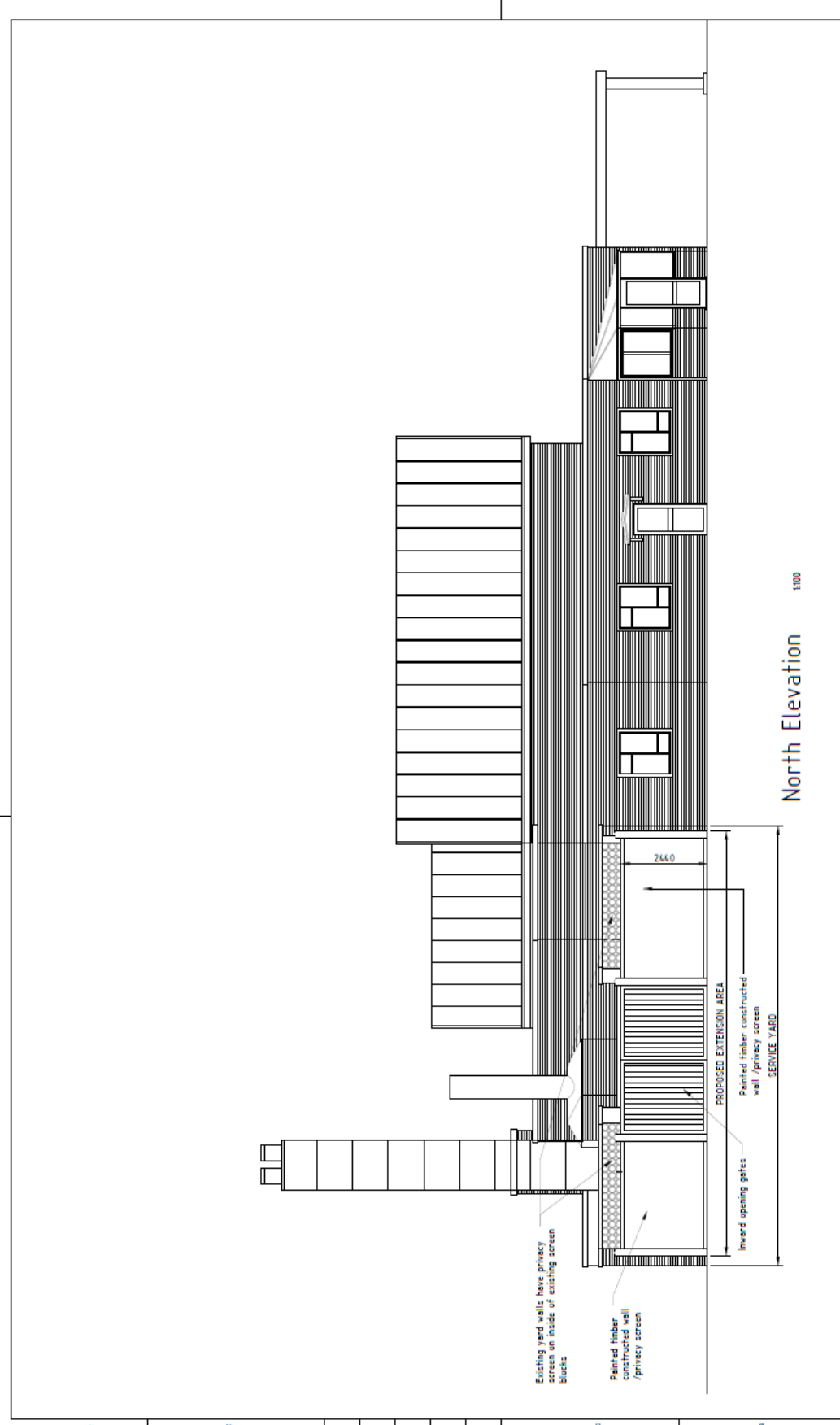
- NOTES**
- 1.0 General
 - 1.1 This drawing is to be read in conjunction with all relevant Project drawings together with the Project Specification.
 - 1.2 Do not alter this drawing, work to figured dimensions only.
 - 1.3 Any discrepancies noted between drawn information are to be reported promptly to the Contract Administrator.
 - 1.4 Temporary works to contractors details.

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NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	11.10.22
2	REVISED	
SCALE: 1:500 @ A3		

CLIENT	RUSHMOOR BOROUGH COUNCIL
PROJECT	Aldershot Crematorium
TITLE	Proposed location of two shipping containers & new ambulance parking area

Cooper & Withycombe <small>CONTRACT ADMINISTRATION & SURVEILLANCE SERVICES</small>	
PROJECT NO.	19-2009 020
DATE	11.10.22
SCALE	1:500 @ A3



NOTES

General

1.1 This drawing is to be read in conjunction with all relevant Project drawings together with the Project Specification

1.2 Do not scale off this drawing, work to figured dimensions only

1.3 Any discrepancies noted between drawn information are to be reported promptly to the Contract Administrator.

1.4 Temporary works to contractor details

Cooper & Wiltyscombe
 CONSULTING ARCHITECTS
 100, A1, Broomfield Way, Broomfield, Essex, SS16 5JL
 01276 373737
 www.cooper-wiltyscombe.co.uk

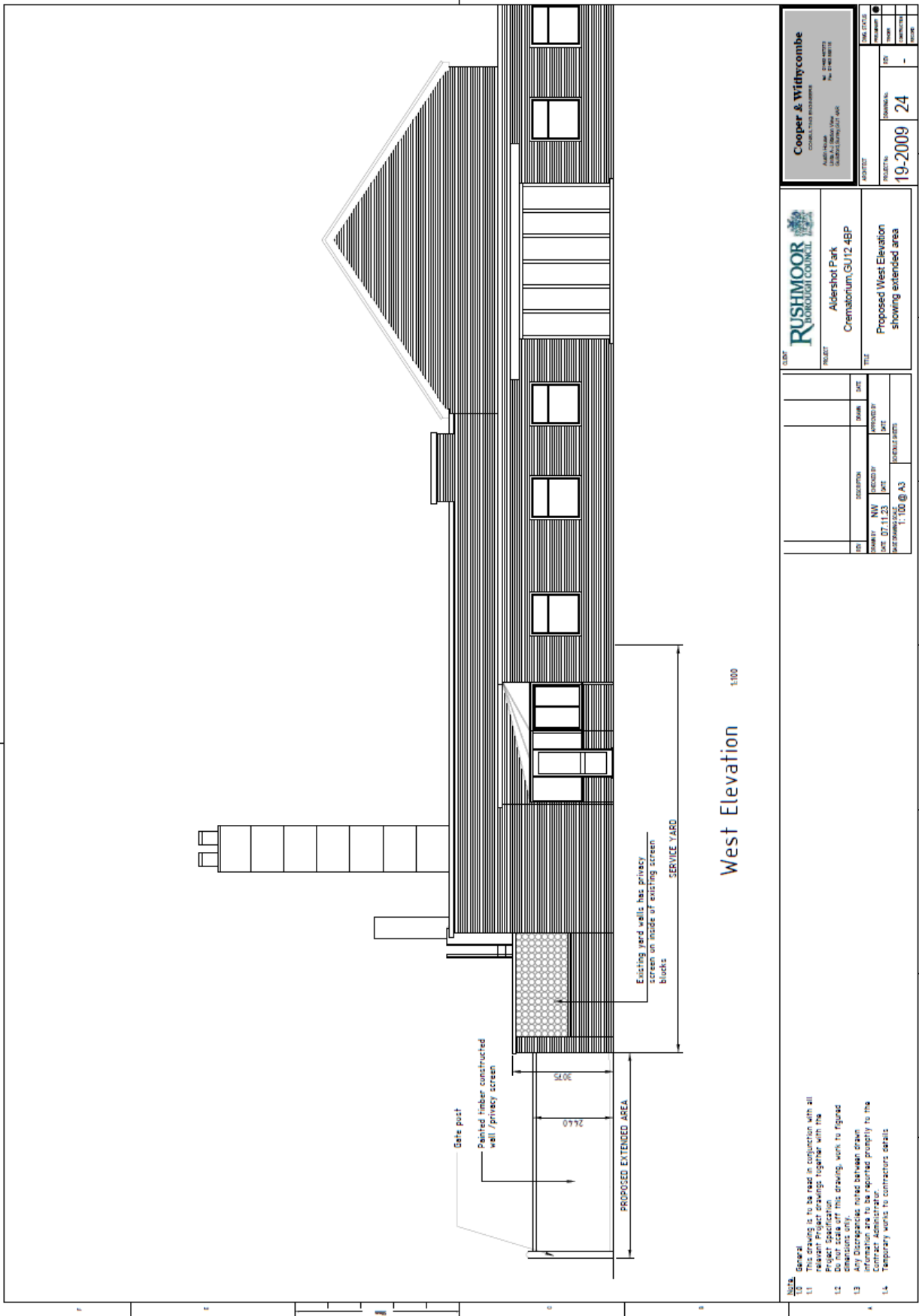
RUSHMOOR
 HORNSEA DISTRICT COUNCIL

PROJECT: Alderhol Park Crematorium, GUTZ 4BP

TITLE: Proposed North Elevation showing extension area

DATE	DESCRIPTION	BY	CHECKED
19-07-11	REVISED	NW	AW
19-07-11	ISSUED	NW	AW
SCALE: 1:100 @ A3		SHEET NO: 25	

19-2009 25



West Elevation 1:100

NOTE

General

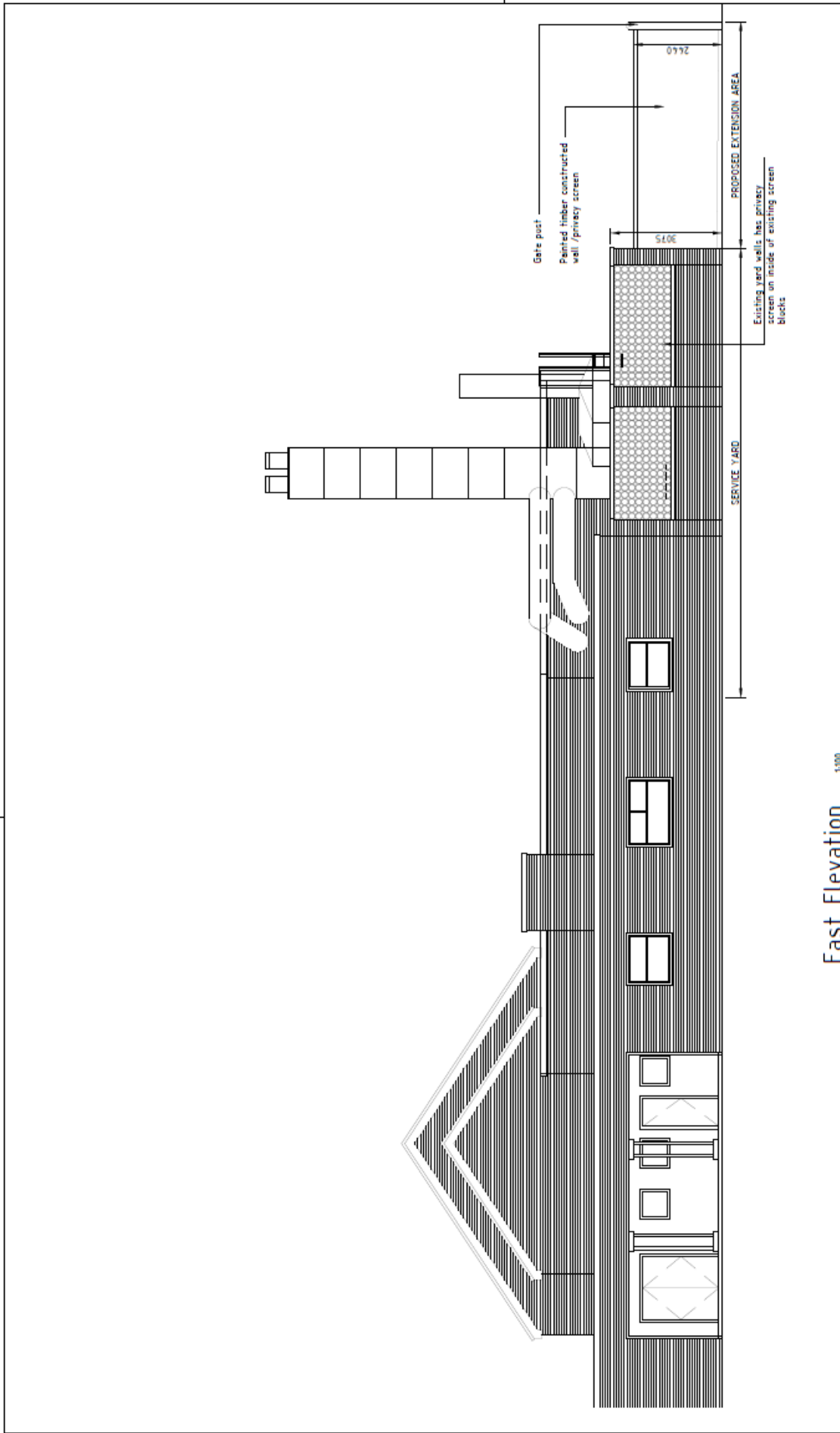
- 1.1 This drawing is to be read in conjunction with all other drawings together with the contract documents.
- 1.2 Do not scale off this drawing, work to figured dimensions only.
- 1.3 Any discrepancies noted between drawn information are to be reported promptly to the architect.
- 1.4 Temporary works to contractors details.

NO.	DESCRIPTION	DRAWN	CHECKED
001	07.11.23		
DATE DRAWING MADE		1:100 @ A3	

CLIENT	RUSHMOOR BOROUGH COUNCIL
PROJECT	Aldershot Park Crematorium, GU12 4BP
FILE	Proposed West Elevation showing extended area

DATE	19-2009	24
PROJECT NO.		
ISSUED BY		
SCALE		
DATE		
BY		
CHECKED		
DATE		

Cooper & Withycombe
CONSULTING ARCHITECTS
ARCHITECTS
10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100



East Elevation 1:100

- NOTES**
- 1.1 General
 - 1.2 This drawing is to be read in conjunction with all relevant Project drawings, together with the Project Specification
 - 1.3 Do not scale off this drawing, work to figured dimensions only.
 - 1.4 Any discrepancies noted between drawn dimensions and the Project Specification reported promptly to the Contract Administrator
 - 1.5 Temporary works to contractors details

RUSHMOOR
BOROUGH COUNCIL

Aldershot Park
Crematorium, GU12 4BP

Proposed East Elevation
showing extended area

Cooper & Withycombe
CONSULTING ENGINEERS

James Cooper
Aldershot, Hampshire
Tel: 01256 347711

PROJECT NO: 19-2009 23

DATE: 19-2009 23

SCALE: 1:100 @ A3

DATE DRAWN: 07.11.23

DATE CHECKED: 11.01.24

DATE APPROVED: 11.01.24

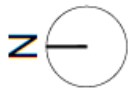
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SCALE: 1:100 @ A3

DATE: 19-2009 23

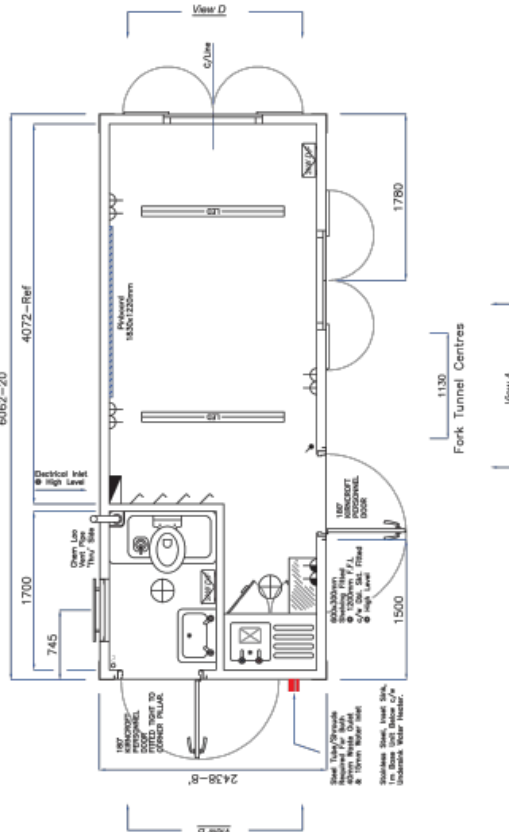
SCALE: 1:100 @ A3

Aldershot Crematorium
 Guildford Road
 Aldershot
 GU12 4BP



Legend	
	Consumer Unit
	Light Switch
	Light Pull Switch
	5' LED Vapour Proof Light
	LED Bulkhead Light
	2kW Downflow Heater c/w Adjustable Thermostat
	Dbl. Skt. @300mm F.F.L.
	Dbl. Skt. @1100mm F.F.L.
	2kW, 10Lit. Underbank Water Heater

****PLEASE NOTE****
ISO TOP AND BOTTOM CORNER CASTINGS
 BOTTOM RAIL SIZE: 100x50x10.42kg/m P.F.C
 TOP RAIL SIZE: 70x35x5.7kg/m P.F.C
 BEAMER SIZE: 70x35x5.7kg/m P.F.C
 915x915mm 'AL' FRAMED, DOUBLE GLAZED,
 SLIDING WINDOWS c/w KIRKSCROFT SHUTTERS,
 562x254mm 'AL' FRAMED, HIGH LEVEL FOV
 WINDOWS c/w OBTURATED OBTURATED
 MESH GUARDS.
 'CHEM' LOO TO BE FITTED TIGHT TO PARTITION.
 FORK TUNNEL CENTRES @ 1130mm.



Welfare Container Plan.
 Scale 1:50 @ A3

REFERENCED DRAWINGS:
 19-2009-22

- NOTES**
- 1.0 General
 - 1.1 This drawing is to be read in conjunction with all relevant Project drawings together with the Project Specification
 - 1.2 Do not scale off this drawing, work to figured dimensions only
 - 1.3 All dimensions are noted between drawn information are to be reported promptly to the Contract Administrator.
 - 1.4 Temporary works to contractors details

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REV	DESCRIPTION	DATE	DATE
SWAMPY	MM	DECID BY	APPROVED BY
DATE 15.10.23	DATE	DATE	DATE
SCALE: 1:50 @ A3			

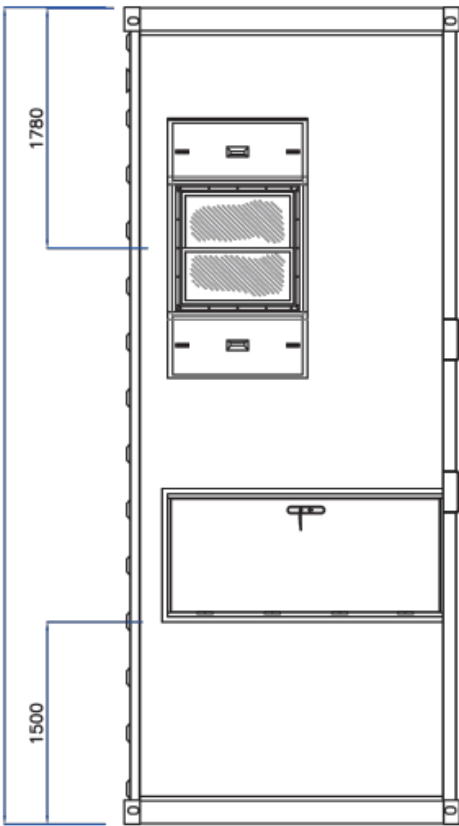
RUSHMOOR
 BOROUGH COUNCIL
 Aldershot Crematorium
 PROPOSED WELFARE UNIT
 CONTAINER PLAN

Cooper & Withycombe
 CONSULTING ENGINEERS & BUILDING SURVEYORS
 Unit 11, Millbrook Way
 Guildford, Surrey, GU1 1JY
 Tel: 01483 487213
 Fax: 01483 381116

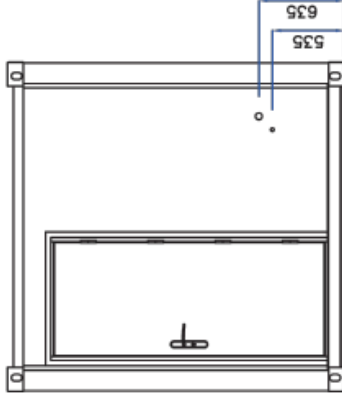
PROJECT NO: 19-2009 021

REFERENCED DRAWINGS:
19-2009-21

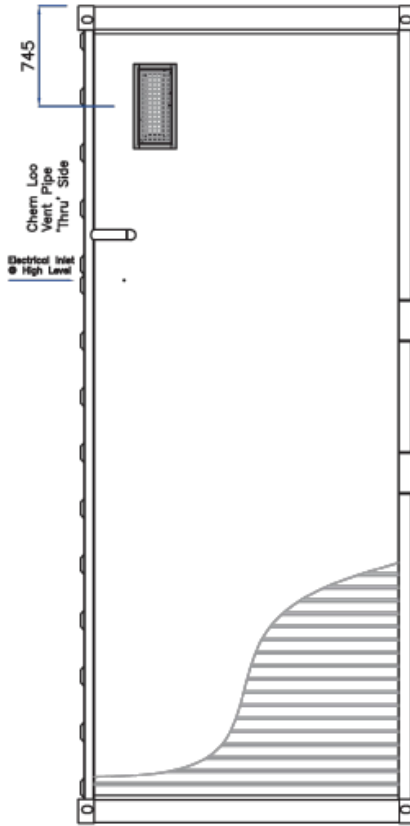
6062-20



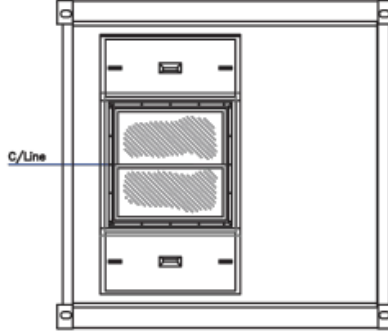
View A.



View B.



Fork Tunnel Centres
View C.



View D.

- Notes
- 1.1 This drawing is to be read in conjunction with all relevant Project drawings together with the Project Specification
 - 1.2 Do not scale off this drawing, work to figured dimensions only.
 - 1.3 All dimensions are noted between drawn structures and to be reported promptly to the Contract Administrator.
 - 1.4 Temporary works to contractors details

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REV	DESCRIPTION	DRAWN	DATE
001	NEW	NW	15.10.23

DATE DRAWING SCALE: 1:50 @ A3
SCHEDULE SHEETS

APPROVED BY	DATE

RUSHMOOR BOROUGH COUNCIL
Aldershot Crematorium
PROPOSED WELFARE UNIT
ELEVATIONS

Cooper & Withycombe
CONSULTING ENGINEERS & BUILDING SURVEYORS
100, ALDERSHOT ROAD, ALDERSHOT, HANTS, GU11 1AA
TEL: 01494 427273
FAX: 01494 381115

PROJECT No.	19-2009
DRAWING No.	022
DATE	
SCALE	
PROJECT	
DATE	
SCALE	
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PROJECT	
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SCALE	

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Section D

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

If Members wish to have more details about the decision on any of the applications on this list please contact David Stevens (01252 398738) or Katie Herrington (01252 398792) in advance of the Committee meeting.

Application No	22/00548/CONDPP	Ward: Wellington
Applicant:	Mr Jack Riggs	
Decision:	Permission Granted	
Decision Date:	15 November 2023	
Proposal:	Submission of details part pursuant to condition 15 (remediation validation) of hybrid outline planning permission 12/00958/OUT dated 10th March 2014, in relation to Development Zone C, Cambridge Military Hospital - Phases 2 to 6	
Address	Zone C - Cambridge Military Hospital Aldershot Urban Extension Alisons Road Aldershot Hampshire	

Application No	22/00777/COND	Ward: Wellington
Applicant:	Mr Jack Riggs	
Decision:	Permission Granted	
Decision Date:	16 November 2023	
Proposal:	Submission of details part pursuant (Louise Margaret Hospital) to condition 10 (brickwork/stonework cleaning and repointing) of listed building consent ref: 15/00931/LBC2PP dated 18th October 2016.	
Address	Louise Margaret Hospital Hospital Road Wellesley Aldershot Hampshire	

Application No 23/00206/FULPP Ward: North Town

Applicant: Chhetri -YBC Properties Ltd

Decision: **Permission Granted**

Decision Date: 03 November 2023

Proposal: Alterations to building (Use Class E(a)) (retail) to form two commercial units in Use Classes E(a) (retail) and E(g) (office), raising of part of roof to enlarge the first floor and associated external alterations to form balcony, new windows and doors and refurbish external appearance, addition of Photo-Voltaic Panels to roof and formation of new dropped kerb and closing up of part of existing dropped kerb -(Alternative application to planning consent 22/00333/FULPP)

Address **World Wide Carpets Ltd Eastern Road Aldershot Hampshire GU12 4TD**

Application No 23/00365/CONDPP Ward: North Town

Applicant: Mr S McAndrew

Decision: **Permission Granted**

Decision Date: 13 November 2023

Proposal: Submission of details pursuant to condition 3 (Noise Management Plan) of permission 23/00208/FULPP for the change of use of the industrial/warehouse unit into a funeral director treatment/storage facility

Address **3 The Brook Trading Estate Deadbrook Lane Aldershot Hampshire GU12 4XB**

Application No 23/00536/FULPP Ward: St John's

Applicant: Mr Gary Wells

Decision: **Permission Granted**

Decision Date: 02 November 2023

Proposal: Change of use of detached outbuilding used as office to residential annexe

Address **The Gate House 20 Nightingale Close Farnborough Hampshire GU14 9QH**

Application No 23/00587/EDCPP Ward: St John's

Applicant: Mr Brijendra Parihar

Decision: **Development is Lawful**

Decision Date: 07 November 2023

Proposal: Lawful Development Certificate for Existing Use: Conversion of garage to habitable room or other use ancillary to the dwelling house

Address **7 Oakfield Place Farnborough Hampshire GU14 9TB**

Application No 23/00630/LBCPP Ward: Wellington

Applicant: Mr David Gubby

Decision: **Permission Granted**

Decision Date: 13 November 2023

Proposal: Various minor refurbishment works including external/internal decoration, stained glass window repairs and masonry repairs

Address **Royal Garrison Church Of All Saints Farnborough Road Aldershot Hampshire GU11 1QA**

Application No 23/00637/ADVPP Ward: Wellington

Applicant: Mrs Lorna Oldham

Decision: **Permission Granted**

Decision Date: 06 November 2023

Proposal: Installation of 4no. non illuminated dibond signs to north, west and south building elevation

Address **Aldershot Enterprise Centre 14 - 40 Victoria Road Aldershot Hampshire GU11 1TQ**

Application No 23/00658/REVPP Ward: Wellington

Applicant: Legal & General Leisure Fund Trustee Li

Decision: **Permission Granted**

Decision Date: 09 November 2023

Proposal: Variation of Condition No.23 of planning permission 19/00470/REVPP dated 19 September 2019 to update the mix and floorspace of commercial uses within the Westgate development to incorporate a 10-pin bowling alley in amalgamated Units 1, 2 & 8 of north block

Address **Street Record Westgate Aldershot Hampshire**

Application No 23/00670/FULPP Ward: St Mark's

Applicant: Farnborough Airport

Decision: **Permission Granted**

Decision Date: 23 November 2023

Proposal: Development of 14,480 sqm of hardstanding on SINC designated land and alterations to Cove Brook

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

Application No 23/00680/FULPP Ward: Knellwood

Applicant: Mr G Holborn

Decision: **Permission Granted**

Decision Date: 09 November 2023

Proposal: Erection of side extension to existing annex

Address **6 Church Avenue Farnborough Hampshire GU14 7AA**

Application No 23/00685/FULPP Ward: Rowhill

Applicant: Mr Yogen

Decision: **Permission Granted**

Decision Date: 13 November 2023

Proposal: Erection of two storey and single storey side and rear extensions with new balcony on front elevation

Address **37 Ayling Lane Aldershot Hampshire GU11 3LZ**

Application No 23/00693/TPOPP Ward: Manor Park
Applicant: Ms Sarah Kiss
Decision: **Permission Granted**
Decision Date: 30 October 2023
Proposal: Remove and replace one Lime tree (T3 of TPO 450)
Address **Aldershot Railway Station Station Road Aldershot Hampshire GU11 1HN**

Application No 23/00696/TPOPP Ward: St John's
Applicant: Mr Robert Westwood
Decision: **Permission Granted**
Decision Date: 03 November 2023
Proposal: One Oak (T9 of TPO 353V) crown reduce by no more than 2.5 metres back to previous reduction points leaving a finished height of no less than 10 metres and a crown spread of no less than 8 metres. Crown clean by removing any crossed and damaged limbs through the crown
Address **28 Moselle Close Farnborough Hampshire GU14 9YB**

Application No 23/00700/TPOPP Ward: Rowhill
Applicant: Mrs Andrea Harland
Decision: **Permission Granted**
Decision Date: 03 November 2023
Proposal: One Oak (T1 of TPO 476) crown reduce by no more than 3 metres and balance to maintain shape
Address **Ayling Heights 10 Ayling Lane Aldershot Hampshire GU11 3LZ**

Application No 23/00703/FULPP Ward: Empress
Applicant: Mrs Libby Kelly
Decision: **Permission Granted**
Decision Date: 13 November 2023
Proposal: Demolition of existing outbuilding and conservatory, erection of first floor side extension and single storey side and rear extension
Address **The Limes 53 Highgate Lane Farnborough Hampshire GU14 8AA**

Application No 23/00720/FULPP Ward: West Heath
Applicant: Miss Gillian Hawkins
Decision: **Permission Granted**
Decision Date: 13 November 2023
Proposal: Erection of a single storey side and rear extension with velux to roof
Address **60 Glebe Road Farnborough Hampshire GU14 8QU**

Application No 23/00721/TPOPP Ward: Empress
Applicant: Mr & Mrs James
Decision: **Permission Granted**
Decision Date: 03 November 2023
Proposal: One Sweet Chestnut (T21 of TPO 443V) T1 on submitted plan, pollard to previous points. Remove one declining Sweet Chestnut (part of group G2 of TPO 443V) T2 on plan and replace with a Sweet Chestnut
Address **Grasscroft 3 Napoleon Avenue Farnborough Hampshire GU14 8LZ**

Application No 23/00722/FULPP Ward: Empress
Applicant: MR KESHAV THAPA
Decision: **Permission Granted**
Decision Date: 06 November 2023
Proposal: Erection of front porch infill extension and conversion of garage to habitable room
Address **128 Pierrefondes Avenue Farnborough Hampshire GU14 8NZ**

Application No 23/00724/FULPP Ward: Knellwood
Applicant: Mr Khim Thapa
Decision: **Permission Granted**
Decision Date: 07 November 2023
Proposal: Conversion of existing garage to habitable room
Address **20 The Wrekin Farnborough Hampshire GU14 6TT**

Application No 23/00727/TPO Ward: Empress

Applicant: Mrs Patricia Sedgwick

Decision: **Permission Granted**

Decision Date: 03 November 2023

Proposal: One Sweet Chestnut (part of group G49 of TPO 354V) crown lift to 9m from ground by removing stem feathers (epicormic growth) and repeat as required.

Address **12 St Michaels Road Farnborough Hampshire GU14 8NE**

Application No 23/00730/TPOPP Ward: St John's

Applicant: Mrs Kelly Fowler

Decision: **Split decision**

Decision Date: 22 November 2023

Proposal: One Oak (part of group G8 of TPO 365V) marked on submitted plan as number 1, near boundary of 59 Maple Avenue, crown reduce by no more than 7 metres

Address **Land Affected By TPO 365V - Between Chavasse Way, Guillemont Fields And Pinewood Crescent Farnborough Hampshire**

Application No 23/00733/FULPP Ward: Aldershot Park

Applicant: Mr D Ford

Decision: **Permission Granted**

Decision Date: 07 November 2023

Proposal: Erection of a conservatory to rear

Address **126 Lower Farnham Road Aldershot Hampshire GU12 4EJ**

Application No 23/00737/MISC28 Ward: Aldershot Park

Applicant: Vijayakanth Selvaraj

Decision: **No Objection**

Decision Date: 09 November 2023

Proposal: The Electronic Communications Code (Conditions and restrictions) Regulations 2003 (as amended) Regulation 5 Notice of Intention to Install Fixed Line Broadband Apparatus (pole) outside 71 Lower Farnham Road

Address **71 Lower Farnham Road Aldershot Hampshire GU12 4EP**

Application No 23/00738/FULPP Ward: North Town

Applicant: Mr. Abdullah Tekagac

Decision: **Permission Granted**

Decision Date: 14 November 2023

Proposal: Retention of a single storey rear extension (Variation of planning permission 22/00768/FULPP dated 17th January 2023 for the Demolition of existing extensions and erection of a single storey side and rear extension)

Address **172 Newport Road Aldershot Hampshire GU12 4PZ**

Application No 23/00740/TPO Ward: St John's

Applicant: Mr Dylan Lai

Decision: **Permission Granted**

Decision Date: 24 November 2023

Proposal: Remove three Silver Birch trees (part of group G3 of TPO 358V) T1,T2,T3 on submitted plan

Address **20 The Birches Farnborough Hampshire GU14 9RP**

Application No 23/00741/REVPP Ward: West Heath

Applicant: Mr David Beswick

Decision: **Permission Granted**

Decision Date: 14 November 2023

Proposal: Minor Material Amendment to development approved under planning permission 21/00930/FULPP granted 20 January 2022 for the erection of a two storey side extension with dormer window, single storey rear extension, erection of a replacement detached garage and erection of part open timber garden room with veranda to change external finishing materials of the proposed extensions to include that of the existing dwelling to a render finish

Address **54 Anglesey Avenue Farnborough Hampshire GU14 8SQ**

Application No 23/00753/NMA Ward: West Heath

Applicant: Mr And Mrs Lord

Decision: **Permission Granted**

Decision Date: 22 November 2023

Proposal: Non Material Amendment to approved planning application 23/00272/FUL dated 11.05.23 to allow for a roof light within the front single storey roof slope

Address **168 West Heath Road Farnborough Hampshire GU14 8PL**

Application No 23/00754/TPOPP Ward: Knellwood

Applicant: Mr Brown

Decision: **Permission Granted**

Decision Date: 24 November 2023

Proposal: T2 on submitted plan, one Mature Oak (T9 of TPO 433V) crown lift to no more than 5 metres over the road. T1 on plan, one Veteran Oak (T10 of TPO 433V) reduce crown height by no more than 5 metres and spread by no more than 4 metres all around

Address **9 Cedar Road Farnborough Hampshire GU14 7AF**

Application No 23/00755/REXPD Ward: Knellwood

Applicant: Mr Anton Joseph-Soundranayagah

Decision: **Prior approval is NOT required**

Decision Date: 17 November 2023

Proposal: Notification of a prior approval for a proposed larger home extension:
Erection of a single storey rear extension measuring 5.2m from the original rear wall, 2.25m to the eaves and 3.5m in overall height

Address **138 Reading Road Farnborough Hampshire GU14 6NY**

Application No 23/00756/MISC28 Ward: Fernhill

Applicant: Steve Thompson

Decision: **No Objection**

Decision Date: 13 November 2023

Proposal: The Electronic Communications Code (Conditions and restrictions)(Amendment) Regulations 2017 Openreach intends to install fixed line broadband electronic communications apparatus (pole) outside 8 Orchard Close, Blackwater, GU17 9EX

Address **8 Orchard Close Blackwater Camberley Hampshire GU17 9EX**

Application No 23/00769/MISC28 Ward: Fernhill

Applicant:

Decision: **No Objection**

Decision Date: 16 November 2023

Proposal: The Electronic Communications Code (Conditions and Restrictions)(Amendment) Regulations 2017 Openreach intends to install fixed line broadband electronic communications apparatus (pole) outside Ferndale 34 Sandy Lane Farnborough GU14 9EU

Address **Ferndale 34 Sandy Lane Farnborough Hampshire GU14 9EU**

Application No 23/00771/MISC28 Ward: Manor Park
Applicant: Jagadeesh Kumar
Decision: **No Objection**
Decision Date: 20 November 2023
Proposal: The Electronic Communications Code (Conditions and restrictions) Regulations 2003 (as amended) Regulation 5 Notice of Intention to Install Fixed Line Broadband Apparatus (Pole) outside 56 Coronation Road Aldershot
Address **56 Coronation Road Aldershot Hampshire GU11 3QA**

Application No 23/00772/MISC28 Ward: Aldershot Park
Applicant: Jagadeesh Kumar
Decision: **No Objection**
Decision Date: 20 November 2023
Proposal: The Electronic Communications Code (Conditions and restrictions) Regulations 2003 (as amended) Regulation 5 Notice of Intention to Install Fixed Line Broadband Apparatus (Pole) outside 121 Lower Farnham Road Aldershot
Address **121 Lower Farnham Road Aldershot Hampshire GU11 3QY**

Application No 23/00782/CONDPP Ward: Cove And Southwood
Applicant: Mihail Namistiuc
Decision: **Permission Granted**
Decision Date: 15 November 2023
Proposal: Submission of details pursuant to Conditions 3 (external materials), 4 Boundary treatment, and 11 Cycle Storage of permission 23/00220/FULPP for erection of rear, side and roof extensions to facilitate subdivision of single bungalow into 2no. 1-bed dwellings.Plans to be included within the application
Address **5 Highfield Path Farnborough Hampshire GU14 0HN**

Application No 23/00828/NMAPP

Ward: Cherrywood

Applicant: Ms A Young

Decision: **Permission Granted**

Decision Date: 22 November 2023

Proposal: Non Material Amendment to application Ref: 23/00464/FULPP approved on 31 July 2023 for (erection of a single storey side and rear extension) to reduce the overall depth of the extension and slight reduction in height of roof

Address **6 Woodside Farnborough Hampshire GU14 8JB**

Appeals Progress Report**1. Determined appeals****10 Mole Close, Farnborough**

- 1.1 The appeal against refusal of planning application 22/00789/FULPP for 'Erection of a 2 storey, 3 bedroom detached house, following demolition of existing detached garage at 10 Mole Close Farnborough Hampshire GU14 9NY has been **Dismissed**.
- 1.2 Planning permission was refused under delegated powers for the following reasons:
1. The proposal, due to its form and size, would result in a contrived addition which would adversely harm the character of the street scene, contrary to Policy DE1 of the Local Plan.
 2. The proposal would not meet internal minimum space standards and therefore would result in a substandard form of accommodation, contrary to Policy DE2 of the Local Plan and Nationally prescribed Space Standards.
 3. The proposal would result in the provision of garden amenity land of substandard size and quality, resulting in an inadequate residential environment for prospective occupiers. This is contrary to Policy DE3 of the Local Plan.
 4. In the absence of a completed S106 agreement the proposal fails to adequately make provision for Open Space. The development is therefore contrary to Policy DE6 of the Local Plan
 5. The proposal fails to address the likely significant impact of the development on the Thames Basin Heaths Special Protection Area as required by the Habitats Regulations in accordance with the Council's Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy by failing to secure necessary SAMM contributions, and is therefore contrary to Rushmoor Local Plan Policy NE1 and retained Policy NRM6 of the South East Plan.
- 1.3 The Inspector found that the space proposed for the dwelling would be too small to accommodate the proposal and the new house would appear cramped and 'squeezed in' and this would be harmful to the street scene. The Inspector also noted that there was inadequate space for the host property and new house to function properly with off-road parking facilities. The Inspector also agreed that the house proposed would not provide sleeping accommodation of adequate standard nor sufficient useable outdoor garden space to ensure reasonable living conditions for the new occupiers.
- 1.4 The Inspector agreed with the reason for refusals in relation to the absence of a completed S106 to secure Open Space contributions and SPA mitigation.

- 1.5 The Inspector agreed with all of the reasons for refusal presented by the Council and Dismissed the appeal.

32 Alexandra Road, Farnborough

- 1.6 The appeal against refusal of planning permission 22/00591/FULPP for 'Extensions comprising first floor side extension, first floor rear extension, two storey side extension, and roof extension to facilitate a change of use of first floor ancillary staff accommodation to 8no. 1-bedroom short stay serviced apartments at first and second level and retention of restaurant use at ground level' has been **dismissed**.
- 1.7. Planning permission was refused under delegated powers for the following reasons:
- 1) Notwithstanding the inconsistencies in the submitted plans, the proposed development would remove potential bat roosting habitats and the application is not accompanied by a species survey to establish that there would be no harm to protected species and/or their habitats. The application therefore fails to comply with National Planning Policy & Guidance, the requirements of Policy NE4 of the adopted Rushmoor Local Plan (2014-2032) and the Conservation of Habitats and Species Regulations 2017.
 - 2) Notwithstanding the inconsistencies in the submitted plans, the proposed development would result in a substantial intensification in the development and use of the application site, yet fails to provide sufficient off road parking spaces required to meet the functional parking needs of the proposed development. As a result it is considered that the proposed development would have a serious detrimental impact on highway safety and occupant amenity contrary to the Rushmoor Car and Cycle Parking Standards (2017) and Policy IN2 of the adopted Rushmoor Local Plan (2014-2032).
- 1.8 The Inspector agreed that, in accordance with the recommendation of the submitted Preliminary Ecological Habitat Survey, and Circular 6 2005 issued by the DLUHC in March 2005 (then the ODPM), the application should be accompanied by a bat emergence survey prior to determination, otherwise there is no clear assessment that the proposal would not disturb a bat habitat, should an appeal be allowed. These must be carried out outside of hibernation season.
- 1.9 The Inspector did not disagree with the Council's calculation that the additional floor space required to provide the total number of aparthotels would generate a need of 5-6 parking spaces using the adopted Parking Standards. The existing restaurant has been operating for several years with only 1 off-road parking space.
- 1.10 The Inspector found that the nearby street parking on Alexandra Road restricted to '1 hour parking' during the day only, and low-cost night parking in Napier

Gardens, could accommodate these parking needs, without resulting in parking stress or adverse impact on highway safety. The Inspector agreed with the Highway Authority that the site is in sustainable location close to a major bus route that may reduce the need for car-borne patrons. The Inspector did not uphold the second reason for refusal.

1.11 The appeal was dismissed.

2. Recommendation

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

Tim Mills
Executive Head of Property and Growth

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