

Public Document Pack



RUSHMOOR BOROUGH COUNCIL

DEVELOPMENT MANAGEMENT COMMITTEE

*at the Council Offices, Farnborough on
Wednesday, 7th February, 2024 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 J.B. Canty (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 6th December, 2023 (copy attached).

3. **PLANNING APPLICATIONS –** (Pages 5 - 50)

To consider the Executive Head of Property and Growth's Report No. PG2402 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	23/00713/FUL	Manor Park Cottage, St Georges Road East, Aldershot	For information
4	23/00794/REVPP	Farnborough Airport, Farnborough	For information
5	23/00879/FULPP	Mons Barracks, Princes Avenue, Aldershot	For information
6(a)	23/00794/REVPP	Farnborough Airport, Farnborough	Petition
6(b)	23/00794/REVPP	Farnborough Airport, Farnborough	Petition

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

Item	Pages	Reference Number	Address	Recommendation
7	13 - 35	23/00825/FULPP	Show Centre, Farnborough International Exhibition and Conference Centre, ETPS Road, Farnborough	Grant Subject to Conditions

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 51 - 54)**

To consider the Executive Head of Property and Growth's Report No. PG2403 (copy attached) on the progress of recent planning appeals.

5. **PLANNING (DEVELOPMENT MANAGEMENT) SUMMARY REPORT FOR THE QUARTER OCTOBER 2023 - DECEMBER 2023 – (Pages 55 - 60)**

To receive the Executive Head of Property and Growth's Report No. PG2404 (copy attached) which updates on the Performance Indicators for the Development Management Section of Planning, and the overall workload for the Section for the period 1st October 2023 – 31st December 2023.

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, 6th December, 2023 at the Concorde Room, Council Offices, Farnborough at 7.00 pm.

Voting Members

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

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

An apology for absence was submitted on behalf of Cllr Sophie Porter.

Cllr Christine Guinness attended the meeting as a Standing Deputy.

Non-Voting Member

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

45. **DECLARATIONS OF INTEREST**

There were no declarations of interest for this meeting.

46. **MINUTES**

The Minutes of the Meeting held on 8th November, 2023 were approved and signed as a correct record of proceedings.

47. **PETITION**

RESOLVED: That the petition received in respect of the following application be noted, as set out in the Amendment Sheet:

Application No.	Address
23/00794/REVPP	Farnborough Airport, Farnborough

48. **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:

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

- (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. PG2342, 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

23/00794/REVPP Farnborough Airport, Farnborough

* The Executive Head of Property and Growth’s Report No. PG2342 in respect of these applications was amended at the meeting.

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

49. **APPEALS PROGRESS REPORT**

The Committee received the Executive Head of Property and Growth’s Report No. PG2343 concerning the following appeal decisions:

Application / Enforcement Case No.	Description	Decision
22/00789/FULPP	Appeal against the refusal of planning permission for the erection of a two storey, three bedroom detached house, following demolition of the existing detached garage at No. 10 Mole Close, Farnborough.	Appeal dismissed

22/00591/FULPP

Appeal against refusal of planning for Appeal
extensions comprising a first floor dismissed
side, rear, two storey side and roof
extension at No. 32 Alexandra Road,
Farnborough.

RESOLVED: That the Executive Head of Property and Growth's Report No. PG2343 be noted.

The meeting closed at 7.10 pm.

CLLR S.J. MASTERSON (CHAIRMAN)

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**Development Management
Committee 7th February
2024**

**Executive Head of Property
& Growth
Report No. PG2402**

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	23/00713/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>
4	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> <p>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</p> <p>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</p> <p>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> <p>Farnborough Airport, Farnborough Road, Farnborough</p> <p>Assessment of this application continues and has not yet reached the stage for Committee consideration.</p>
5	23/00879/FULPP	<p>Demolition of existing office building and erection of a new build workshop for military vehicles, together with hardstanding areas and associated drainage, infrastructure and landscaping</p> <p>Mons Barracks, Aldershot</p> <p>Assessment of this application continues and has not yet reached the stage for Committee consideration.</p>

Section B

Petitions

Item	Reference	Description and address
6(a)	23/00794/REVPP	<p>A petition has been received <i>'to stop [the] Farnborough Airport Expansion'</i>, and states that <i>'we the undersigned do not want 'extended hours', 'additional flights', due to noise and poor air quality'</i>. Individual comments include reference to <i>'noise, pollution, climate change'</i> along with <i>'not wanting it'</i> and that <i>'flights are too early'</i></p> <p>This petition contains 148 signatures, from persons within the following postcodes;</p> <p>GU4, GU9, GU12, GU11, GU12, GU14, GU15, GU16, GU19, GU21, GU22, GU29, GU35, GU46, GU51, GU52, RG45, RG22, RG26, RG27, RG29, SE17 & RM7</p>
6(b)	23/00794/REVPP	<p>A petition has been received from the residents of Keble Court, Redfield's Lane, Church Crookham, and is in relation to application 23/00794/REVPP. It states;</p> <p><i>'objection to the planning application based on; increased carbon emissions per passenger flown, noise disturbance from increased flights especially at weekends and bank holidays. Noise annoyance from individual flight movements. Increased air pollution exacerbating local air quality issues and lack of proven business case (due to not meeting current limit of 50,000), loss of amenity due to increase in noise annoyance from more overhead flights, especially at weekends and bank holidays when they are trying to enjoy their gardens and open spaces. And that' their residences are directly under the flight path'.</i></p> <p>This petition contains 45 signatures and some signatories have also added <i>'flights are too early'</i> and <i>'too many flights'</i>.</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	David Stevens
Application No.	23/00825/FULPP
Date Valid	17th November 2023
Expiry date of consultations	11th December 2023
Proposal	Extension of existing temporary planning permission for the retention of two sound stages, workshops, and use of existing hospitality chalets as ancillary offices for the purposes of film making and Farnborough International exhibition and conference accommodation, with associated parking and ancillary infrastructure approved with planning permission 21/00187/FULPP dated 27 May 2021 for a further temporary period
Address	Show Centre Farnborough International Exhibition & Conference Centre, ETPS Road, Farnborough, Hampshire
Ward	St Mark's
Applicant	Farnborough International Limited
Agent	Tor&co (formerly Terrence O'Rourke)
Recommendation	Grant subject to conditions.

Description and Relevant Planning History

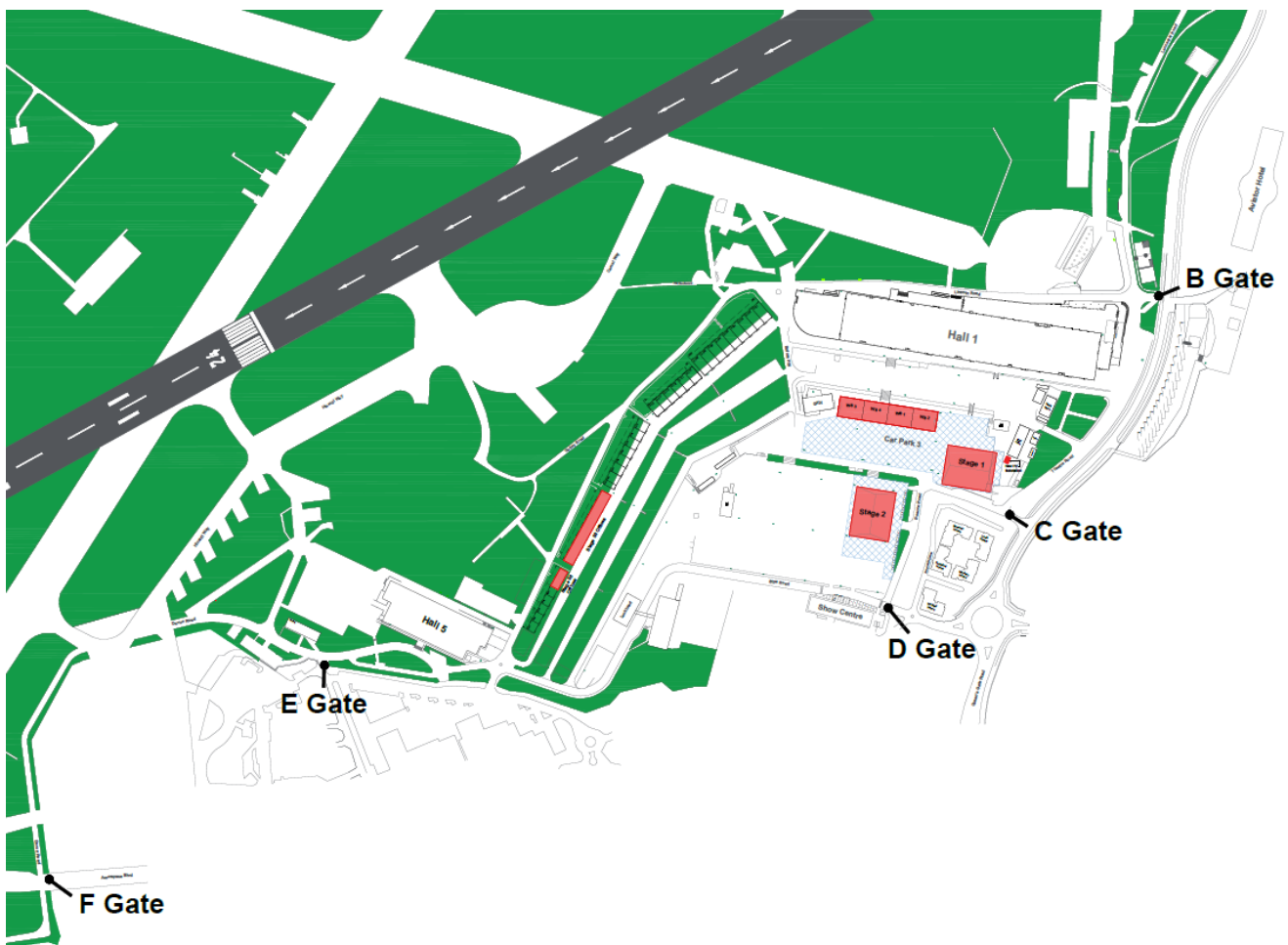
The main element of the application site is an irregular-shaped area of land located within the Farnborough International Airshow (FIA) exhibition site, south of the Farnborough International Exhibition & Conference Centre. It is terraced elevated land adjacent to the south-east side of Farnborough Airport east of Trenchard Way, south of Conference Centre Hall 1.

The main application site area contains two Sound Stage structures (Stages 1 and 2), which are sited on the existing hardstanding terraced areas alongside where temporary Exhibition Halls 3 and 4 are erected during the biennial Air Show. The Sound Stages have been erected in these locations so as not to interfere with the Airport radar coverage and to enable their retention and use as conference/exhibition accommodation in conjunction with Halls 3 and 4 during the Air Show.

The Sound Stages are rectangular temporary aluminium portal-frame buildings with shallow pitched roofs that are enclosed film set stages designed and acoustically insulated so that

external noise does not disrupt film recording within. Both of the Sound Stages measure 40 x 50m in footprint with a maximum height of 18.7m and are clad in Kingspan (grey) metal cladding panels. Stage 1 is sited at the east end of Terrace 3, orientated approximately east-west and is approximately 35m from residential flats at Bowman House and 39m from Lewis House, both in Sopwith Drive, which is part of the Queen's gate residential development. Stage 2 is at the east end of Terrace 4, orientated approximately north-south, and located 54m to the west of Bowman House and 49m from Rochford House, Sopwith Drive. The FIA Show Centre offices are located immediately south of Terrace 4 approximately 55 metres south of Stage 2.

Also associated with the Sound Stages is a temporary Workshop building and the use of some of the existing Air Show hospitality chalets (a total of approximately 1103 sqm) as Offices used for purposes ancillary to the Sound Stage film-making. The Workshop building is located on the north side of Terrace 3 west of Stage 1. This is a rectangular portal frame structure with a footprint of 100 metre long by 20 metres deep; and has a conventional pitched roof reaching 7.7m high. This is divided into four separate areas and used for the creation of sets, costumes and props. The Office chalets are located on the lowest Air Show terrace (Chalet Row A : Units C123-C132) some distance to the west of the Sound Stages and Workshop near Hall 5.



The extract of submitted Site Layout Plan (Figure 1 above) shows the position (all in red) of Stages 1 & 2, the Workshop building and the ancillary Office chalets within the Air Show terraces. This plan also shows the position of gates providing vehicular access to the terraces : B Gate adjoins Hall 1 opposite the Aviator Hotel; C Gate is to the immediate north of Sopwith Drive; and D Gate to the south of Sopwith Drive adjacent to the FIA Show Centre Offices; all of these 3 gates are accessible from Queen's Gate Drive. E Gate and F Gate are situated

some distance to the west and are reached via Government Road and Aerospace Boulevard from the Queens Hotel Roundabout.

Also part of the Sound Stages facility is a high-voltage sub-station located adjacent to the east side of Stage 1 to provide not only the power needs of the temporary filmmaking use, but also any future uses on the site including the Farnborough Air Show.

Planning permission was granted subject to conditions for the film-making facilities described above in May 2021 comprising *“the erection of two sound stages, erection of workshops, and to change the use of existing hospitality chalets to ancillary offices for the purposes of film making until August 2024, together with ancillary works including installation of a permanent substation”* for a temporary period expiring on 31st August 2024, 21/00187/FULPP.

The temporary planning permission allows 24/7 operational activity to allow flexibility to meet filming schedules subject to Management Plans setting out means and measures to control traffic movements and operational activity. Parking for approximately 200 vehicles associated with film making personnel is provided on the extensive hardstanding area adjacent to Stage 1 and the Workshop building; and some further parking south of Stage 2. The conditions imposed by the extant 2021 permission include, inter alia, the following:-

Condition No.1: “The Sound Stages (1 and 2), and Workshop buildings hereby permitted shall be removed and the land restored to its former condition on or before 31st August 2024. The use of the Catering Chalets as ancillary offices for the development hereby approved shall cease on or before 31st August 2024.

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

Condition No.3: No sound reproduction equipment, conveying messages, music, or other sound which is audible outside the application site shall be installed on the site.

Reason - To protect the amenity of neighbouring property.”

Condition No.4: “Noise (LAeq) from within the proposed sound stages should be controlled to ensure noise levels at 1m from the façade of the nearest noise sensitive receptor are 10dB below the background noise level (LA90) without the soundstage noise present, in each octave band.

Reason - To protect the amenity of the adjacent occupiers.”

Condition No.5: “All plant and machinery shall be enclosed with soundproofing materials and mounted in a way which will minimise transmission of structure-borne sound.

Reason - To protect the amenity of neighbouring occupiers.”

Condition No.6: “The rating noise level of any external plant and machinery on the application site, as assessed under BS4142: 2014 'Methods for rating and assessing industrial and commercial sound', shall be lower than the background sound level as measured or calculated at 3.5 m from the nearest ground floor sensitive facade and 1m from upper floor noise sensitive facades, during the relevant periods of operation.

Reason: In the interest of residential amenity.”

Condition No.7: “Loading and unloading from / of vehicles shall only be carried out on the side of the buildings remote from sensitive premises.

Reason - To ensure the provision and availability of adequate off-street parking and to protect the amenity of adjacent occupiers.”

Condition No.8: “The use hereby approved shall be carried out in accordance with the Operational Management Plan 'Stage 50 - Farnborough International Site Operational Management Plan' and Highways Management Plan 'Vectos Farnborough International Limited. Temporary Film making Facilities and Associated Works Transport Management Plan 215824' This shall include public liaison meetings to address operational issues and amendments arising from subsequent review (See condition 9).

Reason - In the interest of residential amenity.”

Condition No.10: “Access to the development hereby approved shall be solely via Gate F as set out on approved plan S50/ 008.

Reason - To protect the amenity of adjacent occupiers.”

Condition No.11: “The filming use shall cease for the duration of the biennial Farnborough Air Show.

Reason: - To safeguard the free flow and movement of traffic on the surrounding highway network.”

In addition to its use in connection with the Airshow, Hall 1 has permanent planning consent as an exhibition hall, media centre, meeting and conference facility. Hall 5 is used for exhibitions, conferences, product launches and filming. Events in Hall 1 and Hall 5 are operated in accordance with a robust traffic and parking management plan. The use of the Air Show site with a variety of temporary structures for the duration Air Show is a long established planning use of the land.

The Current Application Proposals

The current application proposes the extension of the current temporary permission until the end of August 2028; a further 4 years. In this respect, permission is sought to retain the current 7-day operational activity to be managed through revised Operational and Traffic Management Plans. Although it is indicated that the standard operational hours would remain 06:00 to 20:00 Monday to Friday, continued 24/7 flexibility is required to allow weekend activity to enable production companies using the Stages to respond to evolving programmes and deadlines.

The application is accompanied by an Agents' Covering Letter; a Planning, Design & Access Statement; Daylight & Sunlight Impact Assessment; Flood Risk Assessment; Report on Economic Benefits; Transport Statement; Transport Management Plan; and an Operational Management Plan. More recently, in mid-January 2024, the applicants' agents have submitted a response to the objections raised, a complaints log for the Stages facility for 2022 and 2023, and a revised Operational Management Plan that has responded to the experience of managing filming events in 2022 and 2023. At the time of writing this report, on 26 January 2024, a revised Transport Statement and Transport Management Plan have been submitted

in response to consultation comments made by the Highway Authority (Hampshire County Council) seeking more information.

Consultee Responses

HCC Highways
Development Planning

More information required. The proposals comprise the retention of buildings for filmmaking and Farnborough International exhibition/ conference accommodation until August 2028.

The planning submission includes a Transport Statement dated May 2021 and a Transport Management Plan dated November 2023. Both of these documents are the same documents as those submitted for the previous temporary planning application 21/00187/FULPP.

The Transport Statement refers to extant events that were due to take place from June 2021 when details of post Covid operations were being speculated and were in effect not fully known. This should be updated to reflect the events that did take place during this period along with the attendance/ parking demands and details of forthcoming events that are programmed/ anticipated to take place on the site. This is requested to fully understand the impact from the extant use and whether this has changed substantially to those set out in the original Transport Statement.

The proposed development trip generation is based on a first principles approach, however the site has been in operation since previous planning was granted and therefore actual operational information should be available. The Transport Statement should be updated accordingly to reflect how the site has operated and is intended to operate in future.

The Traffic Management Plan (TMP) makes reference to June 2021 events and what could take place on the site instead of what happened on the site. The TMP also refers to the need to read the document in conjunction with the Operational Management Plan which doesn't appear to have been submitted as part of this application [*Officer Note: an Operational Management Plan was submitted with the application and available for inspection by this consultee*].

The previous TS and TM made assumptions concerning the forthcoming extant events in May 2021 and the proposed development trip generation, which included all proposed development traffic would take place off peak and managed through the TM. The site has been operational since the 2021 permission was granted and therefore the HA request further information to demonstrate how the extant events and permitted temporary filming uses operated, and for the Transport Statement, Traffic Management Plan and operational management plan to be updated accordingly.

[Officer Note: At the time of writing this Report on 26 January 2024, a revised Transport Statement and a Transport Management Plan responding to the requests made by this consultee has been submitted to the Council. As a result, the Highway Authority has been re-consulted and also provided with a copy of the amended Operational Management Plan recently received. Members will be updated on engagement with the Highway Authority at the meeting.]

Designing Out Crime Officer	No comments received during the consultation period.
Hampshire Fire & Rescue Service	Provides advice of the relevant legislation relating to fire safety and precautions.
Environmental Health	No objections subject to imposition of same conditions as with existing temporary consent.

Neighbours notified

In addition to posting a site notice and press advertisement, 190 individual letters of notification were sent to properties adjoining or within a radius of the application property. This included all flats within Bowman House (Nos.1-20 inclusive), Lewis House (Nos.1-16 inclusive) and Rochford House (Nos.1-16 inclusive) Sopwith Drive, being the blocks of flats located closest to the Sound Stage structures.

Neighbour comments

At the time of writing this report a total of 13 representations have been received.

These comprise a total of 11 **Objections** received from the occupiers of Nos.2, 9, 12 (twice), 14, 15 & 18 Bowman House; 13, 15 & 16 Lewis House; and 2 Rochford House, all of Sopwith Drive, raising the following summary grounds:-

- (a) The proposed additional temporary period until end of August 2028 is not temporary at all – and should never have been allowed even for a temporary period. How many times will this 'temporary' permission be extended?
[Officer Note: a temporary permission for the Sound Stages was granted in 2021; the applicants are entitled to apply for planning permission for a further temporary period at any time and the Council are, or would be, obliged to consider this further proposal objectively on its relevant planning merits.]
- (b) The Sound Stage structures are an eyesore;
- (c) The Sound Stages were erected prior to any planning application being submitted and the current temporary permission was granted despite the retrospective nature of the development;
[Officer Note: development considered on a retrospective basis does not automatically attract, justify or require the refusal of planning permission; and works and use of land that occurs on an unauthorised basis is undertaken entirely at the applicants' own risk in the absence of a retrospective planning permission being approved. The fact that the applicants have previously undertaken development on an unauthorised basis can have no bearing on the consideration of the current planning application.]
- (d) There were nearly 100 objections raised in respect of the original planning application

in 2021 and the impact on residential neighbours was not taken into account and the views of local residents were over-ridden;

[Officer Note: the consideration of planning applications is not a ballot where the number of objections or assertions of the strength of local opinion influences the outcome. Planning applications must be considered objectively on the basis of the relevant material planning issues and represent the interests of the wider community as a whole, not just those making representations. The Council must not be forced into taking an unreasonable and unsustainable position in considering any planning application as a result of any campaign for or against those development proposals.

The 2021 planning application did carefully consider the impact of the development on neighbours. Indeed, the application was considered by Committee following a Members' Site Visit.]

- (e) The proposed extended temporary permission is contrary to Government guidance because Class E permitted development for 'temporary use of buildings or land for film-making purposes' only applies if this use does not take place for more than 9 months in any 27-month period, and the land in question, or the land on which the building in question is situated, does not exceed 1.5 hectares in area;

[Officer Note: this comment relates to the Planning legislation, which allows some film-making activity to take place on land or within buildings for a temporary period of time and on a limited scale without the need to seek formal planning permission from a Local Planning Authority, albeit there is a 'prior approval' procedure involved. In this case, the applicants did not seek to invoke these 'permitted development' rights since the Sound Stages were intended to remain on the land for in excess of the time limit criteria. This is why, instead, a planning application was submitted for the retention of the Sound Stages when they were still under construction in 2021, and the current application has been submitted seeking to further extend the temporary permission that was granted in 2021. The 'permitted development' limits noted in this objector comment do not specify the limit to what can be allowed, simply the limit above which planning permission is required.]

- (f) The Sound Stages have only been seen to be used just twice for filming purposes since they were completed in 2021, but, nevertheless, the owners breached their original planning permission on those occasions;
- (g) There have been on-going issues with persistent breaches of the terms of the existing temporary permission in terms of hours of operation, late night noise and activity, Stage traffic using Gate D instead of Gate F as they should etc, which, although raised with the operators by residents directly, have remained unresolved. It is considered that, given the nature of the film industry, operators are unable to follow the agreed restrictions on use of the Sound Stages;
- (h) A further 4 years of poor quality of life – the eyesore should be removed;
- (i) A further 4 years of endless complaints from occupiers of residential properties in proximity to the Sound Stages will occur due to:-
- Noise and general activity from large vehicles coming and going and air-conditioning plant running throughout the evening and overnight – especially during the summer months;
 - Loss of light and outlook from flats : a significant amount of daylight and sunlight, have been lost from nearby flats;
 - Having to look at portable toilets;
 - Upset to neighbours; and
 - Additional traffic;
- (j) The economic justification for the retention of the Sound Stages presented with the 2021 retrospective application has proven to be untrue : the Sound Stages have not generated local employment because all production crew are sourced from companies

based outside Hampshire;

- (k) It is suspected that the applicants already had plans for a longer temporary period – but were unwilling to reveal this when the original temporary consent was being considered by the Council in 2021;

[Officer Note: opinions regarding an Applicants' likely future behaviour and intentions cannot affect consideration of planning applications on their merits : the Council must simply consider the proposals the subject of the application.]

- (l) With the proposed increase in Airport flights there will be sufficient income;

[Officer Note: Other than relating to land that adjoins Farnborough Airport, the current planning application the subject of this Report has no connection with the planning application also currently under consideration by the Council for, inter alia, proposed increases in the number of flights at Farnborough Airport.

The income that may be generated by the proposed extension of the temporary permission for the Sound Stages is not a matter material to the determination of this application.]; and

- (m) Loss of property values and inability to sell-up and move anytime soon. No one is compensating homeowners for their losses.

[Officer Note: These are matters specifically excluded from consideration with planning applications by long-standing Government guidance; and there are no grounds for the Council being liable to pay local residents compensation as a result of making planning decisions that may have an impact on property values and the ability to sell property as a result of the Sound Stages.]

Two representations in **Support** of the proposals have been received from the occupiers of 5 Farnborough Road and 10 College Crescent, College Town, Sandhurst. The following reasons are given for their support of the proposals:-

- (a) Positive boost to local economy;
- (b) Provision of employment opportunities; and
- (c) Netflix, Amazon, BBC, Disney & Paramount have utilised the Sound Stages to date, thereby putting Farnborough on the map with the major production houses : Farnborough should continue to cement its status in this respect.

Policy and determining issues

The site is located within the built-up area of Farnborough. It is not within a Conservation Area; and neither does it contain nor adjoin a Listed Building.

Adopted Rushmoor Local Plan (2014-2032) Policies SS1 (Presumption in Favour of Sustainable Development), SS2(Spatial Strategy), IN2 (Transport), DE1 (Design in the Built Environment), SP4 (Farnborough Airport), IN2 (Transport), DE1 (Design in the Built Environment), DE10 (Pollution), PC1 (Economic Growth and Development), PC8 (Skills, training, and Employment), NE5 (Countryside), NE9 (Surface Water Flooding at Farnborough Airport), together with the Council's Car and Cycle Standards SPD and the NPPF and National Planning Guidance are considered relevant to the consideration of the current application.

In originally granting a temporary planning permission for the Sound Stages in 2021, the main determining issues for the Council were identified as follows:- (a) Principle; (b) Visual Impact upon the character and appearance of the area; (c) Impact on Neighbours; (d) Highways Considerations; (e) Ecological Impacts; (f) Economic benefits; and (g) the Planning Balance.

The applicants are entitled to seek planning permission to extend the term of their existing

temporary planning permission for the Sound Stage facility; and the Council are obliged to consider this proposal objectively on its relevant planning merits. In this latter respect, it is considered that a sequence of questions arise which form the logical basis for the consideration of the current application:-

- (a) What reason(s) formed the basis for the Council granting temporary planning permission for the Sound Stages in 2021?
- (b) Have there been any material change(s) in the Planning circumstances relating to the application site and its surroundings since 2021? In particular including:-
 - Has the operation of the Sound Stages under the aegis of the approved Management Plans, together with the conditions imposed by the 2021 temporary planning permission, given rise to material and undue adverse impacts on the amenities of occupiers of adjoining and nearby residential neighbours? And
 - If so, are there any possible additions or modifications to the mitigation measures that can be reasonably imposed that would deal with and/or better mitigate those material and undue adverse impacts?
- (c) In light of all elements of (a) and (b) above, is the balance of the Planning consideration under which the Council granted temporary planning permission for the Sound Stages in 2021 the same? And, if not the same, is any difference in the balance of the Planning considerations sufficient to justify a different conclusion being reached in respect of the consideration of the current proposal to extend the temporary permission?

And

- (d) If it is concluded that the temporary permission can be extended on the basis of (c) above, is this on the basis of the same Management Plans and conditions as imposed with the 2021 permission? Or are amended and/or additional conditions and Management Plan content required?

Commentary

1. Reasons for Approval of the 2021 Temporary Planning Permission -

It is considered that there are three basic, sometimes overlapping, purposes for why granting development on a temporary basis occurs, and is sometimes sought by an applicant:-

- To provide a 'trial period' within which the impacts of a development can be considered and evidence collected of any adverse impacts that may arise : for example, the operation and management of extended opening hours for a takeaway fast-food restaurant;
- Physical development can only be granted on a temporary basis because it is of a type and nature of construction that would not be considered acceptable and/or tolerated for permanent retention, such as in the case of the provision of portable buildings since these are not generally manufactured with longevity in mind and their visual appearance often degrades notably with time;
- Allowing permanent development of land could prejudice and/or compromise longer-

term development objectives for an area of land, but it is considered appropriate or even desirable to allow the land to be put to temporary use(s) in the meantime. An example of this is the provision of temporary car parks on cleared land awaiting comprehensive development, such as part of a Town Centre regeneration scheme; and

In the case of the Sound Stages it is clear that it is the second reason which applies.

The Development Management Committee report for planning application 21/00187/FULPP concluded that: *“...it is considered that the identified potential impact on residential amenity and character resulting from the development, when balanced against the economic benefits of the development, is not such that permission for the temporary period, subject to the recommended conditions, should be withheld.”* Additionally, the decision notice for the 2021 planning permission cites the following reasons for approval: *“The Council has granted permission because taking the above into the round, it is considered that the harm to residential amenity and character resulting from the development would be outweighed by the economic benefits of the development.”* On this basis, it is clear that the decision was a matter of balance between (a) impacts on the residential amenities of neighbours in the vicinity of the Sound Stage development and the visual impact of the Sound Stage development upon the character of the area; and (b) the economic benefits of the Sound Stage development.

In considering the impacts of the Sound Stage facilities with the 2021 planning application, this was principally focussed upon the impacts on visual amenity and the amenities of neighbours in respect of the Sound Stage structures alone, since these are by far the largest structures and are situated nearest to neighbouring properties. As such, the workshop building, being of more modest height and sited beyond the Sound Stage structures further away from neighbours, was not considered to give rise to any material and harmful impacts. Further, the ancillary office accommodation could have no visual impact since this utilises part of existing structures situated even further away from neighbours and on lower land.

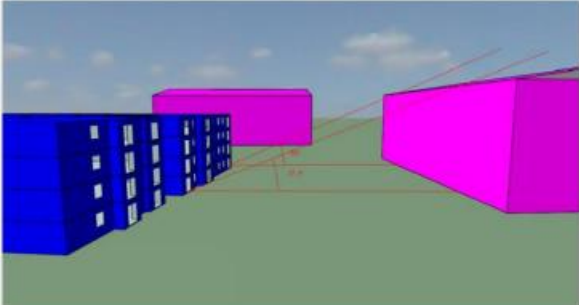
Façade Assessed	Obstruction Angle	Comments
Stage 1 impact on Phase 9 Queensgate north façade		Obstruction angle 23 degrees at worst point, daylight and sunlight impact will be negligible. No further assessment is required.

Figure 2: Stage 1's impact upon the Queensgate flat's north facade

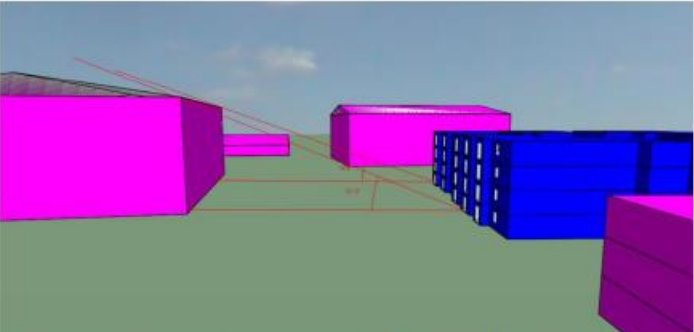
Stage 2 impact on Phase 9 Queensgate west façade		Obstruction angle 21 degrees at worst point, daylight and sunlight impact will be negligible. No further assessment required.
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Figure 3: Stage 2's impact upon the Queensgate Flats West façade.

In terms of visual impact, the Council considered that, although the Sound Stage structures would be approximately 4 metres taller than Exhibition Halls 3 & 4 (when erected) and of relatively utilitarian appearance and means of construction, they were not out of character with the locality, which already contains some other large structures of similar construction and external materials. It is undeniable that the Sound Stage structures have a significant visual impact, yet it was concluded in 2021 that the character and appearance of the area as a whole was not sufficiently harmed by their presence on a temporary basis so as to justify the refusal of permission. In this respect, the Sound Stage buildings are clearly structures of a temporary nature, not even possessing dug foundations, and, as such, they are reversible works only appropriate for retention for a temporary period.

Impacts upon neighbours in respect of the Sound Stages arise from both the physical impact of the built development in terms of loss of light and outlook; and also in respect of potential nuisance effects arising from the use and operation of the facility, although this latter type of impact is considered later in this Report. In terms of the physical impacts on neighbours, the 2021 application considered these in terms of loss of sunlight & daylight and outlook.

The basic question for the Council to consider in assessing the physical impacts of the Sound Stages upon is whether or not the impacts of the proposed development on the residential amenities of neighbouring properties would be both materially and harmfully impacted in Planning terms. This means that the refusal of planning permission is not justified simply because any form of negative impact(s) upon neighbours arise. Instead, the correct test is whether or not existing neighbouring properties would, as a result of the proposed development, maintain acceptable amenities in terms of sunlighting/daylighting and outlook to meet the needs of residential occupation and, as such, it is necessary to consider whether or not the extent of any amenity harms to neighbours is sufficient to justify the refusal of planning permission. Furthermore, it is not the role of the Planning system to defend neighbours against the loss of any private views from their properties where these views are derived from over adjoining land not in their ownership. In terms of the concerns raised about loss of property value this is not a matter that can, at all, be taken into account in considering a planning application. Finally, concerns about the noise, mess and inconvenience of the construction period of a development are also not matters that can dictate the refusal of a planning application.

Within this context it was concluded in 2021 that, although the Sound Stages would have an impact on the sun/daylighting and outlook of flats with elevations facing the Sound Stage structures at Sopwith Drive to the south and east of the application site, this would not be to an extent that justified the refusal of planning permission, especially also having regard to the circumstance that the structures were of a temporary nature and the impact therefore reversible. Furthermore, in respect of operational impacts, it was considered that such harms to neighbours could be sufficiently mitigated through imposition of conditions to apply controls over the management of the activities arising from the operation of the Sound Stages.

The economic benefits case in favour of the retention of the Sound Stages considered and accepted by the Council in 2021 was set out by an Economic Benefit Statement by Planit Consulting, An Economic Benefit Statement by Farnborough International and Stage 50, a statement from the British Film Commission, and a note from Rushmoor Borough Council's Economy and Growth Service Manager. In this respect, in 2021 it was noted that the Covid pandemic lockdowns and restrictions had had a significant impact upon the economy at National and local level, affecting businesses and increasing the level of unemployment. In Rushmoor there had been a large rise in the number of people claiming out-of-work benefits, in March 2021 5.1% (3,110) of the working age population were claiming out-of-work benefits,

up from 1.7% (1,030) in March 2020. The number of 18-24 year olds claiming out-of-work benefits had increased to 8.1% in March 2021, representing 585 claimants in the area. This was a higher percentage than Hampshire (7.4%) and the South East (7.8%). In this general context, Farnborough International Limited (FIL) was acknowledged to be a key local employer and significant economic asset for the Borough, providing considerable direct and indirect economic benefits to the local economy. However, Covid-19 had a significant impact on FIL's business activities : the 2020 biennial Airshow was cancelled and FIL were unable to host any other exhibitions and conferences from March 2020.

The Airshow and other exhibitions and conferences run at Farnborough International bring visitors and provide employment and business opportunities in the supply chain across the Borough. Therefore, the Sound Stages arose from FIL seeking to diversify its operations for a temporary period until August 2024. In this respect FIL demonstrated in 2021 to the Council's satisfaction that there was significant demand for new film studio space immediately within the M3/M25 corridor and that they had received significant interest from production companies seeking space to undertake film-making. Indeed, it is a matter of historic record that the demand for film-making studios was so compelling and immediate that FIL were prepared at their own risk to allow the construction of the Sound Stages from early March 2021 (when the third Covid lockdown began to be lifted in phases until 19 July 2021) in advance of planning permission being obtained.

Film-making was noted to be a booming sector and to offer significant economic spill-over effects. The British Film Commission cited film and TV studios as examples of how creative businesses and local investment increased local employment and shares spill-over benefits across the local areas within which they operate and their supply chains – such as through production company staff using local shops, hotels and restaurants. Indeed, that their contribution to Gross Value Added (GVA) had outstripped that of automotive, aerospace, life-sciences and oil and gas industries. It was also asserted that film studios using the Sound Stages could generate up to 200 jobs for local residents (particularly including young people (whom had been particularly impacted by the Covid-19 pandemic) and that work to provide this was underway. In this respect, the first film production company signed-up to use the Stages had already engaged with Local Authority with a view to supporting the skills and employment work in the area. The temporary planning permission subsequently imposed a condition (No.12) requiring the production of Skills & Management Plans and the first production companies sought to engage with various local organisations and the Council to encourage local employment opportunities and other linkages with the local economy.

In terms of the highways implications, it was accepted that the Sound Stage facility would result in an increase in traffic to and from the site. The Transport Statement approved in 2021 sets out that around 250 staff daily would be involved with the film-making process, but anticipated that the day-to-day traffic would be less than 200 vehicles, equating to a total of some 400 vehicle trips to and from the site. A Traffic Management Plan was submitted and approved, inter alia, incorporating requirements to/for:-

- Vehicles to use Gate F and car park 3 only;
- Studio 50 to encourage staff/visitors to avoid travelling during the AM and PM peak times;
- Studio 50 to encourage filming crews and support staff to consider active travel modes or public transport;
- FIL to monitor and record film-making traffic movements at Gate F during the AM and PM peak;
- FIL to work with Stage 50 to ensure movements operate outside of peak movements

as much as possible meeting on a monthly basis to review the situation;

- Set up an Operations Management Group where FIL event managers meet regularly with Stage 50 management staff to discuss and review any issues that may arise, including potential traffic conflicts arising from interactions with other Farnborough International exhibition and conference events that may coincide;
- Consider further control measures if monitoring of the site access identifies any issues with visitors accessing and egressing the site during AM and PM peak hours.

Within the submitted and approved Transport Management Plan FIL undertook:-

- To avoid event start/closing times during morning and evening peak hours;
- To provide the local business community, local residents and other stakeholders with information on the use of the Sound Stages and any forthcoming events at Hall 1 and other on-site venues;
- That, if filming activities occurred at the same time as events on site, FIL would continue to dynamically manage traffic movements and volumes in response to activities on the site. FIL would also implement the package of measures for the filmmaking activities in conjunction with FIL's existing event management plan, as set out in the Traffic Management Action Plan;
- That the site accesses be monitored by Traffic Marshalls; and
- The filming use would cease for the duration of the Farnborough Airshow [*Officer Note: also the subject of a specific planning condition imposed with the planning permission*] primarily because it was intended that the Sound Stage space be used as additional covered exhibition space then; albeit that this also ensured that there would be no cumulative traffic impacts during the Air Show period.

The approved 2021 plans show provision of a parking area for 200 vehicles within the application site and there is clearly ample further space within the site for additional vehicles should a greater number of spaces be required. Accordingly it was accepted that the Sound Stage facility would not result in any parking stress in the surrounding streets or highway network.

On the basis of the 2021 Transport Statement and implementation of the Traffic Management Plan, the Highway Authority (Hampshire County Council) raised no highways objections to the proposals.

Finally, whilst the Sound Stages are located close to the SINC (Site of importance for Nature Conservation) consisting of grassland within the Airport and Exhibition site, the Sound Stages and Workshop are built on existing long-established hardstanding areas and, as such, do not have any material impact upon the SINC. Similarly, flood risk and drainage are not of material concern since there is no change in the effective extent of hard-surfaces at the site.

2. Have there been any changes in planning circumstances since 2021?

It is considered that the Planning context of the application site remains materially unaltered since temporary planning permission for the Sound Stages was granted in May 2021.

It is proposed that the Sound Stages and their ancillary workshops remain subject to a temporary planning permission, but for a period of time extended to expire at the end of August 2028, a further 4 years. The temporary Sound Stage and workshop structures would remain located within the established exhibition site containing the Farnborough International Exhibition & Conference Centre. The sound stages and workshops are sited on the existing

terraced hardstanding where temporary Exhibition Halls 3 and 4 are erected during the Air Show. This area has periodically accommodated large structures associated with such events and the erection of temporary structures in this location for longer periods has also taken place periodically since the mid-20th Century. This development generates a degree of noise, disturbance and activity that is not subject to any regulation under Planning legislation, although it is potentially subject to controls under Environmental Health legislation, such as in respect of noise abatement, should a statutory nuisance be considered to be occurring. It is, in particular, to be noted that vehicles that are not associated with the operation of the Sound Stages can and do use Gates B, C and D from Trenchard Way. Ecology and drainage considerations remain the same as in 2021.

The Planning Policy context within which the current application must be considered is the same as that which existed in 2021. In this respect, the application site remains on land subject to adopted Local Plan Policy SP4 (Farnborough Airport) and, having regard to Policy SS1 (Presumption in favour of Sustainable Development), assessment of the development in principle must continue to be considered in relation to the basic presumption in favour of sustainable development, which the NPPF defines as having three over-arching objectives : economic, social and environmental. Accordingly, as was the case with the 2021 planning application, in order for the refusal of planning permission to be justified, any adverse impacts of the development must significantly and demonstrably outweigh the benefits.

There has also been no material change in the nature of the surroundings of the application site and the number, position and nature of nearby residential properties and, as such, no change in the way in which the Sound Stage structures relate to neighbour residential dwellings in the Queen's Gate development, most immediately the blocks of flats at Bowman House, Lewis House and Rochford House located in Sopwith Drive. There has also been no change in the position, scale and visual appearance of the Sound Stage structures. As such, it is not considered that the adverse impacts upon the visual character of the area, and upon the amenities of residential neighbours as previously identified in 2021 have changed.

Further, although the Sound Stages and Workshops are temporary structures, they are, nevertheless, of substantial construction and their visual appearance has not materially degraded since they were constructed in 2021; and it is not considered likely that the visual appearance of the structures would be materially harmed by their continued retention on the land for a further 4 years. Nevertheless, it is considered appropriate that the Operational Management Plan now sets out specific requirements for the on-going maintenance of the structures to keep them in good working order and external appearance given the addition length of stay that is being sought.

Operation of the Sound Stages since 2021 : Experience with the operation of the Sound Stage facility since 2021 is a potential area where it is necessary to consider whether there are any material harmful impacts that have arisen that were either not anticipated or have not been subject to adequate control.

Construction of the Sound Stage structures commenced in early March 2021; and they were first brought into use on 19 May 2021, albeit some completion and snagging works continued on and off for a few more months afterwards. With the exception of the 2022 Air Show period between 16 May and 21 August 2022 (when the Sound Stages were re-purposed as additional Air Show space) and September 2023 to the present (when a script-writers' strike effectively halted all filming work globally), the Sound Stage facility has been in more or less continuous use. Indeed, the facility has generally been used by more than one production company at a time to date. The Applicant's agent advises that bookings for the facility are expected to

commence again soon, albeit currently, in the immediate aftermath of the 'writers' strike, it will take some time for film-making activity to re-start again.

Objectors to the current application solely comprise the occupiers of some of the flats directly facing the Sound Stages from the adjoining blocks in Sopwith Drive, whom variously describe having issues with some incidents of late night noise and disturbance arising from deliveries being made to the site via D-Gate next to Sopwith Drive, noise from the operation of air conditioning units in hot summer weather, and general noise from evening and late night (including weekend) general activity at the site outside the Sound Stages on the side adjoining the residential neighbours. Whilst it is alleged that some of these issues have persisted for extended periods of time, the evidence that has been provided to the Council by an objector only describes some relatively isolated incidents that were brought to the attention of the operators and also the Council and appear to have been resolved by reminding the production company using the facility of the Management Plans for the facility. Some of the reported incidents arose from activities not associated with the Sound Stage facility. The incidents for which some specific documentary details have been provided are as follows:-

- 10 & 11 June 2021 when snagging works on the exterior of the Sound Stages were being undertaken by contractors into the evening [*Officer Note: technically this activity was not covered by the Management Plans or planning conditions – because the various impacts of site preparation construction works cannot be taken into account in determining planning applications. Nevertheless, the operator resolved this matter by contacting the contractors undertaking the work.*];
- Early February 2022, when deliveries to the facility took place, allegedly on a regular basis, at weekends and overnight using D-Gate. A follow-up complaint was made in early April 2022 and, on 24 April 2022 it was noted that vehicles were being unloaded on the residential property side of the Sound Stages [*Officer Note: as previously mentioned D-Gate can be legitimately used by other staff and organisations not associated with the Sound Stage facility. However, those incidents attributable to, or associated with, the production companies using the Sound Stages were addressed.*];
- Complaints were raised again on 8 & 9 May 2022 about further deliveries/servicing of the facility out of hours [*Officer Note: ditto the above*];
- Concerns were expressed about noise and disturbance arising from the operation of plant and the preparatory works for the Air Show undertaken at the site from 13 June to 17 July 2022 [*Officer Note: these incidents were clearly not attributable to Sound Stage filming activity.*];
- A complaint about an overnight delivery to the site on 7 June 2023; and
- A complaint about repair works being undertaken to the roof of one of the Sound Stages on 2 and 3 July 2023. [*This was emergency work for which no warning could be provided to neighbours in advance.*]

The applicants have recently provided the Council with their Complaints Log for 2022 and 2023 (there is no complaints log for 2021), which records contact from local residents that corresponds with the 2022 and 2023 dates set out above. There is, therefore, some evidence of some limited deviations from the Management Plans and planning conditions. However, it is considered that these events do not, overall, amount to a significant and consistent level of nuisance given the overall scale and extent of the activity that has taken place within the Sound

Stages facility when in use. Where the events are attributable to the operation of the Sound Stages facility, these would seem to arise from misunderstandings on the part of some production company personnel and delivery drivers that have subsequently been corrected. The concerns raised did not relate to the operation of activities within the Sound Stages themselves, but to activity outside them. Further, it is considered that, because the facility has been used by a variety of production companies, it has been necessary on a few occasions to repeat the same learning process with new users of the facility. Whilst this has no doubt been annoying for neighbours it is perhaps inevitable that some mistakes would arise from time to time. Nevertheless, it is evident from the correspondence that there has generally been constructive dialogue between the operators and neighbours throughout and, indeed, the operators have generally been proactive in both providing advance information concerning changes in the tenure of the Sound Stages; and also being responsive in resolving and replying to complaints when they have arisen. It is considered that this is evidence for the Management Plans generally being adequate and sufficiently robust in dealing with the operation of the Sound Stages facility and, indeed, forming the basis for dialogue with neighbours.

Highways Considerations : The Highway Authority (Hampshire County Council : HCC) has requested a revised Transport Statement (TS) and Transport Management Plan (TMP) updated with traffic and parking usage data reflecting the actual usage of the Sound Stages facility since 2021 in order to fully understand the impact of the extant use – and to assess whether this is materially different from the 2021 planning application documents. Revised versions of the TS and TMP were submitted to Rushmoor on 26 January 2024 and HCC re-consulted; and a response is awaited.

The revised information contained in the January 2024 TS indicates that the Sound Stages will have resulted in an increase in traffic movements on the local highway network, however, that these generally occur, as a result of the operation of the 2021 approved TMP, outside the network peak periods. Indeed, it is noted that, based on operational information received from Stage 50, during 2022 the maximum average number of vehicles on site during a film shoot was 120 vehicles, equating to 240 two way vehicle movements per day. This is substantially below the predicted trip generation included in the 2021 TS (400 vehicle movements per day) approved with the 2021 planning permission.

Furthermore, the increase in traffic movements associated with the Sound Stages is also shown to be significantly lower than traffic movements associated with large events at the wider Exhibition site & Conference Centre. The revised TS includes information provided by FIL for events that were held on site during 2023 : there were 31 events on site during 2023, with a total of 78,159 vehicles accessing the site to attend these events. This equates to a quantum of traffic several orders of magnitude greater than that associated with the operation of the Sound Stages facility, albeit still well below the theoretical maximum number of vehicle movements to and from the site already anticipated and approved under the planning consent for Hall 1 (215,000 vehicles per year). It is therefore evident that the Sound Stage facility has had a negligible impact on the operation of the highway network during peak hours. It is therefore considered unsurprising that, whilst the site has already been operating as film studios since April 2021, no adverse issues have been identified or recorded on the local highway network attributable to the development.

In the circumstances, subject to a positive re-consultation response from HCC, it is considered that the operation of the Sound Stages has, in reality, been less impactful than the 2021 highways assessment anticipated. As such, it is not considered that highways issues are likely to have any material influence on the balance of Planning considerations in this case.

Economic Benefits : It is proposed that the Sound Stages and their ancillary workshops remain subject to a temporary planning permission, but for a period of time extended to expire at the end of August 2028, a further 4 years. The applicants' agent has explained that:

“.....the additional 4-year temporary period for which planning permission is now sought is a commercial requirement. FIL's purchase of the studio assets from Stage 50 is only viable based on a 4-year financial model. FIL's investment in the studio assets will secure the retention of filmmaking activity for a further 4 years and its associated significant local economic benefits, including business rates, daily spend in the local economy and approximately 250 jobs. In addition, the assets are used during the biennial Farnborough International Airshow and significantly enhance the exhibition space on offer during this world class event. Without FIL's investment, the filmmaking activity, its associated economic benefits, and provision of additional high-quality accommodation for the Airshow would be lost.”

In terms of demand for film production facilities at Farnborough, the Sound Stages, which are marketed as 'Farnborough Film Studios', will soon be prepared for this year's Air Show and the period from now until May 2024 is now too short for most companies to schedule and complete film productions. Therefore, continual film production activity is now anticipated to recommence at Farnborough from September 2024 after the Air Show. Nevertheless, Stage 50 has provided evidence of significant on-going market demand from co-productions that require boutique studio space such as that provided by the Farnborough Sound Stages, albeit due to the agile nature of the film industry, co-productions are not normally booked years in ahead - they are typically scheduled months ahead. Accordingly, it is difficult to be specific about the extent of usage and by whom. Nevertheless, Farnborough Film Studios are well positioned for some of the most popular shooting locations near London diverse and adaptable options for period and contemporary properties, as well as build spaces and doubles for overseas locations. These nearby locations, all within a 15 mile radius of Farnborough, include the Aldershot Garrison, Bourne Woods (south of Farnham), Hankley Common, Hawley Lake & Woods, Minley Manor, Bramshill House, Blackbushe Airport, Royal Military Academy Sandhurst, Swinley Forest, Royal Holloway University, Wellington College, Ascot Racecourse, the McLaren Technology Centre and Dunsfold Aerodrome; and not to mention the adjacent Farnborough Airport, Farnborough Business Park and the Wind Tunnels, and the Farnborough International Exhibition & Convention Centre. Given the locational advantages offered by Farnborough and the on-going burgeoning state of the film-making industry in the UK, the significant interest in the facility from several film production companies from September 2024 onwards, and the experience since 2021 of the Sound Stages being used continuously (aside from the 2022 Airshow period) before the writers' strike, it is considered likely that the Farnborough Sound Stages facility would be well utilised for the full extent of the additional 4-year temporary period now sought.

It is considered that the experience gained from the use of the Sound Stages to date will enable local employment opportunities to be realised on a more organised basis than has been the case since 2021, in part because the Council now has an Employment & Skills Officer in post. For a significant portion of the time that the Sound Stages have been in operation the Council did not have this post filled following the resignation of the former Skills & Employment Project Support Officer.

3. The 2024 Planning Balance and its significance -

In order for the refusal of planning permission to be justified, any adverse impacts of the development must significantly and demonstrably outweigh the benefits having regard to the

presumption in favour of sustainable development and adopted Local Plan Policy SS1. It is considered that the consideration of some of the key planning issues in this respect are inevitably subject to some changes in content since the 2021 planning permission as set out and examined in the preceding Report. Nevertheless, it is considered that a credible economic case exists to justify the extension of the temporary permission for a further 4 years and that the harms that arise remain insufficient to outweigh these benefits.

Furthermore, it is considered that the limited operational harms to neighbours remain possible to mitigate adequately through imposition of conditions and the implementation of revised Management Plans.

4. Planning Conditions and the Management Plans -

Stage 50 remains the operator for the Sound Stages facility and will implement the Management Plans on a day-to-day basis, but the applicants (Farnborough International Limited : FIL) have now taken-over overall responsibility for ensuring compliance with the Management Plans. Revised Management Plans have been submitted as a result of comments and queries raised by both neighbours in their representations and also from the case-officer during the consideration of the application – and further amendments to further enhance the Plans in the light of the current proposals and the experience of the operation of the facility since May 2021 are also considered necessary as follows:-

- Explicit identification and acknowledgement of the roles and responsibilities of FIL and Stage 50 and any successors.
- Identification of points of contact within FIL and Stage 50.
- Regular contact and engagement with neighbours.
- Records of all neighbour complaints and the response to them to be made available to the Council and County Council annually;
- A positive affirmation that all traffic associated with the Sound Stages facility shall use Gate F only.
- Use of ‘white noise’ reversing buzzers only on all vehicles servicing the Sound Stages facility.
- A requirement for the on-going maintenance of the temporary structures to keep them in good working order and external appearance given the addition length of stay that is being sought.
- Procedures for the annual evaluation and review of the Management Plans.

It is possible that HCC Highways may request amendments to the Transport Management Plan.

The suggested planning conditions to be imposed are set out following the Full Recommendation below.

Conclusions -

Having regard to the presumption in favour of sustainable development it is considered that the planning harms that arise in terms of the visual appearance and relationships with neighbours continue to remain insufficient to outweigh the likely economic benefits to arise from the proposed continuation of the development for a further temporary period. The proposal is thereby considered acceptable having regard to Policy SS1 of the adopted Rushmoor Local Plan (2014-2032).

Full Recommendation

It is recommended that **subject** to no objections being raised by the Highway Authority (Hampshire County Council) in respect of the highways considerations of the proposals and the addition of any condition(s) requested in that connection, the Head of Planning in consultation with the Chairman be authorised to **GRANT** planning permission subject to the following conditions and informatives:-

- 1 The Sound Stages (1 and 2), and Workshop building hereby permitted shall be removed and the land restored to its former condition on or before the 31st August 2028. The use of the catering chalets and ancillary offices for the development hereby approved shall also cease on or before the 31st August 2028.

Reason - Given the impact of the character and appearance of the temporary structures, 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: 158903/TOR1 - Location Plan; S50/001 - Stage 1 floor plan; S50/002 - Stage 2 floor plan; S50/003 - Workshop floor plan; S50/004 - Stage 1 Elevations; S50/005 - Stage 2 Elevations; S50/006 - workshop elevations; S50/008 - site plan (showing gates); S50/010 - Offices layout; S50/011 - Offices layout; & S50/ 013 - site plan; and Terence ORourke Planning, Design & Access Statement; Stage 50 Operational Management Plan [Version to be updated]; SLR Consulting Ltd. Transport Statement Revision 02 dated 25 January 2024; and SLR Consulting Ltd. Transport Management Plan Revision 01 dated 25 January 2024.

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

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

Reason - To protect the amenity of neighbouring property.

- 4 Noise (LAeq) from within the Sound Stages should be controlled to ensure noise levels at 1m from the façade of the nearest noise sensitive receptor are 10dB below the background noise level (LA90) without the sound stage noise present, in each octave band.

Reason - To protect the amenity of the adjacent occupiers.

- 5 All plant and machinery shall be enclosed with soundproofing materials and mounted in

a way which will minimise transmission of structure-borne sound.

Reason - To protect the amenity of neighbouring occupiers.

- 6 The rating noise level of any external plant and machinery on the application site, as assessed under BS4142: 2014 'Methods for rating and assessing industrial and commercial sound', shall be lower than the background sound level as measured or calculated at 3.5 m from the nearest ground floor sensitive facade and 1m from upper floor noise sensitive facades, during the relevant periods of operation.

Reason - In the interest of residential amenity.

- 7 Loading and unloading from / of vehicles shall only be carried out on the side of the buildings remote from sensitive premises. All vehicles servicing the Sound Stages facility shall use 'white noise' reversing buzzers only.

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

- 8 The Sound Stages (1 and 2) and ancillary facilities and associated external areas hereby permitted shall be operated at all times in full accordance with the Operational Management Plan and Traffic Management Plan hereby permitted.

- 9 The Sound Stages facility hereby approved shall only be accessed via gate F as set out on approved plan S50/ 008.

Reason - To protect the amenity of the adjacent occupiers.

- 10 The filming use shall cease during the timespan of the bi-annual Farnborough Air Show.

Reason: In the interest of the highway network.

- 11 No external production filming and/or construction and operation of sets shall take place within the application site outside of the Sound Stage buildings hereby permitted.

Reason - To protect the amenity of the adjacent occupiers.

- 12 Prior to the re-occupation of the Sound Stages a revised Skills & Management Plan to be implemented as appropriate by all occupiers of the Sound Stages facility shall be submitted to and approved in writing by the Local Planning Authority.

Reason - To maximise opportunities for associated of skills and employment in the local area.

Informatives

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

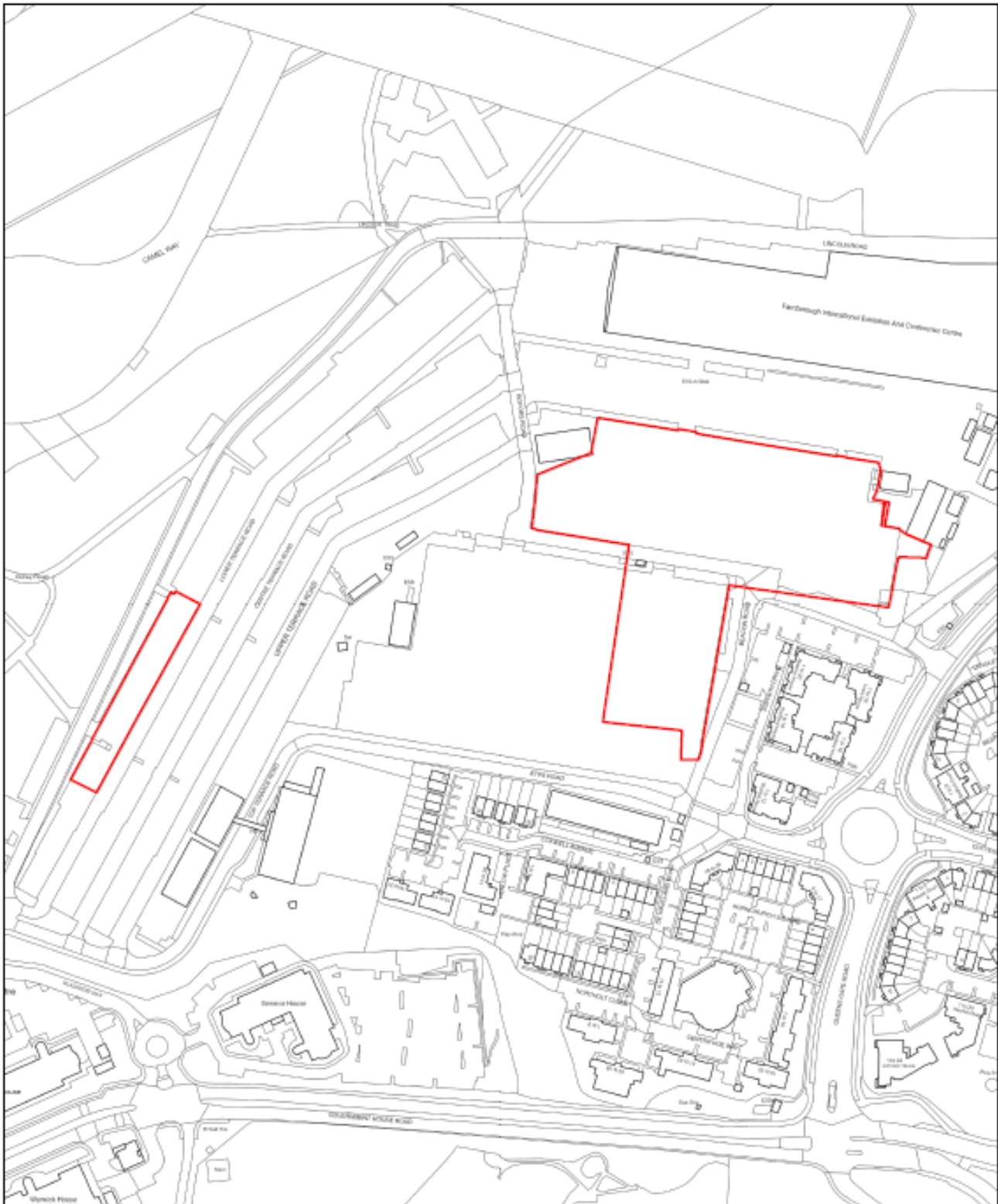
Having regard to the presumption in favour of sustainable development it is considered that the planning harms that arise in terms of the visual appearance and relationships with neighbours continue to remain insufficient to outweigh the likely economic benefits to arise from the proposed continuation of the development for a further temporary

period. The proposal is thereby considered acceptable having regard to Policy SS1 of the adopted Rushmoor Local Plan (2014-2032).


It is therefore considered that subject to compliance with the attached conditions, and taking into account all other material planning considerations, including the provisions of the development plan, the proposal would be acceptable. This also includes a consideration of whether the decision to grant permission is compatible with the Human Rights Act 1998.

- 2 INFORMATIVE - Your attention is specifically drawn to the conditions marked *. These condition(s) require either the submission and approval of details, information, drawings etc.by the Local Planning Authority BEFORE WORKS START ON SITE, BEFORE SPECIFIC ELEMENTS OF THE PROPOSAL ARE CARRIED OUT or, require works to be carried out BEFORE COMMENCEMENT OF USE OR FIRST OCCUPATION OF ANY BUILDING. Development started, carried out or occupied without first meeting the requirements of these conditions is effectively development carried out WITHOUT PLANNING PERMISSION. The Council will consider the expediency of taking enforcement action against any such development and may refer to any such breach of planning control when responding to local searches. Submissions seeking to discharge conditions or requests for confirmation that conditions have been complied with must be accompanied by the appropriate fee.

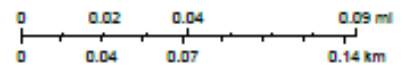
- 3 INFORMATIVE – The Local Planning Authority’s commitment to working with the applicants in a positive and proactive way is demonstrated by its offer of pre-application discussion to all, and assistance in the validation and determination of applications through the provision of clear guidance regarding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



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 Planning Application


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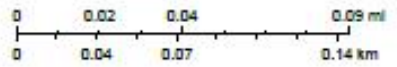
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 Planning Application

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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	23/00481/CONDPP	Ward: Wellington
Applicant:	Mr Kevin Hodgson	
Decision:	Permission Granted	
Decision Date:	10 January 2024	
Proposal:	Submission of details pursuant to condition 3 (Design Code 3 and Arboricultural Method Statement) in respect of Zone L Neighbourhood Centre, attached to Outline Planning Permission 12/00958/OUT dated 10th March 2014.	
Address	Zone L - Neighbourhood Centre Aldershot Urban Extension Alisons Road Aldershot Hampshire	

Application No	23/00516/FUL	Ward: Cherrywood
Applicant:	Mr Mark Marshall	
Decision:	Permission Granted	
Decision Date:	08 January 2024	
Proposal:	Demolition of garage, erection of two storey side extension to existing house to create a one bedroom dwelling with associated parking	
Address	136 Austen Road Farnborough Hampshire GU14 8LQ	

Application No 23/00532/FULPP Ward: Fernhill

Applicant: Mr D Allen

Decision: **Permission Granted**

Decision Date: 05 January 2024

Proposal: Erection of a pair of semi-detached 2-bedroom two-storey dwellings and formation of new vehicular access for the retained existing dwelling at 30 Blackthorn Crescent

Address **30 Blackthorn Crescent Farnborough Hampshire GU14 9AF**

Application No 23/00546/CONDPP Ward: Wellington

Applicant: Mr Kevin Hodgson

Decision: **Permission Granted**

Decision Date: 10 January 2024

Proposal: Submission of details pursuant to condition 3 (Design Code 3 and Arboricultural Method Statement) in respect of Zone H (Stanhope Lines West) and Zone I (School End), attached to Outline Planning Permission 12/00958/OUT dated 10th March 2014.

Address **Land At Zone H Stanhope Lines West And Zone I School End Aldershot Urban Extension Alisons Road Aldershot Hampshire**

Application No 23/00634/FULPP Ward: Fernhill

Applicant: Miss Stephanie Allen

Decision: **Permission Granted**

Decision Date: 17 January 2024

Proposal: Installation of external wall insulation on flats

Address **13A - 43C Perring Avenue Farnborough Hampshire**

Application No 23/00644/FUL Ward: Empress

Applicant: Fishron Securities Ltd.

Decision: **Permission Granted**

Decision Date: 19 January 2024

Proposal: Change of Use from Class E to Use Class C3 to create 12 no. residential dwellings (comprising 6no. x Studio, 3no. One bedroom, and 3no. Two bedroom flats) with retention of bank use to ground floor

Address **31 - 37 Victoria Road Farnborough Hampshire GU14 7NR**

Application No 23/00695/FULPP Ward: North Town

Applicant: Sharon Jones

Decision: **Permission Granted**

Decision Date: 12 January 2024

Proposal: Change of use of existing car park area to the north of the existing store to provide external garden centre and storage yard totalling 731 sq.m; installation of double doors and mobility ramp to provide customer access; construction of delivery ramp into the store; erection of 3 metre high fence topped by 2 metre security netting to proposed garden centre and storage yard; and provision of external lighting

Address **Unit 14 Ivy Road Aldershot Hampshire GU12 4TX**

Application No 23/00699/CONDPP Ward: Knellwood

Applicant: Mrs Sara Rouf

Decision: **Permission Granted**

Decision Date: 15 January 2024

Proposal: Submission of details pursuant to condition 4 (external materials/boundary details) of planning permission 23/00065/FULPP for two storey side and rear extension and alterations to front elevation and roof dated 27/07/2023

Address **52 Church Avenue Farnborough Hampshire GU14 7AP**

Application No 23/00704/FULPP Ward: St Mark's

Applicant: Ms Lauren Parker

Decision: **Permission Granted**

Decision Date: 10 January 2024

Proposal: Erection of a single storey side and rear extension

Address **7 Alma Square Farnborough Hampshire GU14 6AD**

Application No 23/00710/CONDPP Ward: Fernhill

Applicant: Hamberley Development Limited

Decision: **Conditions details approved**

Decision Date: 04 January 2024

Proposal: Submission of details pursuant to Condition No.3 (External Materials) of planning permission 18/00614/FULPP dated 11 April 2019

Address **361 Fernhill Road Farnborough Hampshire GU14 9EN**

Application No 23/00716/FULPP Ward: Fernhill

Applicant: Ms Dishna De Silva

Decision: **Permission Granted**

Decision Date: 16 January 2024

Proposal: Erection of a single storey side extension

Address **25 Orchard Close Blackwater Camberley Hampshire GU17 9EX**

Application No 23/00729/HCC Ward: Wellington

Applicant: Sam Dumbrell

Decision: **No Objection**

Decision Date: 02 January 2024

Proposal: HCC CONSULTATION: Construction of a new 2 Form Entry, 420 pupil place Primary School with SEN Resource Provision for 8 pupils, including associated parking and external works at Site reserved for the Eastern Primary School within the Wellesley housing development, Aldershot Urban Extension

Address **Proposed Primary School On Land South Of Alisons Road Aldershot Hampshire**

Application No 23/00757/FULPP Ward: Cove And Southwood

Applicant: Mr & Mrs Fitzgerald

Decision: **Permission Granted**

Decision Date: 02 January 2024

Proposal: Erection of a single storey rear extension

Address **1 Randolph Drive Farnborough Hampshire GU14 0QQ**

Application No 23/00764/FULPP Ward: Wellington

Applicant: Alan Chitson

Decision: **Permission Granted**

Decision Date: 23 January 2024

Proposal: Alterations to existing carriageway and footway

Address **Proposed Highway Works Phase 3 Alisons Road Aldershot Hampshire**

Application No 23/00795/CONDPP Ward: Wellington

Applicant: Mr Alan Chitson

Decision: **Permission Granted**

Decision Date: 17 January 2024

Proposal: Submission of details pursuant to condition 3 (CEMP) and 4 (arboricultural report) of planning permission 20/00518/FULPP dated 11/02/2021 for temporary construction compound and working area with associated tree removal and replacement woodland planting scheme.

Address **Temporary Construction Compound On Land South Of Government Road Aldershot Hampshire**

Application No 23/00799/ADJ

Ward: Out Of Area

Applicant: Navil Raham

Decision: **Objection**

Decision Date: 19 January 2024

Proposal: Hybrid planning application comprising: Full planning application for the erection of one industrial and logistics unit within Use Classes E(g)(iii), B2, and B8 together with access, parking and landscaping and Outline application (all matters reserved) for the erection of up to 19,000 sqm of flexible industrial and logistics floorspace within Use Classes E(g)(iii), B2, and B8 following demolition of existing buildings on land at Watchmoor Park ADDRESS BEING CHANGED

Address **Watchmoor Park Watchmoor Road Camberley Surrey**

Application No 23/00805/FULPP

Ward: Cove And Southwood

Applicant: Mr Harry Clarke

Decision: **Permission Granted**

Decision Date: 05 January 2024

Proposal: Erection of a first floor rear and single storey rear extension

Address **30 Southwood Road Farnborough Hampshire GU14 0JQ**

Application No 23/00816/FULPP

Ward: North Town

Applicant: Mr James Hurry

Decision: **Permission Granted**

Decision Date: 11 January 2024

Proposal: Demolition of front porch, conservatory and garage and erection of a two storey front extension and single storey rear extension

Address **4 Brookfield Road Aldershot Hampshire GU12 4UR**

Application No 23/00818/TPOPP Ward: St John's
Applicant: Mr Mugridge
Decision: **Permission Granted**
Decision Date: 05 January 2024
Proposal: One Hazel T1 on submitted plan to rear of 3 Hamilton Gardens, re-coppice to no lower than 0.2 metres (part of group G1 of TPO 261V)
Address **Land Affected By TPO 261V - To The North Of Whetstone Road And Melrose Close And East Of Trunk Road Farnborough Hampshire**

Application No 23/00821/TPOPP Ward: Wellington
Applicant: Mr Richard Berry
Decision: **Permission Granted**
Decision Date: 05 January 2024
Proposal: One group of Willows (part of group W1 of TPO 257) group G1 on submitted plan, coppice to ground level. One group of Laurel trees (also group W1) group G2 on plan, coppice to ground level
Address **Royal Pavilion Wellesley Road Aldershot Hampshire GU11 1PZ**

Application No 23/00822/FULPP Ward: Fernhill
Applicant: Miss Stephanie Allen
Decision: **Permission Granted**
Decision Date: 17 January 2024
Proposal: Installation of External Wall Insulation on flats
Address **6A - 28C Perring Avenue Farnborough Hampshire**

Application No 23/00823/FULPP Ward: Aldershot Park
Applicant: Mr. Abdullah Tekagac
Decision: **Permission Granted**
Decision Date: 16 January 2024
Proposal: Installation of 14 solar panels to the roof
Address **177 Ash Road Aldershot Hampshire GU12 4DB**

Application No 23/00829/EDCPP Ward: St Mark's

Applicant: Andrew & Judith Lundie

Decision: **Development is Lawful**

Decision Date: 09 January 2024

Proposal: Use of building as a larger House in Multiple Occupation with 10 single-occupancy rooms, comprising 6 bedsits (includes en-suite and kitchenette with no cooking facilities in room), 1 bedsit (includes kitchenette with no cooking facilities in room), 1 bedroom with vanity basin only, and 2 bedrooms (no other facilities in room), together with shared facilities on ground and first floor

Address **57 Alexandra Road Farnborough Hampshire GU14 6BS**

Application No 23/00833/TPOPP Ward: Empress

Applicant: Mrs Emily Campbell-Atkin

Decision: **Permission Granted**

Decision Date: 05 January 2024

Proposal: Crown lift one Oak tree (T9 of TPO 362) to no more than 3 metres above ground level

Address **33 Newton Road Farnborough Hampshire GU14 8BN**

Application No 23/00836/FULPP Ward: Aldershot Park

Applicant: Mr Brian Lee

Decision: **Permission Granted**

Decision Date: 10 January 2024

Proposal: Erection of a two storey side and rear extension

Address **42 Coleman Road Aldershot Hampshire GU12 4BY**

Application No 23/00837/TPOPP Ward: Empress

Applicant: Mr Karl Cox

Decision: **Permission Granted**

Decision Date: 05 January 2024

Proposal: Remove one declining stem of Sweet Chestnut T101 on submitted plan (part of group G2 of TPO 422A). Remove one declining Scots Pine T125 (part of group G5 of TPO 422A)

Address **Land Affected By TPO 422A - At Farnborough Business Park
Farnborough Road Farnborough Hampshire**

Application No 23/00841/TPOPP Ward: Rowhill

Applicant: Mrs Wai Ng

Decision: **Permission Granted**

Decision Date: 05 January 2024

Proposal: One mature Oak T1 on submitted plan (part of group G1 of TPO 174) reduce crown spread on east aspect by no more than 2 metres giving building clearance of no more than 3 metres, reduce crown height by no more than 1 metre, thin crown by no more than 10% and raise crown to no more than 4 metres from ground level

Address **9 Chetwode Terrace Aldershot Hampshire GU11 3NR**

Application No 23/00842/FULPP Ward: Manor Park

Applicant: Mr B BOLLINGMORE

Decision: **Permission Granted**

Decision Date: 16 January 2024

Proposal: Erection of a single storey rear extension

Address **234 Lower Farnham Road Aldershot Hampshire GU11 3QZ**

Application No 23/00843/FULPP Ward: Aldershot Park

Applicant: Rabiul Siddique

Decision: **Permission Granted**

Decision Date: 10 January 2024

Proposal: Erection of single storey rear and side extension

Address **104 Ash Road Aldershot Hampshire GU12 4EY**

Application No 23/00844/PDCPP Ward: Aldershot Park
Applicant: Mr Siddique
Decision: **Development is Lawful**
Decision Date: 10 January 2024
Proposal: Lawful Development Certificate for proposed development:-Formation of rear L-shape dormer and 2 front roof lights
Address **104 Ash Road Aldershot Hampshire GU12 4EY**

Application No 23/00845/FULPP Ward: Manor Park
Applicant: Mr Tri Ngo
Decision: **Permission Granted**
Decision Date: 25 January 2024
Proposal: Garage conversion (retrospective).
Address **16 Bittern Close Aldershot Hampshire GU11 3FL**

Application No 23/00846/TPOPP Ward: Cove And Southwood
Applicant: Mrs Sue Clarke-Gent
Decision: **Permission Granted**
Decision Date: 05 January 2024
Proposal: One Oak (T27 of TPO 417) crown lift from ground level to no more than 4 metres over car parking area and no more than 5 metres over access road, footpath and highway and remove deadwood
Address **5 The Oaks Farnborough Hampshire GU14 0QB**

Application No 23/00850/FULPP Ward: St Mark's
Applicant: Andrew Martin - Defence Infrastructure Or
Decision: **Permission Granted**
Decision Date: 19 January 2024
Proposal: Installation of playpark equipment
Address **O'Connor Play Area Slim Close Aldershot Hampshire**

Application No 23/00851/FULPP Ward: St Mark's
Applicant: Andrew Martin -Defence Infrastructure Or
Decision: **Permission Granted**
Decision Date: 19 January 2024
Proposal: Installation of new playpark equipment
Address **Napier Close Play Area Napier Close Aldershot Hampshire**

Application No 23/00857/FULPP Ward: West Heath
Applicant: Mr Suneet Jain
Decision: **Permission Granted**
Decision Date: 23 January 2024
Proposal: Two storey rear extension & demolition of chimney stack & garage
Address **7 Avon Close Farnborough Hampshire GU14 9LN**

Application No 23/00861/FULPP Ward: Wellington
Applicant: Mr Alan Chitson
Decision: **Permission Granted**
Decision Date: 16 January 2024
Proposal: Relocation of 2.8 metre high security fence
Address **Land To The North East Of Glover And Riding Queens Avenue
Aldershot Hampshire**

Application No 23/00862/FULPP Ward: Knellwood
Applicant: Mr & Miss Gomez & Turner
Decision: **Permission Granted**
Decision Date: 19 January 2024
Proposal: Erection of a two storey side extension and single storey rear extension
Address **158 Alexandra Road Farnborough Hampshire GU14 6RY**

Application No 23/00866/PDCPP Ward: Rowhill

Applicant: Mr and Mrs Kempton

Decision: **Development is Lawful**

Decision Date: 16 January 2024

Proposal: Formation of a dormer window to the rear roof elevation and installation of rooflights to front elevation

Address **43 Cranmore Lane Aldershot Hampshire GU11 3AN**

Application No 23/00870/FULPP Ward: Wellington

Applicant: Andrew Martin - Defence Infrastructure O

Decision: **Permission Granted**

Decision Date: 22 January 2024

Proposal: Removal of existing playpark equipment and the installation of new

Address **Badajos Road Play Area Badajos Road Aldershot Hampshire**

Application No 23/00871/FULPP Ward: St John's

Applicant: Mr and Mrs Tapley

Decision: **Permission Granted**

Decision Date: 24 January 2024

Proposal: Erection of first floor side extension and Insertion of window to ground floor side elevation, alterations to ground floor rear to accommodate larger doors

Address **58 Kingfisher Close Farnborough Hampshire GU14 9QX**

Application No 23/00875/PDCPP Ward: Rowhill

Applicant: Bruce Rathod

Decision: **Development is Lawful**

Decision Date: 25 January 2024

Proposal: Erection of a detached outbuilding for the incidental use of the occupiers of the dwellinghouse at 49 Cambridge Rd, Aldershot

Address **49 Cambridge Road Aldershot Hampshire GU11 3JY**

Application No 23/00877/MISC28 Ward: Fernhill

Applicant: Steve Thompson

Decision: **No Objection**

Decision Date: 10 January 2024

Proposal: The Electronic Communications Code (Conditions and Restrictions) (Amendment) Regulations 2017-Openreach intend to install fixed line broadband electronic communications apparatus (one pole) at Orchard Close Farnborough

Address **Street Record Orchard Close Blackwater Camberley Hampshire**

Application No 23/00878/NMAPP Ward: Fernhill

Applicant: Mrs Heather Farrell

Decision: **Permission Granted**

Decision Date: 19 January 2024

Proposal: NON MATERIAL AMENDMENT : Amendments to Plot 3 dwelling as approved with Planning Permission 20/00716/FULPP dated 11 March 2021 as amended by Non-Material Amendment 23/00136/NMAPP dated 17 March 2023 to insert additional roof windows in front roof slope

Address **Land Adjacent Green Hedges Hawley Road Blackwater Camberley Hampshire**

Application No 23/00881/CONDPP Ward: Wellington

Applicant: Mr Jack Riggs

Decision: **Permission Granted**

Decision Date: 23 January 2024

Proposal: Submission of details in respect of Cambridge Military Hospital Zone C (Louise Margaret Hospital Reserved Matters Area ref 15/00898/REMPP) part pursuant to condition 15 (remediation reports) of hybrid outline planning permission 12/00958/OUT dated 10th March 2014.

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

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Development Management Committee
7th February 2024

Planning Report PG2403

Appeals Progress Report

1. New Appeal

- 1.1 **14 Fleet Road, Farnborough** : Appeal against refusal of planning permission 22/00746/FULPP for : “Demolition of existing outbuildings and erection of single storey ancillary accommodation annex” under delegated powers. This appeal is to be considered under the fast-track Householder Written Representations procedure.

2. Decided Appeal

- 2.1 Appeal against refusal of advertisement consent for the installation and display of a 6 X 3 metre illuminated digital advertisement display panel at first-floor level on side elevation of building following removal of two existing paper & paste billboard advertisement panels at ground-floor level at **41 Station Road, Aldershot**; 23/00306/ADVPP. This appeal was considered under the Fast-track Commercial Case Written Representations procedure.

- 2.2 Advertisement Consent was refused under delegated powers in June 2023 for the following reasons:-

1. *The application proposes the introduction of a new modern design and form of commercial advertising using a large internally-illuminated digital display to be operated day and night situated in a visually prominent first-floor position on a locally-listed building in a location with surviving Victorian character and appearance in the form of both Statutorily Listed and locally-listed heritage assets. It is considered that the proposed digital advertisement display would have an alien visual appearance unsympathetic to the character and appearance of the area and to the heritage assets to the material detriment of the visual amenity of the area. It is considered that the material harm to visual amenity is not compensated by the proposed removal of less prominent existing paper and paste billboard advertisements at the site. The proposed digital advertisement display would therefore be contrary to the requirements of adopted Local Plan Policies DE9, SP1, HE1 and DE1 of the Rushmoor Local Plan (2014-2032) and the Council's adopted Locally Listed Heritage Assets SPD (2020).*

2. *Despite the suggested imposition of conditions to control the nature and brightness of the proposed advertisement display, the proposed advertisement display would be situated in proximity to, and be likely to impinge unduly into the outlook of, adjoining and nearby residential dwellings to the detriment of the amenities of occupiers. The proposed digital advertisement display would therefore be contrary to the requirements of adopted Local Plan Policy DE9 of the Rushmoor Local Plan (2014-2032).*

- 2.3 The Inspector identified the main determining issue for the appeal to be effect of the proposed advertisement on the visual amenity of the area. In this respect the

Inspector noted that the appeal property is a three-storey building with a single-storey rear addition occupying a corner plot within a commercial parade directly abutting the street frontage, with the building having a side return to Little Wellington Street to which two 6mx3m non-illuminated paper and paste advertising displays are affixed along its length at ground floor. The property is within a town-centre fringe location with a mix of surrounding ground floor commercial uses, with mixed commercial and residential above, amongst some other more contemporary residential blocks, including the high-rise Stafford House on the opposite corner of the junction between Little Wellington Street and Station Road. The Council has identified No.41 as a locally listed heritage asset by virtue of its external architectural interest and as being part of the area's wider Victorian heritage, which is reinforced by a group of three grade II listed buildings comprising the former Masonic Hall, the General Post Office, and the Palace Cinema to either side of Station Road, all located south of the appeal site and nearer to the town centre's core. Despite the commercial uses in the locality, the Inspector saw that advertising along Station Road is very muted and low key, limited mostly to fascias above ground floor shopfronts, and principally with external illumination. The Inspector considered that, although alone in terms of their form, the existing paper and paste panel advertisements displayed to the side of the appeal property reasonably respect their setting.

- 2.4 Despite the proposed 50% net reduction in advertising space on the side of No 41, the Inspector did not share the Appellants' view that the change from replacing the existing two displays to a single digital display would be 'modest'. To the contrary, notwithstanding any controls that could be imposed by condition upon the intensity of illumination, the Inspector considered that the digital panel would overtly break from the established character of the area and introduce a large, internally illuminated panel at an elevated level that would be alien and out of keeping within its setting. Furthermore, its form and siting would show no respect for the architectural composition or historic character of the building. In particular, the Inspector considered that the height of the display's base would be poorly aligned with the first-floor oriel windows to the front elevation of the building such that the advertisement would be openly perceived to be disjointed and ill-conceived when looking north towards the appeal site along Station Road. Overall, the Inspector concluded that the advertisement would stand out as an unsympathetic, incongruous, and visually dominant feature within the locality, including when viewed at close quarters in the outlook from facing flats opposite in Stafford House, and that it would detract from the traditional character and appearance of the appeal property and cause harm to the visual amenity of the area.
- 2.5 The Inspector also considered the Grade II Listed buildings nearby but given the separation distances from the appeal site he considered these to be removed from the immediate visual context of No 41, such that they were satisfied that the proposal would not directly affect the historic or architectural appearance of these heritage assets.
- 2.6 The Inspector noted that Paragraph 136 of the National Planning Policy Framework states that advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts; and

that the Framework states that the quality and character of places can suffer when advertisements are poorly sited and designed. Accordingly, having viewed the appeal site from various aspects along Station Road and surroundings, the Inspector found that the proposed digital advertisement display would appear poorly sited and poorly designed having regard to the established character of the street scene to the detriment of amenity. Whilst the Appellant referred the Inspector to appeal decisions in other parts of the Country the Inspector did not consider that these altered his findings in respect of this appeal case.

2.7 On this basis the Inspector agreed with the Council's reason for refusal and **Dismissed** the appeal.

3. Recommendation

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

Tim Mills
Executive Head of Property and Growth

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Development Management Committee
7th February 2024

Planning Report No. PG2404

**Planning (Development Management) summary report for the quarter
October – December 2023**

1. Introduction

- 1.1 The purpose of this report is to update Members on the position with respect to Performance Indicators for the Development Management Section of Planning, and the overall workload of the Section. This report covers the quarter from 1st October to 31st December 2023.

2. Planning Applications

- 2.1 The three tables below set out figures relating to determination of Major, Minor and 'Other' planning applications for the first quarter of the financial year. We are required to provide the government with statistical returns in relation to decision times. It should be noted that the returns required by government do not include some application types including applications for the approval of details pursuant to conditions, applications to fell or carry out works to TPO trees and trees in Conservation Areas, Non-Material Amendments, Screening Opinions, Adjacent Authority Consultations and applications for approval in relation to conditions. These however constitute a significant source of demand on our service numbering 77 cases in the quarter. These are included in the total figures reflecting workload set out at 3.1 below.

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

Decisions in quarter	October - December 2023	Government Target	2022/2023 Total
6	100%	60%	100%

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

Minor (Non householder) Applications determined within 8 weeks

Decisions in quarter	October – December 2023	Government Target	2022/2023 Total
21	95%	65%	96%

*11 of 21 cases were determined outside the statutory period but 6 were subject to agreed extensions of time and therefore recorded as in time.

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

Decisions in quarter	October - December 2023	Government Target	2022/2023 Total
77	98%	80%	94.3%

*6 of the 52 applications determined in the quarter were outside the statutory period however 5 were subject to agreed extensions of time and therefore are recorded as 'in time'

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

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

Government Target	October - December 2023	Appeal Decisions	Appeals Allowed
40% max	0%	3	1

3. Workload

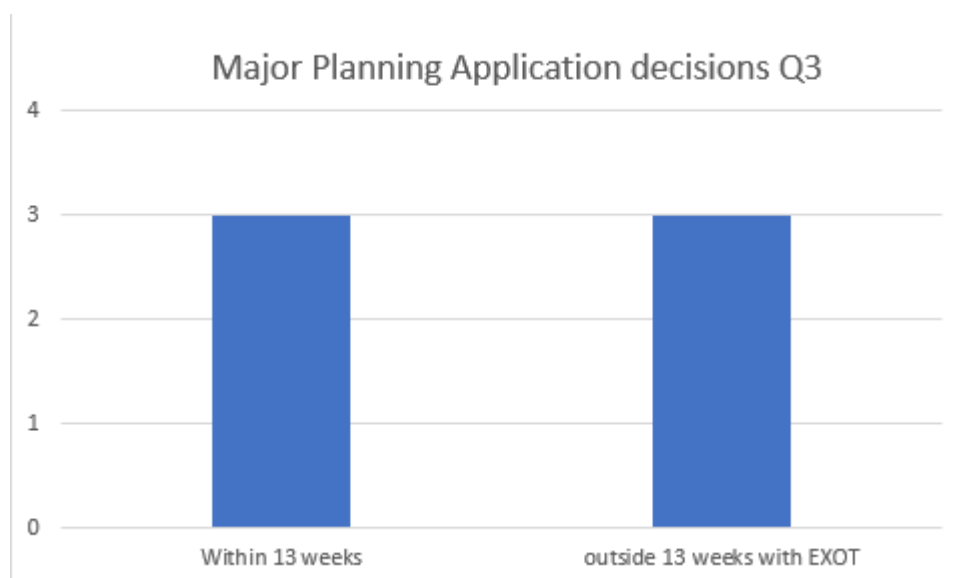
3.1 This section deals with workload demand on the Development Management Section in the second quarter of 2023-2024.

Departmental Work Demand 2023

	Applications Submitted (All types)	Pre-Application Cases	Applications Determined (All types)	Appeals Submitted
Q1	340	120	292	1
Q2	209	60	198	4
Q3	185	50	186	2

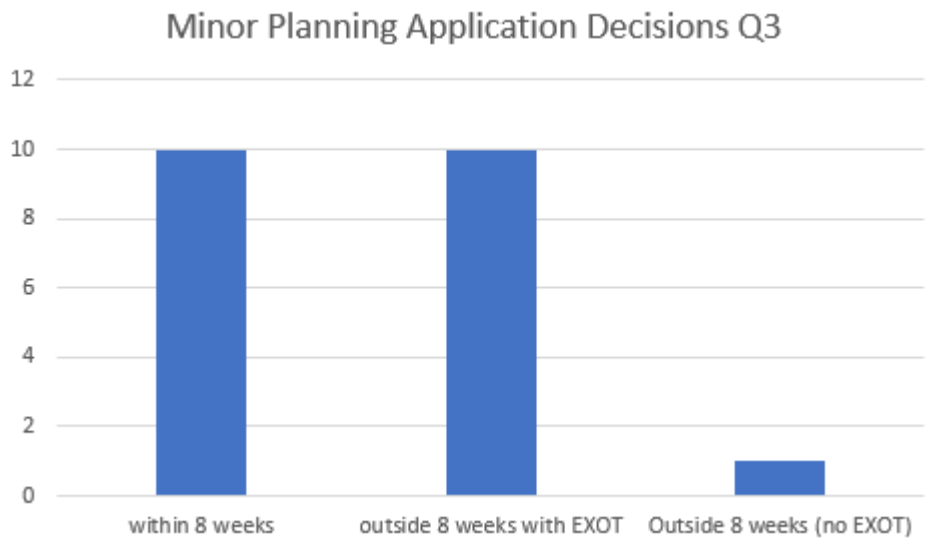
3.2 The following graphs present the time period being taken to determine different types of application in the first quarter of 2023-2024.

Major and small-scale majors



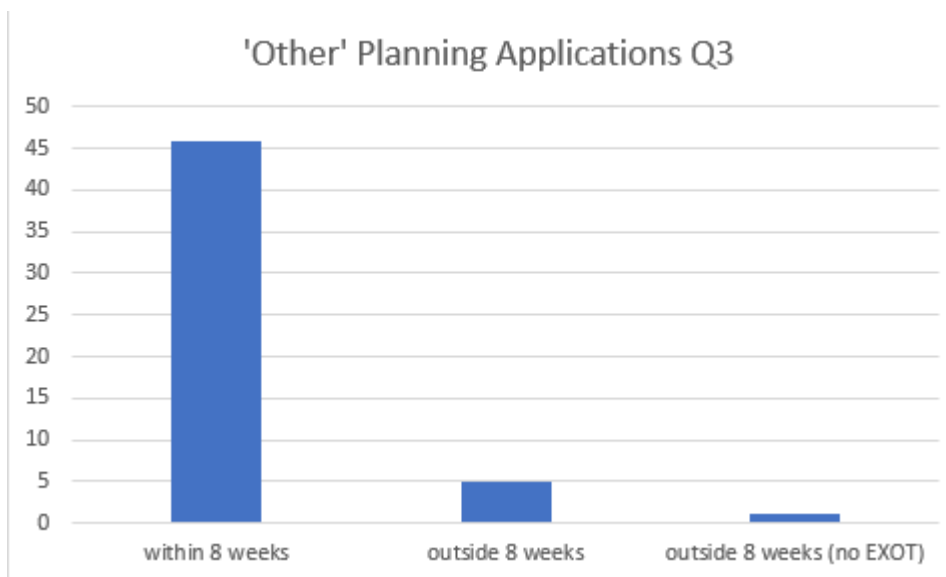
3.3 Performance with regard to Major applications remains well above the Government target with six cases determined in accordance with agreed extensions of time, and three within the statutory 13 week period.

Minor (Non householder) applications



3.4 This second graph illustrates the determination times for minor applications, 95% of which were determined within the statutory period or in accordance with agreed extensions of time in the third quarter of 2023-2024.

'Other' (Including Householder) applications



3.5 This third graph shows that in the first quarter of this financial year the majority of householder applicants received decisions within eight weeks of their validation date.

4. Fee Income

4.1 The total planning fee income received for the second quarter was £112,248 against a budget estimate of £109,825.

4.2 The total pre-application income received for the second quarter was £7,567 against a budget estimate of £9,000.

5. Section 106 contributions

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

Section 106 contributions received	October - December 2023
Contributions received (Rushmoor and Hampshire)~	£0
Open Space (specific projects set out in agreements)	£0
SANGS a) Southwood II b) Southwood Country Park e) Hawley Meadows* f) Rowhill Copse	a) £0 b) £6,331.66 e) £0 f) £0
SAMM* a) Southwood II b) Southwood Country Park c) Wellesley Woodland d) Bramshot Farm (Hart) e) Hawley Meadows f) Rowhill Copse	a) 0 b) £638.14 c) £0 d) £4,585.29 e) £0 f) £0
Transport (specific projects set out in agreements)*	£0

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

*SAMM contributions and Transport are paid to Hampshire County Council.

9 new undertakings/legal agreements were signed in the period October - December 2023.

6. Comment on workload for this quarter

6.1 This quarter year saw a fall in numbers of application submissions and determinations. Anticipated major application submissions during this financial year are still progressing through pre-application discussion and are expected in Quarter 2. Planning fee income is below the budgetary estimate, as was the results for quarter 1. Pre-application income continues to remain close to our estimates.

7. Wellesley

7.1 There have been 1355 residential occupations to date at Wellesley.

- 7.2 Maida Development Zone A is complete (228 units).
- 7.3 Corunna Development Zone (Zone B), opposite Maida on the west side of Queen's Avenue is at an advanced stage of completion and will deliver 733 residential units, including six supported housing units. 701 of the units are now occupied.
- 7.4 Gunhill Development Zone (Zone E) is located west of the Cambridge Military Hospital and north of Hospital Road. The zone is completed and comprises 107 Private Rented Units, all of which have been occupied.
- 7.5 McGrigor Development Zone (Zone D) is nearing completion. This zone is located to the north of the Cambridge Military Hospital, and to the east of Maida Zone, and will provide a total of 116 residential units. 105 of the units are occupied including the converted curtilage listed buildings of St Michael's House and Cambridge House.
- 7.6 Work continues on site at Cambridge Military Hospital Development Zone (Zone C) by Weston Homes. A temporary marketing suite remains within the central Admin Block following the initial sales launch in March 2021. The units within Gunhill House & Water Tower are completed and occupied. New-build Block D is substantially completed, and the conversion of Louise Margaret Hospital and the Nurses Residence is well underway. 86 units are now occupied within the CMH Development Zone.
- 7.7 Taylor Wimpey continue to progress development at Stanhope Line East (Zone K) and part of Buller (Zone M) Development Zones, following permission granted on the 27th May 2021 for 430 dwellings. This phase will incorporate the eastern half of Stanhope Lines, Wellesley's linear park/public open space. A sales and marketing suite was approved and is operating on Hope Grant's Road (East). 128 of the units are now occupied.
- 7.8 Preapplication proposals are currently under consideration for the next phase of Wellesley at Stanhope Lines West (Zone H) and part of School End (Zone I). The forthcoming Reserved Matters Application will comprise 260 residential dwellings and will include proposals for the western half of Stanhope Lines public open space.

8. Recommendation

- 8.1 That the report be NOTED

Tim Mills
Head of Economy, Planning and Strategic Housing

Contact: Katie Herrington 01252 398792

BACKGROUND PAPERS: None.

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