

# Public Document Pack



## RUSHMOOR BOROUGH COUNCIL

### DEVELOPMENT MANAGEMENT COMMITTEE

*at the Council Offices, Farnborough on  
Wednesday, 23rd October, 2024 at 7.00 pm*

To:

#### **VOTING MEMBERS**

Cllr Gaynor Austin (Chairman)  
Cllr C.P. Grattan (Vice-Chairman)

Cllr Thomas Day  
Cllr Peace Essien Igodifo  
Cllr A.H. Gani

Cllr Lisa Greenway  
Cllr Julie Hall  
Cllr S.J. Masterson

Cllr Dhan Sarki  
Cllr Calum Stewart  
Cllr Ivan Whitmee

#### **NON-VOTING MEMBERS**

Cllr Keith Dibble (ex-officio)

#### **STANDING DEPUTIES**

Cllr Rhian Jones  
Cllr Mara Makunura  
Cllr Nadia Martin  
Cllr P.G. Taylor

Enquiries regarding this agenda should be referred to Committee Administrator, Lucy Bingham,  
Democratic Services, 01252 398128 [lucy.bingham@rushmoor.gov.uk](mailto:lucy.bingham@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 14th August 2024 (copy attached).

## 3. **PLANNING APPLICATIONS –** (Pages 5 - 106)

To consider the Executive Head of Property and Growth's Report No. PG2424 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:

<b>Item</b>	<b>Reference Number</b>	<b>Address</b>	<b>Recommendation</b>
i	21/00271/FULPP	Block 3 Queensmead, Farnborough	For information
ii	23/00713/FUL	Manor Park Cottage, St Georges Road East, Aldershot	For information
iii	23/00794/REVPP	Farnborough Airport	For information
iv	24/00237/FUL	235-237 High Street, Aldershot	For information
v	24/00140/REVPP	Land at Former Lafarge Site, Hollybush Lane, Aldershot	For information
vi	24/00465/FULPP	Land at Former Lafarge Site, Hollybush Lane, Aldershot	For information

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

Item	Pages	Reference Number	Address	Recommendation
vii	13-55	24/00236/REMPP	Land at Zone H Stanhope Lines West and Zone I School End, Aldershot	Grant Reserved Matters Approval
viii	57-84	24/00441/FULPP	Village Hotel, Pinehurst Road, Farnborough	Grant subject to s106 Legal Agreement

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 107 - 110)**

To consider the Executive Head of Property and Growth's Report No. PG2425 (copy attached) on the progress of recent planning appeals.

5. **ENFORCEMENT AND POSSIBLE UNAUTHORISED DEVELOPMENT – (Pages 111 - 114)**

To consider the Executive Head of Property and Growth's Report No. PG2426 (copy attached) which reports on cases of planning enforcement and possible unauthorised development.

6. **PLANNING (DEVELOPMENT MANAGEMENT) SUMMARY REPORT FOR THE QUARTER JULY 2024 - SEPTEMBER 2024 – (Pages 115 - 120)**

To receive the Executive Head of Property and Growth's Report No. PG2430 (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 July 2024 – 30th September 2024.

**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, 14th August, 2024 at the Concorde Room, Council Offices, Farnborough at 7.00 pm.

## **Voting Members**

Cllr Gaynor Austin (Chairman)  
Cllr C.P. Grattan (Vice-Chairman)

Cllr Thomas Day  
Cllr A.H. Gani  
Cllr Lisa Greenway  
Cllr Julie Hall  
Cllr S.J. Masterson  
Cllr Dhan Sarki  
Cllr Calum Stewart

Apologies for absence were submitted on behalf of Cllr Peace Essien Igodifo and Cllr Ivan Whitmee.

Cllr Nadia Martin attended the meeting as a Standing Deputy.

## **Non-Voting Member**

Cllr Keith Dibble (Development & Economic Growth Portfolio Holder) (ex officio)

## **7. DECLARATIONS OF INTEREST**

There were no declarations of interest for this meeting.

## **8. MINUTES**

The Minutes of the Meeting held on 22nd May, 2024 were approved and signed as a correct record of proceedings.

## **9. 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:

24/00388/ADV

High Street Multi-Storey Car Park, 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. PG2419, 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
23/00713/FUL	Manor Park Cottage, St. Georges Road East, Aldershot
23/00794/REVPP	Farnborough Airport, Farnborough
24/00237/FULP	Nos. 235-237 High Street, Aldershot
24/00236/REMPP	Land at Zone H, Stanhope Lines West and Zone I, School End, Wellesley, Aldershot
24/00441/FULPP	Village Hotel, Pinehurst Road, Farnborough
24/00140/REVPP	Land at Former Lafarge Site, Hollybush Lane, Aldershot

## 10. APPEALS PROGRESS REPORT

The Committee received the Executive Head of Property and Growth's Report No. PG2421 (as amended at the meeting) concerning the following appeal decisions:

<b>Application / Enforcement Case No.</b>	<b>Description</b>	<b>Decision</b>
ASDA, Westmead, Farnborough	Appeal against non-determination for a proposed click and collect facility.	New appeal
No. 33 Ashley Road, Far	Appeal against refusal of a TPO application to remove one beech tree	New appeal
No. 14 Fleet Road	Appeal against refusal of planning permission for the demolition of existing outbuildings and the erection of a single storey accommodation annex.	Dismissed
Blandford House and Malta Barracks	Appeal against non-determination of part approval of reserved matters for	Dismissed

Development Site, the erection of 71 dwellings and Shoe Lane, Aldershot associated infrastructure.

**RESOLVED:** That the Executive Head of Property and Growth's Report No. PG2421 be noted.

11. **PLANNING (DEVELOPMENT MANAGEMENT) SUMMARY REPORT FOR THE QUARTER APRIL 2024 - JUNE 2024**

The Committee received the Executive Head of Property and Growth's Report No. PG2422 (as amended at the meeting) which provided an update on the position with respect to achieving performance indicators for the Development Management Section of the Planning Service and the overall workload of the Section for the quarter from 1st April to 30th June 2024.

**RESOLVED:** That the Executive Head of Property and Growth's Report No. PG2422 be noted.

The meeting closed at 7.26 pm.

CLLR GAYNOR AUSTIN (CHAIRMAN)

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Development  
Management Committee  
23<sup>rd</sup> October 2024

Executive Head of Property  
& Growth  
Report No. PG2424

## 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. Equalities Act**

- 5.1 The Equality Act 2010 requires local authorities to comply with the Public Sector Equality Duty. Taking into account all known factors and considerations, the requirement to consider, and have due regard to, the needs of diverse groups to eliminate discrimination, advance equality of opportunity and access, and foster good relations between different groups in the community. 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.

### **6. Public Speaking**

- 6.1 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.

- 7.1 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.

## **8. Financial Implications**

- 8.1 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**

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### *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
i	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><b>Block 3 Queensmead Farnborough</b></p> <p>This application is subject to a request for an extension of time to consider further amendments.</p>
ii	23/00713/FUL	<p>Erection of four one-bedroom flats with parking</p> <p><b>Manor Park Cottage, St Georges Road East</b></p> <p>Assessment of this application continues and has not yet reached the stage for Committee consideration.</p>
iii	24/00237/FUL	<p>Demolition of existing buildings and construction of 8 new flats and maisonettes</p> <p><b>235-237 High Street, Aldershot</b></p> <p>Assessment of this application continues and has not yet reached the stage for Committee consideration.</p>

iv	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: a) to increase the maximum number of annual aircraft movements from 50,000 to 70,000 per annum, including an increase in non-weekday aircraft movements from 8,900 to 18,900 per annum, and b) to amend the aircraft weight category of 50,000 - 80,000 Kg, to 55,000 - 80,000 Kg, and an increase from 1,500 to 2,100 annual aircraft movements within this category, including an increase from 270 to 570 annual aircraft movements for non-weekdays, and to c) replace Conditions Nos. 7 (1:10,000 risk contour) and 8 (1:100,000 risk contour) with a new condition to produce Public Safety Zone maps in accordance with the Civil Aviation Authority/ Department for Transport Requirements</p> <p><b>Farnborough Airport Farnborough Road Farnborough Hampshire GU14 6XA</b></p> <p>Assessment of this application continues and has not yet reached the stage for Committee consideration.</p>
v	24/00140/REVPP	<p>MINOR MATERIAL AMENDMENT: Variation of Condition of planning permission 20/00400/FULPP dated 24 March 2023 as amended by non-material amendment 23/00800/NMAPP dated 5 December 2023 to increase number of floating holiday lodges from 9 to 21 units.</p> <p><b>Land at Former Lafarge Site, Hollybush Lane, Aldershot</b></p> <p>This application has recently been received and consultations are underway. Assessment of this application has not yet reached the stage for Committee consideration.</p>
vi	24/00465/FULPP	<p>Development of Hollybush Lakes site for mixed-use development comprising aquatic sports centre including erection of building providing aqua sports facilities, reception, restaurant, bar and 20-bay golf-driving range, with associated grass fairway, car parking, landscaping and bund [revised scheme to development approved with planning permission 20/00400/FULPP dated 24 March 2023 and incorporating a total of 21 floating holiday lodges the subject of planning application 24/00140/REVPP currently under consideration]</p> <p><b>Land at Former Lafarge Site, Hollybush Lane, Aldershot</b></p>

		This application has recently been received and consultations are underway. Assessment of this application has not yet reached the stage for Committee consideration.
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**Section B**

**Petitions**

<b>Item</b>	<b>Reference</b>	<b>Description and address</b>
		None

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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	Maggie Perry
Application No.	24/00236/REMPP
Date Valid	18th April 2024
Expiry date of consultations	1 <sup>st</sup> October 2024
Proposal	Approval of Reserved Matters for the construction of 260 residential dwellings together with associated landscape, access and parking in Development Zone H (Stanhope Lines West) and Part of Development Zone I (School End) pursuant to Condition 4 (1 to 21), attached to Hybrid Outline Planning Permission 12/00958/OUT dated 10th March 2014
Address	<b>Land At Zone H Stanhope Lines West And Zone I School End, Aldershot Urban Extension, Alisons Road, Aldershot, Hampshire</b>
Ward	Wellington
Applicant	Bellway Homes And Grainger (Aldershot) Limited
Agent	Mr Peter Warren
Recommendation	<b>GRANT Reserved Matters Approval</b>

## 1.0 DESCRIPTION

### *Background & Site:*

- 1.1 On the 10th March 2014 hybrid outline planning permission (ref: 12/00958/OUT) was granted for the redevelopment of land at the Ministry of Defence's former Aldershot Garrison for up to 3,850 no. dwellings together with associated infrastructure, including a neighbourhood centre, employment provision, schools and a suite of Suitable Alternative Natural Greenspace (SANG). The Aldershot Urban Extension is known as Wellesley.
- 1.2 The Wellesley Master Plan, approved as part of hybrid outline planning permission ref: 12/00958/OUT, is divided into a series of manageable areas called Development Zones. Condition 4 of the outline planning permission sets out the reserved matters that require approval prior to the commencement of each development zone.

- 1.3 The current Reserved Matters Application site (9.77 hectares) is roughly L-shaped and is located on the west side of Wellesley. It is bounded by Queens Avenue to the east, Alisons Road and The Cambridge Primary School to the north and Farnborough Road to the West. West Hope Grants Road and the adjoining residential development of Corunna Development Zone B, forms the southern boundary of the site and this development zone is now occupied.
- 1.4 The current Reserved Matters Area comprises Development Zone H (Stanhope Lines West) and part of Development Zone I (School End). The Cambridge Primary School, which was opened in 2018, occupies the remainder of School End Development Zone I.
- 1.5 The eastern boundary of the site faces the corresponding development zone at Stanhope Line East, which contains the eastern section of the linear park. Stanhope Line East has now been largely completed by housebuilders Taylor Wimpey and Grainger plc have recently installed a destination play area within Parade Park, in accordance with the obligations of the Wellesley s106 legal agreement.
- 1.6 Development Zone H (Stanhope Lines West) and the highway of Queens Avenue falls within the Aldershot Military Conservation Area (CA). This CA is subject to an Article 4 Direction which restricts certain Permitted Development Rights. The Grade II Listed Alexander Observatory is located just outside of the site, fronting Queens Avenue, at the junction with Steele's Road. The Grade II Listed 4<sup>th</sup> Division Buildings and 8<sup>th</sup> Division WW1 Memorial are located on the eastern side of Queens Avenue on the opposite side of the junction with Steele's Road.

### *The Proposal*

- 1.7 This Reserved Matters Application (RMA) is submitted part pursuant to Condition 4 (1 to 21), attached to hybrid outline planning permission 12/00958/OUT dated 10th March 2014.
- 1.8 The application is for the construction of 260 residential dwellings, together with associated landscaping, public open space, access and parking. The development would range from 2- to 3-storeys in height (with single-storey garages) and would comprise a mix of houses and flats. 86 of the dwellings would provide affordable housing. Vehicular and pedestrian access would be from Alisons Road to the north, to the east from Steele's Road (Via Queens Avenue) and from West Hope Grants Road to the south.
- 1.9 During the course of the planning application various amendments have been made to the development proposals in response to consultee comments and the relevant planning policies and guidance. These amendments are discussed in corresponding sections of the report.

### *Reserved Matters*

- 1.10 Condition 4 of the hybrid outline planning permission sets out the 'reserved matters' that require approval prior to the commencement of each Development Zone, as follows:
  - 1) Scale and external appearance;

- 2) Landscaping (hard and soft);
- 3) Ecology;
- 4) Remediation;
- 5) Air quality (if required);
- 6) Heritage Trail Details;
- 7) Infrastructure and Drainage ;
- 8) Trees;
- 9) Levels;
- 10) Construction Environmental Management Plan;
- 11) Construction Traffic Management Plan;
- 12) Statement of Compliance with Design Code 3;
- 13) The layout of the development, including the positions and widths of roads and footpaths;
- 14) Landscaping, including a landscaping design showing the planting proposed to be undertaken, the means of forming enclosures, the materials to be used for paved and hard surfaces and the finished levels in relation to existing levels;
- 15) The design and external appearance of all buildings, plant and tanks, including details of the colour and texture of external materials to be used, together with samples of all external facing and roofing materials;
- 16) The layout of foul sewers and surface water drains;
- 17) The measures to be taken to protect adjacent areas from excessive noise;
- 18) Measures to protect the occupiers of residential property from external noise;
- 19) The provision to be made for street lighting including measures to prevent spillage and light pollution;
- 20) The provision to be made for the storage and removal of refuse from the premises,
- 21) Archaeological watching brief.

1.11 The Applicant's Planning Statement sets out a list of the relevant documents to be considered in relation to each of the reserved matters. The planning application (including drawings) is accompanied by the following supporting documents (as amended):

- Planning Statement (Savills, September 2024)
- Design and Access Statement (Incl. Design Code Compliance) (DHA, March 2024)
- Arboricultural Method Statement (Aspect Ecology, March 2024)
- Flood Risk and Drainage Strategy (Mayer Brown, February 2024)
- Noise Assessment (Cass Allen, February 2024)
- Lighting Strategy (Enerveo and Mayer Brown, January 2024)
- Ecological Appraisal (Aspect Ecology, March 2024)
- Biodiversity Net Gain Assessment (Aspect Ecology, March 2024);
- Written Scheme of Investigation for an Archaeological Evaluation (Oxford Archaeology, January 2024)
- School End Phase I Desk Study and Phase II Site Investigation Report (Leap Environmental, July 2022)
- Stanhope Lines West Phase I Desk Study and Phase II Site Investigation Report (Leap Environmental, July 2022)
- Landscape Management and Maintenance Plan (Allen Pyke Associates, March 2024)
- Energy and Sustainability – Carbon Calculation Statement (AES Sustainability Consultants Ltd, January 2024)
- Construction Traffic Management Plan REV B (Mayer Brown, July 2024)

- Construction and Environmental Management Plan (Mayer Brown, March 2024)
- Affordable Housing Development Zone Strategy and Reserved Matters Statement (Savills, August 2024)
- Transport Statement (i-Transport, February 2024)
- Supplementary Transport Note (i-Transport, July 2024)
- Supplementary Transport Note (i-Transport, August 2024)

## 2. NOTIFICATION

### 2.1 Application Publicity & Neighbours Notified

2.1.1 In addition to posting two (2) site notices and a press advertisement, one hundred and forty-three (143) letters of notification were sent to neighbouring owner/occupiers. The consultation period expired on 1<sup>st</sup> October 2024.

2.1.2 Representations have been received from three individual addresses. (One (1) representation of support and two (2) representations of objection).

2.1.3 The occupier of 57 Montgomery Avenue, Aldershot submitted two representations of objection. The comments are summarised and addressed below:

- Not enough school places/ no new secondary school

*Case Officer's Response: The Outline Planning Permission's s106 legal agreement secured provision for two Primary Schools to be built on site together with a significant financial contribution towards the provision of 610 additional secondary school places in the area.*

- Land was meant to be green park land only

*Case Officer's Response: This is not correct. The proposed development accords with the Wellesley Masterplan which shows development within Development Zone H comprising of a linear park surrounded by housing.*

- Traffic already problematic

*Case Officer's Response: Please see the relevant section of this committee report for Highway Considerations.*

- Annoyance from construction activity

*Case Officer's Response: Planning Conditions are proposed in respect of construction hours and to secure the implementation of a Construction Traffic Management Plan (CTMP).*

- No shop as promised

*Case Officer's Response: A local convenience store is proposed to be delivered in the Neighbourhood Centre Development Zone in accordance with the Outline Planning Permission. It is expected that a Reserved Matters Application will be submitted for the relevant part of the Neighbourhood Zone in 2025.*

- No new access on to Farnborough Road

*Case Officer's Response: The creation of a new vehicular access on to Farnborough Road would be contrary to the Outline Planning Permission Masterplan and approved Parameter Plans. Vehicular access in this location was not demonstrated as necessary or appropriate by the Transport Assessment at the time of the Outline Application nor was it requested by the Highway Authority.*

- No thought for conservation

*Case Officer's Response: It is not clear whether this concern relates to heritage or ecology. Both material planning considerations are discussed in the relevant sections of the committee report.*

- Concern that first representation/objection was not received

*Case Officer's Response: The objector made the first representation against ref: 24/00253/CONDPP in error.*

2.1.4 The occupier of 40 West Hope Grants Road, Aldershot, submitted one representation of objection. The comments are summarised and addressed below:

- 260 dwellings is too large and high density for the zone
- More cars means more air pollution and worse air quality
- Larger development means fewer trees & loss of privacy

*Case Officer's Response: The proposed number of residential units/ density accords with the Outline Planning permission and Delivery strategy for the zones in question. Please see the relevant section of this committee report for Trees and landscaping and Impact on Neighbours' Amenities.*

- Insufficient parking and access

*Case Officer's Response: The proposed parking arrangements accord with the Councils adopted parking standards. Please see the relevant section of this committee report for Highway Considerations.*

2.1.5 The occupier of 2 Albuhera Road, Aldershot, submitted a representation of support together with other comments. The comments are summarised and addressed below:

- Could speed bumps be installed along West Hope Grants Road to slow down traffic?

*Case Officer's Response: HCC were consulted in relation to the design of West Hope Grants Road, as the Highway Authority, and did not request that such traffic calming measures were imposed.*

## 2.2 Consultees & Other Bodies

HCC Highways Development Planning:	Confirmed no objection subject to conditions relating to visibility splays, implementation of the Construction Traffic Management Plan and Traffic Calming Measures.
HCC Surface Water Management (Lead Local Flood Authority):	Confirmed no objection following the receipt of further details submitted relating to ditch removal, proposed discharge rates and sewer connection agreements.
HCC Senior Archaeologist:	Confirmed no objection.
Natural England:	Confirmed no objection.
Hampshire Fire and Rescue Service	Provided detailed advice which has been forwarded to the developer for consideration. No objections were raised.
Designing Out Crime Officer:	No comments received.
Severn Trent Services Ltd:	No comments received.
South East Water Ltd:	No comments received.
Southern Gas Network:	No comments received.
Thames Water:	No comments received.
Aspire Defence Services Ltd:	No comments received.
Aldershot Garrison:	No comments received.
Basingstoke Canal Authority:	No comments received.

## 2.3 Internal Consultees

RBC Env. Health:	Confirmed no objection.
RBC Housing Enabling Officer:	Confirmed no objection following satisfactory amendments to the distribution of affordable housing throughout the scheme, adjustments to the housing mix, and an increase in the proportion of houses to provide wheelchair units.

RBC Planning Policy:	Detailed comments received.
RBC Ecology Officer:	No objection subject to the imposition of a planning condition/s to secure an updated planting plan and ecological enhancements (habitats and species) to accord with the submitted Biodiversity Net Gain Metric documentation.
RBC Community Contracts:	- Provided detailed advice which has been forwarded to the developer for consideration. No objection raised.
RBC Arboricultural Officer:	No objections have been received.

### 3.0 POLICY AND DETERMINING ISSUES

3.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires regard to be had to the provisions of the development plan in the determination of planning applications unless material considerations indicate otherwise. The *Rushmoor Local Plan* was formerly adopted by the Council on 21st February 2019. In addition to the *Rushmoor Local Plan*, the development plan for Rushmoor includes the *Hampshire Minerals and Waste Plan* (adopted in October 2013) and saved Policy NRM6 of the *South East Plan* (adopted in May 2009).

3.2 The following policies of the Rushmoor Local Plan are relevant to this proposal:

- SS1 Presumption in Favour of Sustainable Development
- SS2 Spatial Strategy
- SP5 Wellesley
- IN1 Infrastructure & Community Facilities
- IN2 Transport
- HE1 Heritage
- HE3 Development within or adjoining a Conservation Area
- HE4 Archaeology
- DE1 Design in the Built Environment
- DE2 Residential Internal Space Standards
- DE3 Residential Amenity Space Standards
- DE4 Sustainable Water Use
- DE6 Open Space, Sport & Recreation
- DE10 Pollution
- LN1 Housing Mix
- LN2 Affordable Housing
- NE1 Thames Basin Heaths Special Protection Area
- NE2 Green Infrastructure
- NE3 Trees and Landscaping
- NE4 Biodiversity
- NE8 Sustainable Drainage Systems

3.3 The Council's adopted supplementary planning documents (SPDs) 'Car and Cycle Parking Standards', 2024, Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy (AMS) as updated April 2024 and Aldershot Military

Conservation Area Appraisal and Management Plan (RBC, February 2021) are relevant.

3.4 The *National Planning Policy Framework (NPPF)*, which came into force on 19th February 2019 (updated December 2023), and The Department for Communities and Local Government's Technical Housing Standards (March 2015) are also material considerations.

3.5 The proposals have been assessed against the policy framework outlined above and all other relevant material considerations. The main determining issues in the assessment of the proposals are:

- The principle of development
- Housing tenure, mix and distribution
- Design & Impact on Heritage Assets -
- Transport, parking & access
- Impact on neighbours
- Living environment created for future residents
- Nature conservation and trees
- Pollution & remediation
- Flood risk & drainage
- Sustainable construction & renewable energy
- Archaeology

## **4.0 COMMENTARY**

### **4.1 The principle of development –**

4.1.1 The site falls within the defined urban area of Aldershot and forms part of the wider Aldershot Urban Extension (Wellesley) development as described in Policy SP5 (Wellesley) of the Rushmoor Local Plan. The Aldershot Urban Extension is a key part of Rushmoor's strategy for meeting the Borough's long-term housing needs and for supporting the economic growth and regeneration of Aldershot Town Centre.

4.1.2 The principle of the residential redevelopment of the application site and specifically Zone H (Stanhope Lines West) and part of Development Zone I (School End) was established with Hybrid Outline Planning Permission 12/00958/OUT. The approved Wellesley Master Plan is divided into a series of Development Zones. Condition 4 of the outline planning permission sets out the reserved matters that require approval prior to the commencement of each development zone.

4.1.3 The Illustrative Delivery Plan for Wellesley (included in approved Affordable Housing Strategy Rev 7) identifies Development Zone H - Stanhope Lines West to deliver 160 units and Development Zone I - School End to deliver 100 residential units. It is also noted that the Wellesley s106 legal agreement includes provision for a new primary school 'Western Primary School' to be provided with part of Development Zone I. The Cambridge Primary School was delivered in accordance with this obligation in 2018.

4.1.4 A set of Design Codes was approved as part of the outline planning application. Design Code Document 1 sets out general design code principles and Design Code Document 2 provides definitions and technical specifications. These documents apply to the entire AUE (Wellesley) site, whereas a Design Code Document 3, providing zone-specific



requirements, is required for each Development Zone (secured by Condition 3 of the outline permission).

4.1.5 A Design Code Document 3 and Arboricultural Method Statement was approved for Zone H Stanhope Lines West and Zone I School End on 10<sup>th</sup> January 2024 (ref: 23/00546/CONDPP). These documents have informed the design of the Reserved Matters Application proposals. The Design and Access Statement submitted with the Reserved Matters Application demonstrates how the scheme complies with the approved Design Principles (Design Code Document 3), in accordance with the requirements of Condition 4 of the outline permission.

4.1.6 In summary, it is considered that the Reserved Matters proposals, as amended during the course of the planning application, sufficiently reflect the terms of the outline planning permission, parameter plans and the principles of the Design Code 3 Documents as approved. The proposed development is acceptable in principle, subject to detailed assessment against relevant national and local planning policies and guidance.

## 5. Housing tenure, mix and distribution –

5.1 The current scheme for 260 dwellings at Zone H (Stanhope Lines West and apart of Zone I (School End) is comprised of 174 Private Units and 86 Affordable Housing Units (A total of 33% Affordable Housing with a 60/40 split between Affordable Rented and Shared Ownership).

5.2 The table below provides details of tenure and mix:

<b>Dwelling type</b>	<b>1-bed</b>	<b>2-bed</b>	<b>3-bed</b>	<b>4-bed</b>	<b>5-bed</b>	<b>Total</b>
<b>Affordable Flats</b>	25	11	-	-	-	<b>36</b>
<b>Affordable Houses</b>	-	22	20	8	-	<b>50</b>
<b>Private Flats</b>	8	6	-	-	-	<b>14</b>
<b>Private Houses</b>	-	15	76	57	12	<b>160</b>
<b>Totals</b>	<b>33</b>	<b>54</b>	<b>96</b>	<b>65</b>	<b>12</b>	<b>260</b>

**Table 1: Accommodation schedule**

5.3 The development would deliver a large proportion of family sized dwellings, and this mix has been established through the Hybrid Outline Planning Permission's site-wide housing mix and in accordance with the updated Affordable Housing Strategy. Further, the proposed mix is welcome in the context of the Strategic Housing Market Assessment (SHMA) 2016, which identifies the number of homes and the mix of housing which will be required within the Hart, Rushmoor and Surrey Heath Housing

Market Area to meet future need. In this regard, the SHMA suggests that the greatest demand between 2014 and 2032 in Rushmoor will likely be for two and three-bedroom homes. The proposal is therefore consistent with Policy LN4 (Housing Mix).

### *Affordable Housing*

- 5.4 Whilst Policy LN2 (Affordable Housing) of the Local Plan requires a minimum of 30% of dwellings to be provided as affordable homes on sites of 11 or more dwellings, Policy SP5 requires a minimum of 35% of all residential units at Wellesley to be provided as affordable housing. This is reflected within the s106 legal agreement associated with hybrid outline permission 12/00958/OUT. The Wellesley s106 legal agreement further specifies that 60% of the affordable housing shall be affordable/social rented and 40% intermediate (shared ownership).
- 5.5 Paragraphs 2.11, 2.12 and 2.13 of the Wellesley legal agreement require an Affordable Housing Development Zone Strategy (AHDZS) to be submitted to the Council for approval with the first Reserved Matters Application in any Development Zone. The strategy should set out the number of estimated Reserved Matters Applications within the Development Zone and the proposed quantum of affordable housing units provided for each application to be applied within that Development Zone.
- 5.6 Each subsequent Reserved Matters should be accompanied by a statement confirming the proposals for affordable housing within the reserved matters application area are in compliance with the Affordable Housing Strategy (AHS). To allow a degree of flexibility, the Affordable AHS contained within Schedule 16 of the Wellesley s106 permits a variance of 5% of affordable housing between individual Development Zones, i.e. each Development Zone should provide between 30% and 40% affordable housing. This is to allow for site specific constraints.
- 5.7 In accordance with the above, an Affordable Housing Development Zone Strategy and Reserved Matters Statement has been submitted with the current application, together with a Draft Affordable Housing Strategy Revision 8. These strategies reflect adjustments which have been agreed in principle with the Council's Housing Enabling Officer. Condition 4 is proposed to secure a finalised Revision 8 of the Affordable Housing Strategy.
- 5.8 The combined Development Zones would deliver 33% Affordable Housing (AH) in accordance with the agreed % variance built into the Affordable Housing Strategy. 86 of the total units proposed would deliver affordable housing (AH), of which 52 (60%) would be affordable rented and 34 (40%) intermediate/shared ownership. The Council's Housing Enabling Officer has confirmed the numbers and the tenure split of the revised scheme accords with the AHS.
- 5.9 The scheme has been designed to be tenure blind and the application confirms that all affordable units have been designed to meet the Nationally Described Space Standards reflected in Local Plan policy DE2. During the course of the application, amendments to the dwellings sizes of some of the units and the layout of the affordable dwellings were secured. This was to increase the occupancy level of specific units and to improve the distribution of the affordable housing units throughout the scheme; to support the creation of an integrated, mixed and balanced community, in accordance with Local Plan Policies LN1 (Housing Mix) and LN2 (Affordable Housing).

5.10 There is a requirement for 10% of the affordable rented dwellings on any Reserved Matters Area to be wheelchair user homes to meet the requirements of Building Regulations Part M4(3) taking into account guidance produced by Habinteg. Five (5) of the affordable rented units in the revised scheme would meet wheelchair-housing standards with direct access to disabled parking and outdoor space. During the course of the application the scheme has been amended to increase the proportion of wheelchair houses versus flats in accordance with the Housing Enabling Officer's advice. The revised wheelchair units comprise 2 x one-bedroom flat, 1 x two-bedroom houses and 2 x three-bedroom houses.

## 6.0 Design & Impact on Heritage Assets -

### *The Design Codes*

6.1 The Reserved Matters Application Area incorporates Zone H - Stanhope Lines West and the eastern part of Zone I – School End Development Zone. The Development Zones Matrix contained within the approved Design Code Document 1 – General Design Principles (DCD1) of the Outline Planning Permission, identifies the character areas and level of code control within each of the Wellesley Development Zones.

6.2 DCD1 describes the key elements of Stanhope Lines West as:

- Residential Use
- Maximum 3 + 5\* storey heights (\*varies across the zone)
- Character Areas C, E & H
- Code control HOT / WARM
- Within a Conservation Area (Aldershot Military Conservation Area)
- Listed Monument
- Demolition of existing buildings

6.3 DCD1 describes the key elements of School End as:

- Residential Use
- Maximum 3 + 5\* storey heights (\*varies across the zone)
- Character Areas D, E, H & I
- Code control HOT/ WARM/ COLD
- Within a Conservation Area (Aldershot Military Conservation Area)\*
- Listed Monument\*
- Demolition of existing buildings

*\*The part of the Reserved Matters Application site within School End Development Zone is not within the Conservation Area and does not contain a monument.*

6.4 *Stanhope Lines West - Development Zone H:* The Stanhope Lines Character Area Description set out within the Design Code (DCD1) describes Stanhope Lines as “a formal linear park running east west through the middle of the site, acting as a memory of the original historic parade ground”. The linear park is dissected by Queens Avenue which runs north to south through the centre of Wellesley.

6.5 DCD1 identifies Zone H as comprising two main sub-character areas which apply to the majority of the application site area (E1 The Avenues, and E2 Stanhope Lines). Two smaller sub-character areas are located on the eastern and western boundaries with

Queens Avenue (C3 Stanhope Vista – a heritage sub-character area) and Farnborough Road (H2 Stanhope Gateway) respectively. The majority of Zone H is identified as a HOT Area (Most Code Control). The western boundary edge with Farnborough Road is identified as a WARM Area (Medium Code Control).

- 6.6 *School End - Development Zone I*: The Reserved Matters Application site also incorporates the undeveloped western part of School End - Development Zone. The eastern side is now occupied by The Cambridge Primary School and playing fields. The Character Area Description set out within the Design Code (DCD1) describes the interior of this part of the development zone as General Neighbourhood I Character Area, and a COLD Area (minimum Code Control). However, the northern boundary edge with Alison's Road is a HOT Area (most Code Control) and comprises two sub-character areas, D1 and D2. The western boundary edge with Farnborough Road is sub-character area H1 and is a WARM Area (Medium Code Control). In fact, this northwest corner of the development will form an important visual gateway into Wellesley from the west.

## **7.0 *Layout, Massing & Design***

- 7.1 The Planning Statement and Design & Access Statement submitted with the application, demonstrate the scheme's compliance with the approved Design Codes for each character/ sub-character area within the Development Zones.
- 7.2 The DAS explains how the development responds to the Design Code and the emerging character of Wellesley. The proposed scheme would range from 2 to 3 storeys in height (with single-storey garages) and would comprise of a mix of detached, semi-detached and terraced houses and flats together with landscaping, access and parking. The scheme would deliver the western side of the proposed Stanhope Lines Linear Park, which is the key area of public open space at the heart of Wellesley.
- 7.3 The Planning Statement and the DAS describe the following key features of the layout of the proposed development layout:
- Provision of a formal Linear Park East-West in memory of the original historic parade ground with defined building gaps onto the frontage to Queens Avenue and Farnborough Road to frame views across through Stanhope Lines Linear Park and Parade Park to the east;
  - Proposed buildings fronting onto Stanhope Lines Linear Park, set back behind the tree-lined avenue, with detached dwellings of 2 - 2½ storeys in height placed along the street to create a strong skyline rhythm;
  - Two formal tree-lined avenues along West Hope Grant's Road and Steele's Road with landscape proposals aim to deliver a formal rhythm for the tree planting and the retention and enhancement of a substantial area of trees on Steele's Road;
  - Incorporation of L-shaped corner three-storey apartment buildings on key corners in accordance with the Wellesley Masterplan;
  - Medium to large building setbacks around the frontages to retain existing trees, on the edges of the zones, including large group of mature trees on the northwest corner of the application site, and 5 Lime Trees to be retained at the western end of West Hope Grants Road;
  - Proposed position of gardens and hedging to provide a buffer between the development and the school grounds;
  - New two-storey housing within the central part of the School End Development Zone

to offer an intimate residential character, with dwellings located on either side of the street improving enclosure;

- Proposed three-storey apartment buildings set behind substantial landscaped area and retained trees, located on the northwest corner of the site within School End Development Zone. This sub-character area of Alisons Gateway/ Alision's Road West will form the principle gateway in to Wellesley from the west side.

7.4 The scheme reflects the layout of the illustrative Wellesley Masterplan and the approved parameter plans in relation to layout and road hierarchy (dwg.PP7). The Design and Access Statement demonstrates how the proposed development generally complies with the setbacks, degrees of street frontage enclosure and material palettes prescribed by the Design Codes.

7.5 The proposed building heights would fully accord with the outline planning application Maximum Building Heights Parameter Plan PP4, which stipulates that the site may accommodate buildings of up to 3 to 5 storeys or 20 metres. The tallest buildings proposed would be the apartment blocks which would be maximum three-storeys with ridged and hipped roofs.

## **8.0 Character, Appearance & Impact on Heritage Assets**

8.1 Pre-application discussions, together with Bellway's previous experience delivering homes at Wellesley, has helped to ensure that the architecture and detailing of the proposed dwellings would complement the character and quality of the existing adjoining development at Wellesley.

8.2 During the pre-application process, the Applicant worked closely with RBC to secure positive amendments and improvements to detailed design, appearance and materials proposed for the proposed development, specifically where the new dwellings would front Queen's Avenue, either side of the Stanhope Lines Linear Park. This is a particularly sensitive part of the site which is designated as a heritage sub-character area and is in the heart of Wellesley near the Cambridge Primary School and the proposed Neighbourhood Centre. It falls centrally within the Aldershot Military Conservation Area, in the vicinity of The Grade II Listed Alexander Observatory, the Grade II Listed 4<sup>th</sup> Division Building and 8<sup>th</sup> Division WW1 Memorial.

8.3 Particular attention has also been paid to the interface between the proposed scheme and the earlier phases of Wellesley. Specifically, the character, external materials and rhythm of new dwellings proposed along the north side of West Hope Grants Road, which would face the Corunna Development sub-phases to the south. In this regard the spacing, design and the proportion of white rendered dwellings is increased to provide a coherent approach to the treatment of the West Hope Grants Road and the corresponding section of Hope Grants Road to the east side of Queens Avenue.

### *Heritage Trail*

8.4 Condition 4 of the hybrid outline planning permission and the associated s106 legal agreement, requires any Reserved Matters Applications to include details of the relevant part of the Heritage Trail, in relation to that Development Zone. Accordingly, the Design & Access Statement demonstrates that the proposed route of the Heritage Trail would move through the application site through the linear public open spaces. The DAS notes that the Heritage Trail will encompass various monuments along its

route and explains that the Montgomery Memorial Stone, which is currently located along West Hope Grants Road, has been identified within the Design Codes for potential relocation within the proposed formal area of public open space/linear park in the Stanhope Lines Character Area (subject to consultation and the relevant consent). This part of the Heritage Trail will also incorporate The Grade II Listed Alexandra Observatory which is situated just outside of the Reserved Matters Area, fronting Queens Avenue.

### *Conclusion*

- 8.5 It is considered that the scale and layout of the development would accord with the approved Outline Planning Permission parameter plans and the principles set by the approved Design Code Documents 1, 2 and 3. The detailed design accords with the palettes described within the Design Codes, dictated by the variable levels of design code control and the designated character areas. The proposed development responds to the architecture and setting of adjoining heritage assets and adjoining phases. As such, subject to the imposition of planning conditions to seek further details of materials, brick and stone detailing (conditions 5 and 6), it is considered that the proposals represent high quality development that would maintain the character and appearance of the Wellesley Development, and would preserve and enhance the Aldershot Military Conservation Area and the setting of adjoining heritage assets. The proposals are consistent with Local Plan policies SP5, HE1, HE3 and DE1

## **9.0 Transport, parking & access –**

- 9.1 Details of the site layout, roads and footpaths, refuse and recycling storage a Transport Statement and revised Construction Traffic Management Plan have been submitted with the Reserved Matters Application, in accordance with the requirements of Condition 4. A Transport Assessment (including Travel Plans and Public Transport Strategy) was approved as part of the outline planning permission for Wellesley. Road hierarchy and design principles for the AUE site were established with the approval of the Design Codes and drawing PP7.
- 9.2 Vehicular and pedestrian access to the development would be from Alisons Road to the north, to the east from Steele's Road (Via Queens Avenue) and from West Hope Grants Road to the south. It is considered that proposed layout of the roads is consistent with the principles and road hierarchy established in the approved Design Codes.
- 9.3 Policy IN2 (Transport) requires new development to provide appropriate parking provision in accordance with the Council's 'Car and Cycle Parking Standards' supplementary planning document (SPD) (March 2024). In terms of residential car parking, *"there is 'a presumption that the parking standard (including the visitor parking requirement) should be provided in full"* (para.5.1).
- 9.4 The standards require one car parking space per 1-bedroom dwelling, two spaces for 2/3-bedroom dwellings and three spaces for every residential property of 4 or more bedrooms. For visitor parking there should be 1 visitor parking space for every 3 x 1-bedroom properties and 1 visitor parking space for every 5 properties of 2 or more bedrooms. Parking spaces designed to wheelchair standards should be provided to serve all proposed wheelchair units.

- 9.5 The Planning Statement confirms that the proposal would meet the parking standards in full. In this regard, 623 car parking spaces will be provided across the site, comprising of 564 residential spaces, and 59 unallocated/visitor spaces. 130 of the properties would also benefit from a private garage, however these garages cannot, and have not been, counted towards the car parking calculations, in accordance with Principle 10 of the Council's Car and Cycle Parking Standards'. The garages could however provide storage space for bicycles and as such have been included in those calculations.
- 9.6 Private parking spaces for the houses would be provided within the curtilage of each property on drives. Parking for the apartment blocks would be provided within courtyards and undercroft parking. Some areas of on-street parking are proposed to deliver the required visitors' parking spaces. The submitted parking plan also identifies wheelchair unit compliant spaces in accordance with the relevant design standards.
- 9.7 The Planning Statement confirms that cycle storage would be provided in accordance with the Council's standards of 1 space per 1-bed dwelling and 2 spaces per 2, 3 and 4-bed dwelling. In the case of individual houses, it is envisaged that bicycles would be stored within private gardens, sheds or garages within the curtilage of the dwellings. Cycle parking for the occupants of the apartments would be provided in secure cycle storage areas attached to/located within the block to which they serve.
- 9.8 Hampshire County Council (Highways Development Planning) were consulted in relation to the application and provided detailed advice to the developer. Given the intention for the roads to be adopted by HCC (s38 adoption process) various amendments and points of clarification have been sought during the course of the application and the applicant has provided supplementary transport notes and amended drawings to address the concerns raised. These matters have included details of pedestrian visibility splays, adjustments to tracking for service vehicles, detailed design of parking spaces, position of lampposts, adjustments to position of proposed crossing points to predict desire lines. Details relating to the impact of existing school related parking and revisions to the Construction Traffic Management Plan have been received.
- 9.9 HCC have confirmed that the issues raised have now been satisfactorily addressed, subject to the imposition of a planning condition (condition 8) to seek the detailed design of the traffic calming measures proposed for the 'Green Lanes' sections of shared space which would run along either side of the Public Open Space. Conditions 12 and 13 are proposed to ensure that the parking spaces and cycle stores are implemented and allocated as detailed on the approved plans and retained for that purpose for the life of the development.

#### *Refuse and Recycling Storage*

- 9.10 The proposed development would be serviced by the Council's Community Contracts Team and they have been consulted in relation to the detail of the proposals. Drawing no. 102205-BEL-TV-02 REV D provides details of the refuse strategy for the development. The application states that the refuse strategy and provision has been designed in accordance with Rushmoor Borough Council's published advice.
- 9.10 The strategy states that the private refuse storage for houses is generally located in rear gardens and would be moved by residents on collection day to kerbside (on curtilage) or communal refuse collection points. Private refuse collection would be from kerbside adjacent to the dwelling boundary or from communal refuse collection points.

Communal internal refuse storage is provided for apartments. The submitted drawing indicates worst-case, carry/travel distances to and from collection points for residents and operatives. The application is also supported by revised tracking diagrams that HCC have confirmed demonstrate sufficient turning widths for refuse vehicles, in accordance with Local Plan policy IN2. An informative is proposed to advise the developer that, where refuse vehicles would be expected to enter private courtyard areas, the road surface shall be suitable for a 32-tonne vehicle. The Community Contracts Team have provided further advice for the developer regarding the type/size of bins required and the design and access considerations for bin stores.

## **10. Impact on neighbours –**

- 10.1 The closest adjoining residential properties are located to the south of the application site within the Corunna Development Zone, separated by the carriageway of West Hope Grant's Road. A representation of objection has been received from one of the occupants of the Corunna Development Zone. The points of objection are summarised and addressed in the preceding consultation section of this Report.
- 10.2 The proposed residential development would wrap around the south and west boundaries of the school playing fields, a significant distance away from the main school building. The rear gardens of the dwellings in question would back on to the playing fields separated by proposed hedging and fencing, designed to safeguard the privacy of residents and in the interests of the adjoining school.
- 10.3 Given the design and scale of the proposed development, and the separation and width of the adjoining highways, it is not considered that the proposed development when completed would result in any unacceptable impacts on the neighbouring properties by reason of overlooking, loss of outlook or loss of privacy.
- 10.4 Planning conditions are proposed to restrict the hours of construction (condition 22) and to ensure compliance with the submitted Construction Traffic Management Plan (condition 17). This is to safeguard the amenities of neighbouring occupiers, including the Primary School use, during the construction period.
- 10.5 Taking into account the context of the site and the residential nature of the proposed use, it is considered that proposed development would be compatible with and would not result in any demonstrable harm to the amenities of neighbouring occupiers or users, in accordance with Local Plan policy DE1.

## **11. Living environment created for future residents –**

- 11.1 The Ministry of Housing, Communities and Local Government's *Technical Housing Standards* (2015) defines minimum floor areas and built-in storage requirements for all new residential dwellings. These standards are reflected within Policy DE2 (Residential Space Standards) of the *Rushmoor Local Plan*. The revised accommodation schedule confirms that the proposed dwellings would either meet or exceed the required internal space standards. The application confirms that the five (5) affordable rented wheelchair user dwellings will meet the requirements of Building Regulations Part M4(3).
- 11.2 Policy DE3 (Residential Amenity Space Standards) requires all new residential development and conversions '*to provide good-quality, useable private outdoor space in the form of gardens, balconies and/or roof terraces*'. The minimum requirement for



private outdoor space is a 5 sqm balcony within flatted development accessible from the main habitable room, a 15 sqm garden for 1-2 person dwellings in the form of houses, and a garden space of a minimum of 30 sqm for family housing (two-bedroom residential units and above). Where it is not possible to provide private outdoor space, additional living space equivalent to the private open space requirement is expected to be added to the minimum GIA of the dwelling, as outlined in Policy DE2.

- 11.3 The proposed scheme would provide usable private gardens for all houses, which would generally accord with the minimum size requirements set out in policy DE3. Some, but not all the proposed flats would benefit from a balcony. While some of the flats without private outdoor space have been provided with additional internal living space in accordance with Policy DE3, this is not the case for all the flats. However, given the substantial area of the public open space to be provided within the development and the proximity to the destination playground located within Stanhope Lines East to the east of Queens Avenue, it is considered acceptable on balance that not all the proposed flats would benefit from increased internal living space where balconies have not been provided. It is also noted that the broad layout and density of the development was established with the outline planning permission, prior to the adoption of policy DE3,
- 11.4 It is therefore considered that the proposed development would provide new dwellings of an acceptable size and layout with sufficient natural light, ventilation and access to adequate private and public amenity space. Sufficient spacing would be provided between dwellings and habitable room windows in order to safeguard against loss of privacy and outlook. The provision of open space across within the development would comply with the Green Infrastructure Strategy approved with the outline application.
- 11.5 The Council's Environmental Health Officer has reviewed the Noise Assessment submitted in accordance with the requirements of Condition 4 of the outline planning permission. The Officer notes that recommendations have been made for the minimum sound insulation performance criteria for glazing and ventilation for facades. In addition, day and night-time noise limit criteria have been recommended for all external plant. No additional recommendations were considered necessary for outdoor amenity space. The Officer confirmed that provided these performance levels are met, then Environmental Health are satisfied, acceptable noise levels in all habitable rooms will be achieved. EH can therefore accept the recommendations of the submitted Noise Assessment. Condition 19 is therefore proposed to ensure that the proposed mitigation measures are implemented in accordance with the recommendations of the Noise Assessment report.
- 11.6 Consultation comments and advice received from the County's Fire and Rescue Services, have been forwarded to the Applicant for consideration in the detailed design of the scheme.
- 11.7 It is therefore considered that the development would provide a satisfactory living environment for future residents, in accordance with Local Plan policies DE1, DE2, and DE3.

## 12. Pollution & remediation –

### *Air Quality and Noise Generation*

- 12.1 There would be no significant air quality impact as a result of this residential phase of the development. Therefore, no Air Quality Assessment is required under Condition 4 of the outline planning permission in respect of Development Zones H and I. Further, given the residential nature of the proposals, no issues have been identified in relation to noise generation from the development. The proposed residential use would be compatible with the character of the area with reference to Rushmoor Local Plan policy DE10 Pollution.

### *Lighting*

- 12.2 A Lighting Assessment and details of a lighting scheme have been submitted with the Reserved Matters Application in accordance with the requirements of Condition 4 of the outline planning permission. The Council's Environmental Health Officer has raised no objection to the lighting proposals in respect of the development's potential impact on residential amenity having regard to Local Plan policy DE10 (Pollution). The report also assesses the potential impact of the development on ecological receptors, and this is discussed further in the Ecology section below.

### *Contaminated Land*

- 12.3 A School End Phase I Desk Study and Phase II Site Investigation Report (Leap Environmental, July 2022) and Stanhope Lines West Phase I Desk Study and Phase II Site Investigation Report (Leap Environmental, July 2022) have been submitted with the Reserved Matters Application, in accordance with the requirements of Condition 4 of the outline planning permission. The Council's Environmental Health Officer has reviewed the report and has confirmed agreement with the approach set out in the recommendations of the reports, commenting as follows:

*“The Phase 2 site investigation has investigated soils and ground gases on site. One area was identified with elevated concentrations of benzo(a)pyrene, indicating the site may be locally impacted with PAH compounds. Some additional testing will be required in garden areas to establish whether soils will be suitable for use. In addition, no topsoil is currently available on site for gardens/landscaped areas, so will likely need to be imported. This also needs to be tested at source to ensure its suitability.*

*In accordance with BS8485:2015, a preliminary classification of Characteristic Situation 2 is recommended for the site. This is based on the monitoring undertaken so far that identified elevated levels of methane during one of the monitoring visits. Further monitoring is recommended to fully assess the gas risk.*

*The report recommends that a Remediation Method Statement be produced once the final site designs are complete. Environmental Health would agree with this approach and the RMS will need to be submitted to the Council for approval. In addition, a Verification report will need to be submitted for approval post completion of remedial works, documenting imported materials are suitable for use and that all remedial works have been completed as agreed. Condition 14 can be considered part complied with. 14 (iii) and (iv) still outstanding.”*

- 12.4 It is noted in respect of the above comments that the above requested details of contamination investigation and remediation are secured by Conditions 14, 15 and 16 of the outline planning permission in respect of each Reserved Matters Area/ Development Zone. These conditions require further detailed assessments and validation reports to be undertaken in relation to each zone as described above, and will also ensure, if necessary, that suitable additional remedial measures be submitted to the Council in the event that previously unidentified contamination is discovered. As such, no objection is raised in respect of Local Plan policy DE10 (Pollution).

#### *Construction Environmental Management Plan*

- 12.5 A Construction Environmental Management Plan strategy (CEMP) was submitted with the Reserved Matters Application in accordance with the requirements of Condition 4 of the outline planning permission. The purpose of the CEMP is to reduce the risk of adverse impacts resulting from the construction of the development on sensitive environmental resources and to minimise disturbance to local residents and other sensitive receptors, in accordance with the relevant Local Plan policies. The Council's Environmental Health Officer has reviewed the strategy and is satisfied with the measures set out within the CEMP. The CEMP is discussed further in the Ecology section below.

### **13.0 Nature conservation and trees –**

- 13.1 The Reserved Matters Application (RMA) includes detailed hard and soft landscape proposals and is supported by an Ecological Appraisal, Arboricultural Method Statement, Lighting Strategy, Biodiversity Net Gain Assessment and Landscape Management and Maintenance Plan and a Construction Environmental Management Plan.

#### *Ecology & Biodiversity Net Gain*

- 13.2 The Outline Planning Permission was approved 10 years before the 10% Biodiversity Net Gain (BNG) for all larger developments became mandatory, independently from any Local Plan Policy requirement. Nevertheless, Rushmoor Local Plan Policy NE4 states *“development proposals should seek to secure opportunities to enhance biodiversity and include proportionate measures to contribute, where possible, to a net gain in biodiversity, through creation, restoration, enhancement and management of habitats and features, including measures that help to link key habitats.”*
- 13.3 The Ecological Appraisal submitted with the RMA identifies all Ecological Designations relating to the site. It notes that a small part of the northwest corner of the site includes the A325 Slip to Alison's Road Site of Importance for Nature Conservation (SINC) and Road Verge of Ecological Importance (RVEI), which has been *“...designated on the basis of supporting Roman Chamomile. Mitigation and enhancement measures are proposed to safeguard the designation.”* And, *“In addition, appropriate safeguarding and mitigation measures are set out in relation to the Basingstoke Canal Site of Special Scientific Interest (SSSI). All other ecological designations in the surrounding area are physically well separated from the site and are therefore unlikely to be adversely affected by the proposals.”*
- 13.4 As noted above, the Wellesley development includes Suitable Alternative Natural Greenspace (SANG) approved as part of the hybrid outline planning permission (ref:

12/00958/OUT), secured and delivered by s106 legal agreement together with Strategic Access and Monitoring (SAMM) contributions. Taking into account these mitigation measures, the proposals are not likely to have a significant effect, alone or in combination upon the nature conservation interest and objectives of the Thames Basin Heath Special Protection Area (SPA), in accordance with saved South East Plan Policy NRM6, Local Plan policy NE1 and Rushmoor's Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy (AMS) as updated April 2021. Natural England have therefore confirmed no objection given the SANG and SAMM requirements have been fully met under the wider AUE Outline application.

- 13.5 In relation to habitats and protected species, the Ecological Appraisal states *“The site is dominated by artificial unvegetated, unsealed surface and recolonised vegetation together with areas of amenity grassland, woodland, semi-improved grassland, species-poor semi-improved grassland, bramble scrub, ditches, hardstanding and introduced shrub. The majority of the woodlands are to be retained under the proposals and will be protected during construction. All other habitats within the site are not considered to form important ecological features and their loss to the proposals is of negligible significance.”* The appraisal confirms that there are no specific records of any protected, rare or notable plant species from within the site.
- 13.6 Mitigation measures relating to both the construction and the operational phases of the development are proposed. These are outlined in Section 6.0 of the Ecological Appraisal and in the Construction Environmental Management Plan. The measures include mitigation to prevent pollution to identified sensitive receptors which could potentially occur through surface water run-off. In this regard, the Construction Environmental Management Plan includes a recommendation for a Construction Surface Water Management Plan to be submitted for approval prior to the commencement of the development in order to safeguard the Basingstoke Canal SSSI against pollution and run/off sedimentation. (See proposed condition 3).
- 13.7 The Ecology Appraisal concludes that *“The proposals present the opportunity to secure a number of biodiversity net gains, including additional native tree planting, new roosting opportunities for bats, and more diverse nesting habitats for birds.”* And *“...the proposals have sought to minimise impacts on biodiversity and subject to the implementation of appropriate avoidance, mitigation and compensation measures, it is considered unlikely that the proposals will result in significant harm.”*
- 13.8 The various recommended mitigation and enhancement measures set out within Section 6.0 of the Ecological Appraisal and are reflected in the submitted Landscape Management and Maintenance Proposals. The proposed biodiversity enhancements include: new native planting, wildflower grassland, wetland features (swales), bat boxes, hedgehog nest homes. Hedgehog highways, bird boxes, habitat piles for invertebrates, bee bricks and stag beetle loggeries. The mitigation measures include tree planting and tree protection measures, pollution control, a SINC impact survey and a sensitive lighting scheme (bats and other nocturnal fauna).
- 13.9 Section 8.2 of the submitted Lighting Strategy submitted with the RMA states that the current proposal for street lighting comprises of the installation of 6m columns in areas where the roads/lighting is to be adopted by HCC. However, in 8.2.4 it states *“The results of the additional bat surveys recommended for the southern portion of the application in the ecology report, may alter the recommendations. Following the*

*additional surveys, it may be found necessary to have localised reductions to 5 metres as used east of Queen's Avenue..."*

- 13.10 The Council's Ecology Officer has reviewed the Reserved Matters Application and supporting documents and has noted that the submitted Biodiversity Net Gain (BNG) metric has indicated a gain of 0.95%. The Officer has commented "*The BNG Assessment report presents a post-development habitat restoration and enhancement plan that enables the development to demonstrate compliance with existing National Planning Policy Framework obligations to achieve no net loss. Therefore, in order to comply with National planning policy, the development needs to achieve the post-development habitat distinctiveness and condition as set out within the above referenced Biodiversity Net Gain Assessment report.*"
- 13.11 The Officer has noted that currently "*there appears to be some disconnect between the stated post-development habitat distinctiveness and condition proposals stated in the Biodiversity Net Gain Assessment report, and current submitted landscaping proposal plans. For example, the landscape plans identify planting non-native trees (London Plane and the cherry) along the middle central linear park. The BNG assessment has very specific recommendations in order to ensure that habitat created meet the distinctiveness and condition specified within the Metric document supplied. This will ensure that the stated 'no net loss' will be achieved.*"
- 13.12 The Officer has therefore recommended that appropriate planning conditions are imposed to secure detailed planting and species protection and enhancements measures, in accordance with Biodiversity Net Gain metric requirements and as recommended in the relevant supporting documents. Conditions 7 and 10 are therefore proposed to seek further detailed proposals of the ecological mitigation and enhancement accompanied by updated detailed planting plans together with a revised sensitive lighting strategy.
- 13.13 It is therefore considered that subject to appropriate safeguarding conditions, the proposed scheme would mitigate any adverse impacts on wildlife and ecologically sensitive receptors and would provide opportunities for biodiversity enhancement in accordance with Local Plan policy NE4 (Biodiversity).

#### *Trees*

- 13.14 An Arboricultural Method Statement (AMS) has submitted with the Reserved Matters Application in accordance with the requirements of Condition 4 of the outline planning permission. Drawing PP5 of the Wellesley Hybrid Outline Planning Permission identifies those trees to be retained (unless otherwise agreed with RBC) and those to be removed as a result of the development. Existing trees that were not identified for removal on PP5 are afforded protection by condition 12 of the Outline Planning Permission, regardless of whether or not they are located within a conservation area. However, it is noted that since the granting of the outline permission over 10 years ago, various trees have been consented removal across Wellesley through the submission of Reserved Matters Applications or approval of details applications under condition 12.
- 13.15 The AMS includes a detailed Tree Survey which was shared with the Council prior to the submission of the Reserved Matters Application. In this regard, the Applicant engaged with the Council early in the pre-application design stages of the current proposals, to establish an acceptable approach to tree removal and tree retention at the

development site. The AMS explains how the Category A trees on the site have been the priority for retention, stating “*the principal tree cover within the influence of the site occur at the very eastern and western extents of the application area; to the east, two mature Monterey Pine (T30 and T31) sit adjacent to Queens Avenue, whilst to the west, a similarly established collection containing Copper Beech (T56), Wellingtonia (T80), English oak (T77) and London, Plane (T72 & T75) bookends the site and provides screening from Farnborough Road which lies further west. All are considered to be high-quality examples of their species, to provide a significant contribution to the site’s amenity, and to warrant category A within BS5837:2012 guidance on that basis. Consistent with a British standard recommendations, these seven trees have been the key priority for attention within the design of the scheme currently proposed.*”

- 13.16 The submitted AMS identifies those Category B, C and U trees which would require removal to facilitate the development. It confirms that no Category A trees would be removed. During the pre-application process the Planning Officer advised that whilst it was inevitable that the removal of some moderate quality Category B trees would be necessary to deliver the development approved by the Outline Planning Permission; the Officer did not support the original proposals to remove a line of 5 Lime Trees located at the western end of West Hope Grants Road, as these trees contributed to the ‘Tree Lined Avenue’ character established by the Design Codes for this sub-character area of the Stanhope Lines West Development Zone. The Applicant therefore adjusted the site layout to allow for the retention of the Lime Trees by setting Block 6 sufficiently further back from West Hope Grant’s Road.
- 13.17 It is therefore accepted that the tree removal, including the removal of some moderate quality Category B trees is necessary to deliver the development approved by the Outline Planning Permission. The proposals are considered acceptable on balance given the constraints of the site and taking into account the extent of mitigation tree planting proposed. Conditions 7 and 15 are proposed in respect of detailed tree planting proposals and to ensure that the tree protection and monitoring measures set out in the Arboricultural Method Statement are fully implemented, in accordance with Local Plan policy NE3 Trees and Landscaping.

#### **14. Flood risk & drainage –**

- 14.1 Policy NE8 (Sustainable Drainage Systems) of the *Local Plan* requires ‘*the implementation of integrated and maintainable SuDS in all flood zones for both brownfield and greenfield sites*’. The site is located in Flood Zone 1 and is generally at very low risk of surface water flooding with isolated areas at an elevated risk.
- 14.2 A Flood Risk and Drainage Strategy (Mayer Brown, February 2024) was submitted with the Reserved Matters Application as required by Condition 4 of the outline planning permission. The strategy also refers to the Site Wide Drainage Strategy approved with the outline planning permission, which was dealt with on a catchment wide basis as agreed with the Environment Agency.
- 14.3 The drainage strategy states “*the surface water run-off from the site will be discharged into existing surface water sewer network in Alisons Road and Steele’s Road at a restricted rate. The SuDS features will ensure floodwater will be safely contained within the site boundary up to an including the one in 100 year event +40% climate change. In the event that the capacity of the proposed surface water drainage network is exceeded, the excess water will follow the topography of the ground and flow overland*”

*towards the northern boundary into the soft landscaping and or into the Alison's Road drainage network, leaving properties unaffected.” And, “The proposed foul sewers serving the development will connect to the existing foul sewers in Alisons Road and Steele's Road via gravity”.* The proposed SuDS features (Sustainable Drainage Systems) include permeable paving for private driveways, traditional gully network on roads and footways, below ground attenuation tanks, basins and hydro brake chambers.

- 14.4 Hampshire County Council (HCC) as the Lead Flood Authority (LLFA) were consulted in respect of the planning application and requested further details to be submitted relating to the proposed removal of exiting ditches on the site, and proposed discharge rates and sewer connection agreements. Following receipt of these details, HCC confirmed that as the LLFA they raise no objection to the Reserved Matters Application.

## **15. Sustainable construction & renewable energy –**

- 15.1 Local Plan Policy DE1 expects proposals to *'promote designs and layouts which take account of the need to adapt to and mitigate against the effects of climate change, including the use of renewable energy'*. The Planning Statement submitted with the application confirms that consideration has been given to building design, passive solar design and energy, efficient site-layouts, where possible in the design of the scheme.

- 15.2 An Energy and Sustainability Statement has been submitted with the application. The application states that the buildings will be constructed following a fabric first approach, to meet and exceed where possible, Building Regulations 2021 standards, with insulation, thermal bridging and air leakage all improved beyond the minimum compliance levels and low carbon or renewable energy systems integrated, thereby achieving a 31% reduction in CO2 emissions over building regulations 2013 standards. The Statement also confirms that EV charging infrastructure will be incorporated in to the development and that the new dwellings will meet the water efficiency standard of 110 litres per person per day, in line with Policy DE4 (Sustainable Water Use). Compliance Condition 21 and Informative 8 are proposed in respect of the water efficiency standard.

## **16.0 Archaeology -**

- 16.1 Condition 4 of the Outline Planning Permission requires an Archaeological Watching Brief to be submitted with each Reserved Matters Application. This was because the archaeological, desk-based assessment submitted with the Outline Application concluded that the site has low potential for surviving archaeological remains to be present due to previous development impacts. The Applicant has instead submitted a Written Scheme of Investigation for Archaeological Evaluation (WSI), which proposes carrying out field work (trenching) prior to start on site, as an alternative to a watching brief which would be undertaken during construction.

- 16.2 The County Archaeologist was consulted and has confirmed that he endorses the Applicant's two-stage evaluation approach, commenting *“the results of this evaluation will inform further archaeological work, if merited, as secured by the existing archaeological conditions attached to the outline planning permission, or may inform no further archaeological work is merited, and provide a basis on which to discharge the archaeological conditions attached the outline planning permission, if, for example, the results demonstrate that there is no residual archaeological potential at the site.”*

16.3 Compliance with condition 20 is therefore proposed to ensure that the development is carried out in accordance with the Written Scheme of Investigation for Archaeological Evaluation as approved, in accordance with Local Plan policy HE4 Archaeology.

## 17.0 Conclusion

17.1 The Reserved Matters scheme sufficiently reflects the terms of the outline planning permission for the Aldershot Urban Extension, including the parameter plans and the principles of the approved Design Codes. Subject to appropriate planning conditions, the development would have no harmful impact upon the character and appearance of the area, on nature conservation or adjoining heritage assets including the Aldershot Military Conservation Area. The accommodation would provide an acceptable living environment for future occupiers and there would be no adverse impact on neighbouring amenity or uses. The proposals would be acceptable in highway terms.

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

## FULL RECOMMENDATION

It is recommended that Reserved Matters Approval be **GRANTED** subject to the following conditions and informatives:-

### *Time limit*

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

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

### *Approved plans*

2 The permission hereby granted shall be carried out in accordance with the following approved drawings and documents:

Drawings: 102205-BEL-TV-01 REV D; 102205-BEL-TV-02 REV D;  
102205-BEL-TV-03 REV D; 102205-BEL-TV-04 REV D; 102205-BEL-TV-05 REV D;  
102205-BEL-TV-06 REV D; 102205-BEL-TV-07; 102205-BEL-TV-08 REV D; 102205-BEL-TV-09 REV D; 102205-BEL-TV-PER01 REV A;  
102205-BEL-TV-PER02 REV A; 102205-BEL-TV-PER03 REV A;  
102205-BEL-TV-PER04 REV A; 102205-BEL-TV-PER05 REV A;  
102205-BEL-TV-PER06 REV A; 102205-BEL-TV-PER07; 102205-BEL-TV-PER08;  
102205-BEL-TV-PER09; 102205-BEL-TV-SS01 REV A;  
102205-BEL-TV-SS02 REV A; 102205-BEL-TV-SS03 REV B;  
102205-BEL-TV-SS04 REV A; 102205-BEL-TV-SS05 REV A;  
102205-BEL-TV-SS06 REV B; 102205-BEL-TV-SS07 REV B;  
102205-BEL-TV-SS0; BA-2B-2S-P1;



BA-2B-2S-TB-E1 REV A; BA-2B-2S-TB-E2 REV A; BA-2B-2S-TB-E3 REV A;  
BM-3B-2S-P1 REV C; BM-3B-2S-TB-E1 REV A; BM-3B-2S-TB-E2 REV A;  
BO-3B-2S-P1; BO-4B-2S-TB-E1 REV A; BO-4B-2S-TB-E2 REV A; CT+-4B-2S-P1;  
CT+-4B-2S-TB-E1 REV A; CT+-4B-2S-TB-E2 REV A; CT+-4B-2S-TB-E3 REV A;  
DE-3B-2S-P1-A REV A; DE-3B-2S-P2-A REV A; DE-3B-2S-TB-E1-A REV A;  
DE-3B-2S-TB-E2-A REV A; FC-4B-25S-P1 REV A; FC-4B-25S-TB-E1 REV A;  
LA-3B-25S-P1; LA-3B-25S-P2; LA-3B-25S-TB-E1 REV A; LA-3B-25S-TB-E2 REV A;  
LA-3B-25S-TB-E3 REV A; LY-3B-2S-P1; LY-3B-2S-TB-E1 REV A;  
LY-3B-2S-TB-E2 REV A; LY-3B-2S-TB-E3 REV A; LY-3B-2S-TB-E4;  
MA-3B-2S-P1; MA-3B-2S-P2; MA-3B-2S-TB-E1 REV A; MA-3B-2S-TB-E2 REV A;  
MA-3B-2S-TB-E3 REV A; MA-3B-2S-TB-E4 REV A; MW-5B-25S-P1;  
MW-5B-25S-TB-E1 REV A; NA-2B-2S-P1 REV A; NA-2B-2S-TB-E1 REV A;  
PH-4B-2S-P1; PH-4B-2S-TB-E1 REV A; PH-4B-2S-TB-E2 REV A;  
PH-4B-2S-TB-E3 REV A; PO-2B-2S-P1; PO-2B-2S-TB-E1 REV A; PO-2B-2S-TB-E3  
REV A; PO-2B-2S-TB-E4 REV A; PW-3B-2S-P1 REV A; PW-3B-2S-TB-E1 REV A;  
PW-3B-2S-TB-E2 REV A; RE-4B-2S-P1 REV A; RE-4B-2S-TB-E1 REV A;  
RE-4B-2S-TB-E2 REV A; TI-3B-2S-P1; TI-3B-2S-TB-E1 REV A;  
TI-3B-2S-TB-E2 REV A; TI-3B-2S-TB-E3 REV A; TI-3B-2S-TB-E4 REV A;  
TI-3B-2S-TB-E5 REV A; TI-3B-2S-TB-E6; TU-3B-2S-P1 REV B;  
TU-3B-2S-TB-E1 REV A; TU-3B-2S-TB-E2 REV A; WE-4B-2S-P1;  
WE-4B-2S-TB-E1 REV A; WE-4B-2S-TB-E2 REV A; WL-3B-2S-P1;  
WL-3B-2S-TB-E1 REV A; WL-3B-2S-TB-E2 REV A; WL-3B-2S-TB-E3 REV A;  
WL-3B-2S-TB-E4; WW-3B-25S-P1; WW-3B-25S-TB-E1 REV A;  
WW-3B-25S-TB-E2 REV A; NOA-3S-TC01-P1 REV A; NOA-3S-TC01-P2 REV A;  
NOA-3S-TC01-P3 REV A; NOA-3S-TC01-E1 REV A; TOA-3S-TC01-P1 REV A; TOA-  
3S-TC01-P2 REV A; TOA-3S-TC01-P3 REV A; TOA-3S-TC01-E1 REV A; ARA-3S-  
TF01-P1 REV A; ARA-3S-TF01-P2 REV A; ARA-3S-TF01-P3 REV A;  
ARA-3S-TF01-E1 REV A; HAA-3S-TF01-P1 REV B; HAA-3S-TF01-P2 REV B;  
HAA-3S-TF01-P3 REV B; HAA-3S-TF01-E1 REV B; WLA-3S-TF01-P1 REV A;  
WLA-3S-TF01-P2 REV A; WLA-3S-TF01-P3 REV A; WLA-3S-TF01-E1 REV A;  
WLA-3S-TF01-E2 REV A; WLA-3S-TF01-E3 REV A; WLA-3S-TF01-E4 REV A;  
GAR01-R2-TB REV A; GAR02-R3-TB-A; 102205-GAR03-TB REV A;

Documents: Arboricultural Method Statement (Aspect Ecology, March 2024); Flood Risk and Drainage Strategy (Mayer Brown, February 2024); Noise Assessment (Cass Allen, February 2024); Ecological Appraisal (Aspect Ecology, March 2024); Written Scheme of Investigation for an Archaeological Evaluation (Oxford Archaeology, January 2024); School End Phase I Desk Study and Phase II Site Investigation Report (Leap Environmental, July 2022); Stanhope Lines West Phase I Desk Study and Phase II Site Investigation Report (Leap Environmental, July 2022); Landscape Management and Maintenance Plan (Allen Pyke Associates, March 2024); Energy and Sustainability – Carbon Calculation Statement (AES Sustainability Consultants Ltd, January 2024); Affordable Housing Development Zone Strategy and Reserved Matters Statement (Savills, August 2024); Transport Statement (i-Transport, February 2024); Supplementary Transport Note (i-Transport, July 2024) and Supplementary Transport Note (i-Transport, August 2024).

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

### *Construction Surface Water Management Plan*

- 3 Prior to commencement of the development, a Construction Surface Water Management Plan, including measures to prevent safeguard the Basingstoke Canal SSSI against pollution and run/off sedimentation, shall be submitted and approved in writing by the Local Planning Authority in accordance with the recommendations contained within Construction and Environmental Management Plan (Mayer Brown, March 2024) hereby approved. The development shall be carried out in accordance with the Construction Surface Water Management Plan as approved.\*

Reason - To safeguard ecologically sensitive local receptors, during the construction phases of the development.

### *Affordable Housing Strategy*

- 4 Prior to the commencement of any development above ground floor slab level, an updated Affordable Housing Strategy (AHS) Revision 8 shall be submitted to and approved in writing by the Local Planning Authority, and this condition shall apply notwithstanding any indications to these matters which have been given in this application. The development shall be carried out in accordance with the AHS as approved.\*

Reason: To accord with the provisions of the Hybrid Outline Planning Permission and associated s106 Legal Agreement to secure the delivery of affordable housing.

### *Materials*

- 5 Prior to the commencement of any development above ground floor slab level, a schedule of the materials and fenestration (including samples where required by the Local Planning Authority) to be used for the external surfaces of the development hereby approved, shall be submitted to and approved in writing by the Local Planning Authority, and this condition shall apply notwithstanding any indications to these matters which have been given in this application. The development shall be carried out in accordance with the approved details prior to first occupation of the relevant part of the development.\*

Reason - To ensure the satisfactory quality and external appearance of the development and to safeguard the character and appearance of the Conservation Area and the setting of adjoining heritage assets.

### *Brick Detailing and Projecting Bonds*

- 6 Prior to the commencement of any development above ground floor slab level, typical detailed working drawings of brick detailing and projecting bonds for each house type/apartment building (as agreed with the Local Planning Authority) hereby approved shall be submitted to and approved in writing by the Local Planning Authority, and this condition shall apply notwithstanding any indications to these matters which have been given in this application. The development shall be carried out in accordance with the approved details prior to first occupation of the relevant part of the development.\*

Reason - To ensure the satisfactory quality and external appearance of the development and to safeguard the character and appearance of the Conservation Area and the setting of adjoining heritage assets.

*Detailed Planting Plans & Biodiversity Enhancement Measures*

- 7 Notwithstanding the details submitted with the application, no part of the residential accommodation hereby approved shall be occupied until details of an appropriate level of biodiversity enhancement, to demonstrate bio-diversity net gain, have been submitted to and approved in writing by the Local Planning Authority. Such details shall include:
- (i) A revised detailed landscaping and planting scheme, to include native planting, wildflower grassland, wetland features (swales) and semi-mature tree planting and other measures to create areas of additional nesting and foraging habitat for nesting birds and commuting bats;
  - (ii) Bat boxes, bird boxes, hedgehog nest homes and hedgehog highways, habitat piles for invertebrates, stag beetle loggeries and bee bricks;
  - (iii) A schedule for implementation of the biodiversity measures together with a management plan; and
  - (iv) Landscaping and planting implementation phasing plan.

The planting scheme so approved shall be implemented in accordance with the approved landscaping and planting implementation phasing plan. Any tree/shrub removed, dying or becoming seriously diseased within five years of planting shall be replaced by trees/shrubs of similar size and species to those originally approved. The biodiversity enhancement measures shall be implemented and managed as approved in accordance with the agreed timescales.\*

Reason: In the interests of nature conservation and to increase the biodiversity of the site.

*Traffic Calming Measures*

- 8 Notwithstanding the details shown on the submitted plans and prior to the first occupation of the development here by permitted, traffic calming measures shall be installed along the two proposed 'green lanes' in accordance with plans which are first submitted to and approved in writing by the local planning authority in consultation with the Highway Authority.\*

Reason: In the interests of pedestrian and highway safety

*Boundary Treatment*

- 9 Details of the design and location of all boundary treatment (including planted hedging) and any retaining walls proposed within the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. This condition shall apply notwithstanding any indications to these matters which have been given in this application. The development shall be carried out in accordance with the approved details prior to first occupation of the relevant part of the development.\*

Reason - To ensure satisfactory external appearance for the development, to safeguard residential amenity and in the interests of highway safety.

### *External Lighting*

- 10 Prior to the installation of any external lighting associated with the development hereby approved, a scheme for the provision of external lighting together with an Artificial Lighting Assessment (including the design, duration, intensity of illumination and predicted lighting contours), to accord with the recommendations outlined in paragraph 6.1.5 of the Ecological Appraisal (Aspect Ecology, March 2024) and paragraph 8.2.4 of the Lighting Strategy (Enerveo and Mayer Brown, January 2024) hereby approved, shall be submitted to and approved in writing by the Local Planning Authority. Any external lighting installed shall accord with the details so approved.\*

Reason: To safeguard the amenities of surrounding occupiers and to avoid any adverse impacts on ecologically sensitive local receptors.

### *Visibility Splays*

- 11 The development shall not be brought into use until junction visibility splays and forward visibility splays as indicated on the approved plans, in which there should be no obstruction to visibility exceeding 0.6 metres in height above the adjacent carriageway channel line, have been implemented. Such sightlines shall thereafter be retained for the lifetime of the development.

Reason: To provide and maintain adequate visibility in the interests of highway safety

### *Parking spaces*

- 12 The residents' and visitors' parking spaces (including wheelchair users spaces) shall be laid out and allocated in accordance with drawing 102205-BEL-TV-02 REV D hereby approved prior to first occupation of the part of the development to which they relate, and shall be used only for the parking of vehicles ancillary and incidental to the residential use of the development.\*

Reason - To ensure the provision and availability of adequate off-street parking and to safeguard residential amenity.

### *Cycle Parking*

- 13 The communal cycle parking stores proposed within the apartment buildings shown on drawing 102205-BEL-TV-02 REV D hereby approved shall be provided prior to the first occupation of apartments to which they relate and kept available at all times thereafter for the parking of bicycles. \*

Reason – To ensure that a sufficient level of cycle parking is available for the development to meet its operational needs and in the interests of highway safety.

### *Refuse & Recycling Storage*

- 14 The refuse and recycling strategy and bin stores shown on drawing 102205-BEL-TV-02 REV D hereby approved shall be implemented prior to the first occupation of the dwellings to which they relate and retained thereafter for the life of the development.

Reason – To ensure the provision of satisfactory facilities for the storage of refuse and recycling.

### *Arboricultural Method Statement*

- 15 The development shall be carried out strictly in accordance with the Arboricultural Method Statement (Aspect Ecology, March 2024) hereby approved. Prior to first occupation of the development (or relevant phase of the development), a completion report shall be submitted to and agreed in writing by the local planning authority, to demonstrate satisfactory compliance with the tree protection measures outlined in the Arboricultural Method Statement as approved.\*

Reason - To protect the retained trees on the site, to safeguard the character and appearance of the area and in the interests of biodiversity.

### *Construction Environmental Management Plan*

- 16 The development shall be carried out strictly in accordance with the Construction and Environmental Management Plan (Mayer Brown, March 2024) hereby approved.

Reason - To safeguard the amenities of surrounding occupiers and to avoid any adverse impacts on ecologically sensitive local receptors, during the construction phases of the development.\*

### *Construction Traffic Management Plan*

- 17 The development shall be carried out strictly in accordance with the Construction Traffic Management Plan REV B (Mayer Brown, July 2024) hereby approved.

Reason - To prevent any adverse impact on highway safety traffic and parking conditions in the vicinity of the site.

### *Contamination Remediation*

- 18 The development shall be carried out strictly in accordance with the School End Phase I Desk Study and Phase II Site Investigation Report (Leap Environmental, July 2022); Stanhope Lines West Phase I Desk Study and Phase II Site Investigation Report (Leap Environmental, July 2022) hereby approved.

Reason - To safeguard future occupiers of the development

### *Noise Attenuation*

- 19 The development shall be carried out strictly in accordance with the mitigation described within the Noise Assessment ref: RO01-23276-R0 (Cass Allen, February 2024) hereby approved. The internal and external noise levels mitigation shall be implemented prior

to first occupation of the development to which it relates and thereafter retained for the life of the development\*

Reason - To safeguard future occupiers of the development against noise disturbance.

#### *Archaeology*

- 20 The development shall be carried out strictly in accordance with the methodology and recommendations contained within the Written Scheme of Investigation for an Archaeological Evaluation (Oxford Archaeology, January 2024) hereby approved.

Reason - To secure the protection of archaeological assets if they are discovered.

#### *Sustainable Water Use*

- 21 The dwellings hereby permitted shall be designed and implemented to meet the water efficiency standard of a maximum of 110 litres per person per day.

Reason - To ensure that the development makes efficient use of mains water in accordance with Policy DE4 of the Rushmoor Local Plan.

#### *Hours of Construction*

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

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

#### *Removal of PD Rights - Porches*

- 23 Notwithstanding the provisions of Class D, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England), Order 2015 (or any Order revoking and re-enacting that Order), no erection or construction of a porch outside any external door on the principal elevation of a dwellinghouse shall be carried out without the prior permission of the Local Planning Authority.

Reason - To safeguard the character and appearance of the development and to protect the amenities of neighbouring occupiers.

#### *Removal of PD Rights – Roof Extensions*

- 24 Notwithstanding the provisions of Class B, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England), Order 2015 (or any Order revoking and re-enacting that Order), no enlargement of the dwellings hereby approved consisting of an addition or alteration to the roof shall be carried out without the prior permission of the Local Planning Authority.

Reason - To safeguard the character and appearance of the development and to protect the amenities of neighbouring occupiers.

*No Alterations to Garage Doors*

- 25 Notwithstanding the provisions of Class E, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England), Order 2015 (or any Order revoking and re-enacting that Order), no alterations to the principal elevation (including removal of garage door) of the private garages hereby approved, shall be carried out without the prior permission of the Local Planning Authority.

Reason - To safeguard the character and appearance of the development.

## **INFORMATIVES**

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

The proposal has been assessed against following policies of the Council's Development Plan:

- SS1 Presumption in Favour of Sustainable Development
- SS2 Spatial Strategy
- SP5 Wellesley
- IN1 Infrastructure & Community Facilities
- IN2 Transport
- HE1 Heritage
- HE3 Development within or adjoining a Conservation Area
- HE4 Archaeology
- DE1 Design in the Built Environment
- DE2 Residential Internal Space Standards
- DE3 Residential Amenity Space Standards
- DE4 Sustainable Water Use
- DE6 Open Space, Sport & Recreation
- DE7 Playing Fields and Ancillary Facilities
- DE10 Pollution
- LN1 Housing Mix
- LN2 Affordable Housing
- NE1 Thames Basin Heaths Special Protection Area
- NE2 Green Infrastructure
- NE3 Trees and Landscaping
- NE4 Biodiversity
- NE8 Sustainable Drainage Systems

The Council's adopted supplementary planning documents (SPDs) 'Car and Cycle Parking Standards', 2024, Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy (AMS) as updated April 2024 and Aldershot Military Conservation Area Appraisal and Management Plan (RBC, February 2021) are relevant. The *National Planning Policy Framework (NPPF)*, which came into force on 19th February 2019 (updated December 2023), and The Department for Communities and Local Government's Technical Housing Standards (March 2015) are also material considerations.

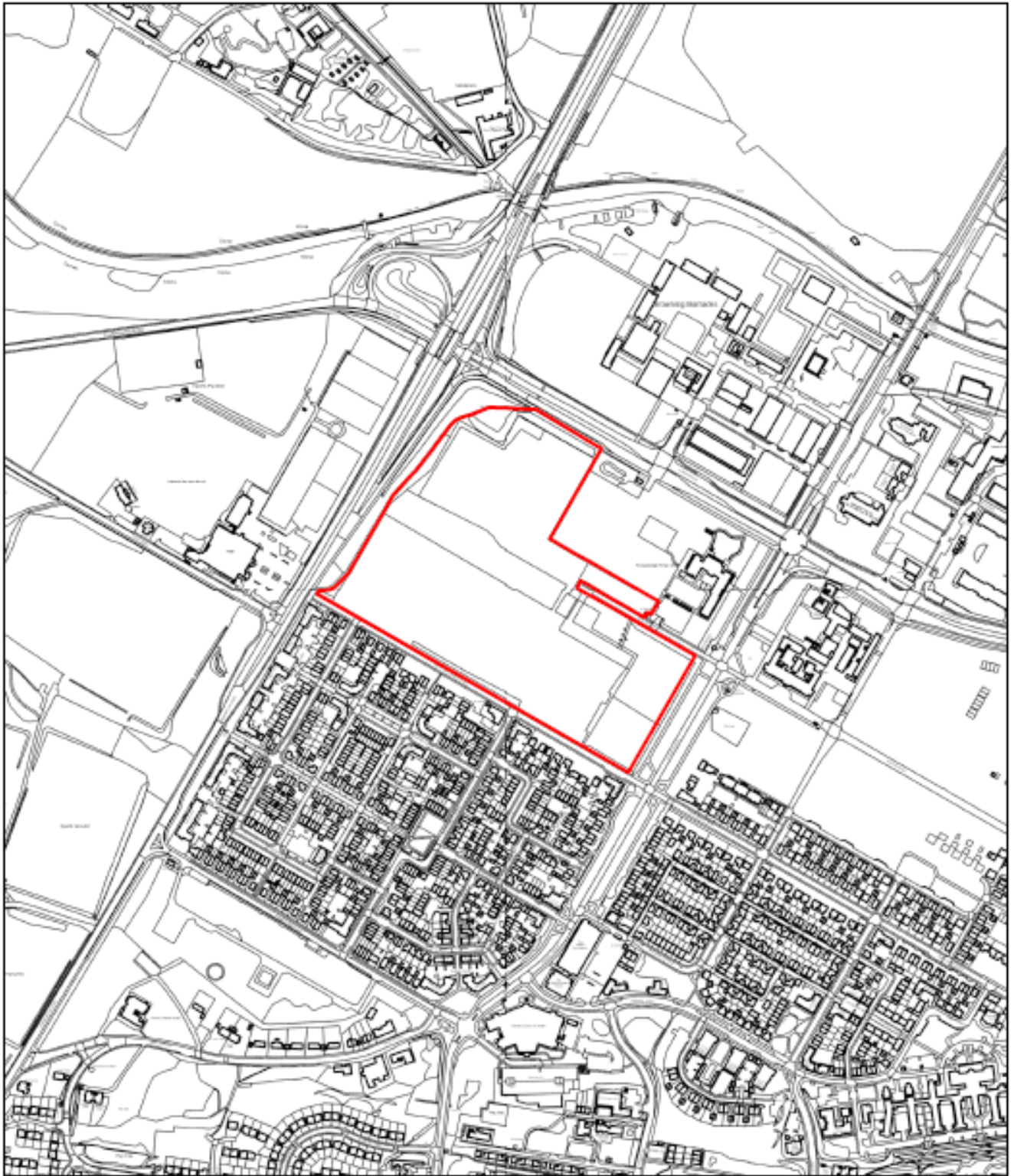
The Reserved Matters scheme sufficiently reflects the terms of the outline planning permission for the Aldershot Urban Extension, including the parameter plans and the principles of the approved Design Codes. Subject to appropriate planning conditions, the development would have no harmful impact upon the character and appearance of the area, on nature conservation or adjoining heritage assets including the Aldershot Military Conservation Area. The accommodation would provide an acceptable living environment for future occupiers and there would be no adverse impact on neighbouring amenity or uses. The proposals would be acceptable in highway terms.

It is therefore considered that subject to compliance with the attached conditions, taking into account the provisions of the Development Plan and all other material planning considerations, the proposal is 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 the submission of details, information, drawings etc. to the Local Planning Authority BEFORE WORKS START ON SITE or, require works to be carried out BEFORE COMMENCEMENT OF USE OR FIRST OCCUPATION OF ANY BUILDING. Failure to meet these requirements is in contravention of the terms of the permission and the Council may take enforcement action to secure compliance. As of April 2008 submissions seeking to discharge conditions or requests for confirmation that conditions have been complied with must be accompanied by the appropriate fee.
3. INFORMATIVE -The Applicant is reminded that there are a number of conditions attached to the original hybrid outline planning permission (ref:12/00958/OUT) which remain applicable to the Reserved Matters Area and may require details to be approved prior to the commencement of development.
4. INFORMATIVE - The Applicant is reminded that this permission and the original hybrid outline planning permission (ref:12/00958/OUT) is subject to a planning obligation under Section 106 of the Town and Country Planning Act 1990 (as amended).
5. INFORMATIVE – The Applicant is advised that where refuse vehicles would be expected to enter private courtyard areas, the road surface must be suitable for a 32-tonne vehicle.
6. INFORMATIVE - In the UK all species of bats are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and under Schedule 2 of the conservation (Natural Habitats & c) Regulations 2004. The grant of planning permission does not supersede the requirements of this legislation and any unauthorised works would constitute an offence. If bats or signs of bats are encountered at any point during development then all works must stop immediately and you should contact Natural England.
7. INFORMATIVE - All wild birds and their nests are protected under the Wildlife and Countryside Act 1981 (as amended). If any trees are to be removed or buildings demolished during the bird breeding season (March-September inclusive) they should first be inspected by an experienced ecologist to ensure that no active nests are present. If an active nest is discovered it should be left in situ until the young have fledged.

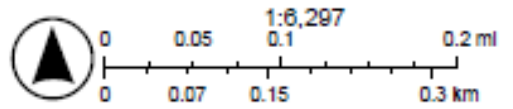


- 8 INFORMATIVE - The Applicant is advised in respect of Condition 21 (Sustainable Water Use) that compliance with this condition will need to be demonstrated when applying for Building Control Approval for the development. The Council strongly recommends that this condition is implemented having regard to the “fittings approach” set out in Table 2.2 of The Building Regulations 2010 (Part G).
- 9 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.
- 10 The Applicant is advised that the Council holds National Skills Academy for Construction status and works in partnership with the construction industry to maximise employment, skills and social value opportunities from developments locally. Our Economic Development team offers support in preparing and implementing Employment and Skills Plans, along with others, including Job Centre Plus, and in facilitating links with local job seekers, schools, colleges and job centres. For more information, please contact the Council's Employment and Skills Officer, Jennifer Upstill on 07341522109 or [jennifer.upstill@rushmoor.gov.uk](mailto:jennifer.upstill@rushmoor.gov.uk)



8/28/2024, 12:28:47 PM

 Planning Application



Farnborough Road



Queens Avenue





**Recessed Apartment Entry / Porch**  
 Features a brick chimney and a recessed entry porch.



**Architectural Brick**  
 Features a brick chimney and a recessed entry porch.



**Dark Stone or Granite Porch**  
 Features a brick chimney and a recessed entry porch.



**White Painted Concrete Balcony**  
 Features a brick chimney and a recessed entry porch.



View 1  
 Page 48 of 50

View 2  
 Page 49 of 50



**Dark Stone Brick**  
 Features a brick chimney and a recessed entry porch.



**Dark Roof Tiles**  
 Features a brick chimney and a recessed entry porch.



**Dark Stone and Sills**  
 Features a brick chimney and a recessed entry porch.



**Dark Stone**  
 Features a brick chimney and a recessed entry porch.



View 3  
 Page 50 of 50

View 4  
 Page 50 of 50





Front Elevation



Rear Elevation





Front Elevation



Rear Elevation





16. AND SUBJECTS  
SPECIAL DESIGN



Gable Roof Structure



Respectful Windows  
On exterior windows use 1/2" profile



Light Blue Mason Block



The Subject  
Page 07

The Subject  
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Front Door Panels  
Use wood frame surrounding door



Single Windows  
Use wood and painted top sections



The Subject  
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Page 09

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Page 10



Front Elevation

Side Elevation



Rear Elevation

Side Elevation

LECTION

THE WAINWRIGHT (H)

11/20/2021



Front Elevation

Side Elevation



Rear Elevation

Side Elevation

10m  
SECTION

THE CARTOGRAPHER +



Ground Floor Plan



First Floor Plan



Second Floor Plan

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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.	24/00441/FULPP
Date Valid	2nd August 2024
Expiry date of consultations	26th August 2024
Proposal	Erection of a 48-bedroom 5-storey extension with link bridge connecting to existing Village Hotel Farnborough, including reconfiguration of the existing car park, landscaping and associated works
Address	<b>Village Hotel Pinehurst Road Farnborough Hampshire</b>
Ward	Empress
Applicant	VUR Village Trading No. 1 Limited
Agent	Pegasus Group
Recommendation	<b>GRANT subject to s106 Legal Agreement</b>

### Description

The Village Hotel is a 'gateway site' at one of the entrances into Farnborough Business Park (FBP). The Hotel is located on the south-east side of Pinehurst Road with its sole vehicular entrance approximately 120m from the junction with the Sulzers'/Westmead Roundabout. It is a mainly two- but part five-storey building comprising an 123-bedroom hotel, health and fitness facilities including a 25m swimming pool, spa, sauna, steam room, aerobic studios and gymnasium, a pub, a restaurant and conference facilities. The Hotel (and other facilities) building has a rectangular footprint measuring approximately 68 metres wide by 52 metres deep (3,536 sqm or 0.354 hectares in area) and is situated in the south-east corner of the site. The overall site is roughly triangular in shape measuring approximately 1.5 hectares. Other than the Hotel building itself, the remainder of the site mainly comprises the associated car park, together with cycle and motorbike parking. Two semi-circular external seating areas are located at the front of the building. Servicing of the Hotel takes place to the east side of the Hotel frontage, with access gained via the car park area from the sole vehicular access to/from the site in Pinehurst Road.

The Hotel building is of contemporary design with a flat roof and the upper floors of the front elevation of the 5-storey hotel accommodation element are characterised by a central glazed section, incorporating a laddered window design, framed by a black clad surrounds with a

slatted brise soleil system on either side.

The Pinehurst Road frontage of the site is bordered by a combined cycleway and pedestrian footpath which provides links into the Business Park to the south-west; and to the town centre and railway station to the north-east. There is a bus stop immediately outside the site. Farnborough Business Park Ltd (FBP) also operate a demand responsive bus service which offers free connections to rail services at peak times and a flexible service to a variety of town centre locations at other times of day depending on user requirements.

To the south, the Hotel site abuts commercial property in the form of office buildings at Nos.110 and 130 (Fluor) Pinehurst Road, together with a multi-storey car park situated directly to the rear of the Hotel building. All are 5-storey in height. To the east there is a wooded/landscaped area (which is within the control of FBP), with terraced residential properties known as Pinehurst Cottages and at Elles Close, both off Pinehurst Avenue, situated beyond. This group of residential properties flank the application site on the east side and have vehicular access from Pinehurst Road less than 100metres from the Hotel vehicular access and within approximately 50 metres of the nearest pedestrian access into the Hotel site.

The proposal the subject of the current application is a re-submission of proposals considered and refused planning permission by the Council in 2018. The proposal is for the erection of a five-storey 48-bedroom extension positioned at an angle to the west side of the existing Hotel building, to which it would be connected via a link bridge.

The proposed Hotel extension would be rectangular in footprint; and match the height and modern design aesthetic of the main hotel, including having a flat roof. The ground floor would be used to provide some undercroft car parking, together with some bicycle racking; and also enclosed staircase emergency access, plant and store areas. The upper four floors would provide 12 new hotel rooms per floor. The proposed external materials are shown to match the existing Hotel, including black metal cladding panels, tinted glass and black spandrel panels. Air conditioning plant would be located on the flat roof area concealed behind a parapet wall. New landscaping is proposed for visual amenity and Biodiversity Net Gain purposes.

Vehicular access into the site remains unchanged. However, the proposals would require the reconfiguration of part of the existing car park, landscaping and associated works in the immediate vicinity. Although some car parking would be re-provided within the ground floor area of the proposed extension, the proposals would result in the net loss of 6 parking spaces (19 spaces lost but 13 re-provided) from the Hotel site, which, in theory, has a total of 298 parking spaces overall. In addition to the six car parking spaces to be lost as a direct result of the construction of the proposed extension, no additional parking would be provided to account for the additional hotel rooms proposed – indeed, there is no space available on site that could accommodate any additional parking.

The existing pedestrian path that crosses the Hotel from the office building site to the south (No.130 Pinehurst Road) would be retained and continue beneath the link bridge of the proposed extension and be provided with undercroft lighting.

The application is accompanied by a Planning Statement, a Design & Access Statement, a Transport Statement including parking surveys, a Flood Risk & Surface Water Drainage Strategy (updated in response to consultation comments from the Lead Local Flood Authority on 10 September 2024), a Noise Impact Assessment, statement, a Phase II Ground Investigation Report, an Arboricultural Survey & Impact Assessment, a BREEAM Pre-Assessment, a Sustainability Statement, a Preliminary Ecological Appraisal, an Employment

& Skills Plan, and Biodiversity Net Gain submissions including a BNG Design State Report, BNG Metric and BNG Statement Form. Amended Landscaping Plans were submitted on 7 October 2024 to reflect changes made at the request of the Ecology Officer.

## Relevant Planning History

Planning permission was originally granted for what was to become the Village Hotel in September 2007 with 07/00309/FUL for “erection of part two storey part five storey building of 9258 sqm comprising an 120 bedroom hotel, health and fitness facilities to include a 25m swimming pool, spa, sauna, steam room, aerobic studios and gymnasium, a pub, a restaurant and conference facilities with associated car, cycle and motorbike parking”. In January 2009 a part retrospective planning permission, 08/00761/FUL, was granted for the reconfiguration of external plant buildings. In February 2009, planning permission, 08/00769/FUL, was granted for an amendment to planning application 07/00309/FUL for changes to the external design, internal layout (including 3 additional bedrooms) and an extension to accommodate an external water tank. These permissions were implemented.

In August 2018 planning permission was refused by the Council’s Development Management Committee for proposals for the “Erection of a 48-bedroom extension with link bridge connecting to the existing building including reconfiguration of the existing car park, landscaping and associated works”, 18/00397/FULPP. The Council’s reason for refusal was as follows:-

*“The development is unacceptable in highway terms in that no car parking has been provided and existing car parking provision is to be removed. As such the proposal conflicts with the objectives of Policy CP16 of the Rushmoor Core Strategy and the Council’s adopted Car and Cycle Parking Standards 2017. Regard has also been had to Policy IN2 of the Rushmoor Local Plan Draft Submission June 2017.”*

This refusal was not subsequently appealed and the current application is clearly a re-submission of this previous refused application proposal.

## Consultee Responses

RBC Regeneration Team	No comments received.
Lead Local Flood Authority (Hampshire County Council)	More Information Requested 28 Aug 2024 : The applicants submitted an updated Flood Risk & Surface Water Drainage Strategy and response to the LLFA’s comments on 10 Sep 2024. The LLFA has been re-consulted in this respect and, at the time of writing this report, a further response from the LLFA is awaited.
HCC Highways Development Planning	<p><u>#1 Response 4 Sep 2024</u>: The Highway Authority wish to make the following comments.</p> <p><b>Access:</b> There are no changes proposed to the existing access onto Pinehurst Road.</p> <p><b>Parking:</b> A reduction of 6 parking spaces is proposed as a result of the development, providing a total of 292 parking spaces for the hotel guests and staff. However, a parking survey has been undertaken showing that a worst-case scenario estimates that 84% of spaces would be occupied, leaving 49 residual spaces available.</p>

Considering the 0.52 parking spaces required per room, the site can adequately accommodate the proposed increase in parking even with a net reduction of 6 parking spaces and avoid any overspill parking onto the wider public highway network. However, the parking quantum is a matter to be considered by Rushmoor Borough Council as Local Planning Authority to ensure that the parking arrangements accord with their adopted parking standards.

**Traffic Generation:** As per our previous consultation response dated 26th July 2018 for application 18/00397/FULPP, a highways developer contribution is requested due to the accumulative impact of development on the highway network. However, to account for inflation, the sum requested is now £30,394 This will be allocated to highways schemes in the local vicinity that will be of benefit to the users of the site and/or will mitigate against the additional multimodal trips associated with the additional development.

**Construction Site Management Plan:** Again, as outlined in the previous consultation response dated 14 June 2018, it is requested that a condition be put in place which requires a CSMP to be submitted and approved by the Local Planning Authority prior to commencement of any construction works on site.

**Recommendation:** Therefore, the Highway Authority would have **No Objection** to the proposals subject to the following:-

- (a) Highway developer contributions are secured and collected to the value of £30,394; and
- (b) imposition of a condition requiring the submission of a Construction Management Plan.

#2 Clarification Response received 5 Sep 2024:

In this instance, a Travel Plan is not required as the proposals fall below the threshold. The requested Transport contribution will be allocated to highways schemes in the local vicinity such as a bike share scheme and schemes outlined in the Rushmoor LCWIP (in particular Route 240 which runs along the A325 corridor).

Ecology Team	No objection subject to statutory biodiversity net gain being secured with a s106 Legal Agreement and the imposition of conditions. [Officer Note: amended landscape planting proposals have been submitted to reflect some recommended amendments to the originally submitted scheme and the Ecology Team's comments on these are awaited.]
Environmental Health	Environmental Health have no objections subject to condition.
RBC Planning Policy	There is concern that the proposal could be contrary to Policy IN2 (Transport) of the Rushmoor Local Plan and the requirements as set out in the Car & Cycle Parking Standards SPD dated March 2024, therefore the case officer would need to be satisfied that the proposed provision is acceptable.
Aboricultural Officer	No objection as there would be no significant tree loss and the proposals involve replacement planting.



Thames Water	No comments received.
Environment Agency	This planning application is for development we do not wish to be consulted on.
Scottish & Southern Energy	No comments received.
Southern Gas Network (Formerly TRANSCO)	No comments received.
Hampshire Fire & Rescue Service	Unfortunately, due to circumstances outside of HIWFRS control we are currently unable to engage in non-statutory consultation work. We will therefore not be able to issue a formal consultation response on this occasion. Please note that this is a temporary measure and we anticipate that we will be able to engage with non-statutory consultations again in the near future.
Farnborough Airport	I can confirm that Farnborough Airport would have no objection to this application. Due to the proximity of the development in relation to the airport early engagement on the use of cranes during construction would be great fully appreciated.

### **Neighbours notified**

In addition to posting a site notice and press advertisement, 96 individual letters of notification were sent to the occupiers of properties in Pinehurst Cottages, Pinehurst Avenue; Elles Close; Pinehurst Road; Solartron Road; and Invincible Road; including all adjoining neighbouring properties.

### **Neighbour comments**

1 Pinehurst Cottages, Pinehurst Avenue	Objection: This would be a huge add on to an already busy area and the noise from the hotel is already excessive when they host events. The disruption this would cause when being constructed would also be a huge inconvenience. We have 2 young children who it would disturb.
28 Pinehurst Cottages, Pinehurst Avenue	Objection: We had a similar application to this one a few years back the same applies today as it did then we have had major issues with noise & parking issues especially when there is a televised event because when their car park is full everyone parks in Pinehurst Avenue! I feel the application should be refused as it is quite simply over development of the site and will only lead to more parking issues and an increased noise nuisance!
63 Pinehurst Cottages, Pinehurst Avenue	Objection: #1 : The plans look good and I hope they come to fruition shortly. However, I would like to record and have the Council note a small objection to the proposed plans with regards to parking. The transportation statement mentions nothing of the use of Pinehurst Avenue as an overflow and also a regular use parking to avoid

parking charges. This regularly blocks deliveries and restricts access to our homes on Pinehurst Avenue and Cottages, I do worry about emergency access specifically fire engines. I appeal to the council to fully double yellow the access road to Pinehurst Avenue and resident only parking signs, whilst ensuring the parking at the Village Hotel is actually fit for all activities that take place there. Gymnasium, restaurant and hotels.

#2: I have no objection to the Village Hotel upgrading and extending its accommodation. My objection is to the parking restrictions and statements in the planning application. The Village Hotel operates a restaurant, gymnasium and other events as well as hotel accommodation and users must pay to use their car park. Users avoid this charge by parking on Pinehurst Avenue throughout the day and evening. The people who park there also do so to avoid any charges from other car parks close by (office workers?).

33 Elles Close, off  
Pinehurst Avenue,  
Farnborough

Objection on the following grounds:-

- With no further land being utilised, I don't believe right balance between parking & facilities will be struck. Our roads (EllesClose/PinehurstAvenue) struggle for parking with non-residents utilising the streets & my fear is that increased room capacity at the hotel will worsen this
- Having lived nearby for 4 years & living through the development of Moorfield Place, I imagine the same level of disruption, debris & dust wafting into our homes

### **Policy and determining issues**

The site lies within the built-up area of Farnborough. Policies SS2 (Spatial Strategy), SP2 (Farnborough Town Centre), IN2 (Transport), DE1 (Design in the Built Environment), PC1 (Economic Growth & Investment), PC2 (Farnborough Business Park), PC8 (Skills, Training & Employment), NE2 (Green Infrastructure), NE3 (Trees & Landscaping), NE4 (Biodiversity), and NE6-8 (Flooding & Drainage Issues) of the adopted Rushmoor Local Plan (2014-2032)

Also relevant to the consideration of this application are the advice contained in the National Planning Policy Framework/Practice Guidance; and also the guidance contained in the Council's Supplementary Planning Documents on Farnborough Town Centre and associated Prospectus (both 2007) and Farnborough Civic Quarter Masterplans (2015), Planning Contributions - Transport 2008, Biodiversity Net Gain (2024), and Car and Cycle Parking Standards 2024.

The existence of the Council's 2018 refusal for identical proposals, albeit not subsequently tested with an appeal, is pertinent to the consideration of the current application. In this respect it is necessary to consider whether or not there have been any material changes in Planning circumstances since this previous decision was taken by the Council.

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

- (a) the Principle of Development;
- (b) Design and Visual Impact, including impacts on trees and landscaping;
- (c) Impacts on Neighbours;
- (d) Highways Considerations;
- (e) Flood Risk and Drainage Issues; and

(f) Ecology and Biodiversity Net Gain.

## **Commentary**

### **1. Principle -**

The site lies within the built-up area of Farnborough wherein the principle of development is acceptable as a matter of general principle.

The application Planning Statement sets out a sequential analysis of sites, as required by the NPPF and Local Plan policy. Not all of the Applicants' conclusions in respect of the sequential analysis are accepted. However, as accepted in 2018, it is agreed that, sequentially, a hotel extension is acceptable in this location given that the proposal is for an extension to an existing hotel and hotel business model, location on the Farnborough Business Park and strong market link serving the needs of the Business Park. In addition, the site is located in proximity to the town centre, in a relatively accessible location to sustainable transport and in particular to the hotel business model target market.

Arguably the opportunities provided by the proposed Farnborough Civic Quarter development (22/00193/OUTPP) provide a sequentially preferable location for new hotel development and, indeed, the FCQ proposals actually include an proposed hotel. However, the current application proposal is for an extension to an existing hotel with strong links to the Business Park market and the hotel business model would not support the construction of new hotel to provide for these additional bedrooms. In addition, the Farnborough Hotel Investment Prospectus 2017 identified that all indicators point to continuing growth in demand for hotel accommodation in Farnborough led by the Farnborough International Exhibition and Conference Centre. There are some benefits associated with the proposed development in providing additional tourist facilities and provide employment during and post construction. The proposed Hotel extension could also provide some further economic benefits in terms of support for local shops and services through visitors using the site.

Taking account of all the above factors it is concluded that, in principle there are no planning policy objections to the extension of the existing Hotel on sequential grounds. On this basis there is no policy objection to the principle of development. However, comment is also made in the Policy Team comments in respect of the detailed acceptability of the proposals in terms of the adequacy of on-site car parking provision, the sole reason for refusal of the 2018 application. This matter is considered in the Highways Consideration section of the Report below.

Whilst the Council's Environmental Health Team notes that the submitted Phase II Ground Investigation Report does not actually consider contamination of the site and is purely a geotechnical analysis of ground conditions, they are content that the site history does not indicate a previous land use that may impact on current site conditions. Furthermore, site investigations undertaken at nearby development sites in recent years indicate that the contamination risks are minimal. The Environmental Health Team therefore have no concerns that the site is unsuitable for the proposed development.

With the caveat set out above it is considered that the proposals are acceptable in principle.

### **2. Design and Visual Impact, including impacts on trees and landscaping –**

The existing building has the appearance of a black rectangular box with clean and simple lines reflecting its contemporary design. The proposed extension would continue this design ethos in

its scale, form and use of materials. The proposed extension would physically be a subordinate element to, and seen in the context of, the existing hotel. Whilst the existing Hotel building is large and tall and would be even larger as proposed to be extended, it is situated in a Business Park containing other large buildings of modern design and similar height.

The application is accompanied by an Arboricultural Impact Assessment containing Tree Survey information for all trees on site and, revised in October 2024, landscape proposals. The tree survey indicates the loss of a total of 8 trees, comprising 2 x C-Grade and 6 X U-Grade trees from the site. However, the U-Grade trees are simply recommended for removal in the submitted Report on grounds of their declining health in line with sound Arboricultural practice having been identified for completeness with the Tree Survey even though their removal is not necessitated by the proposed development the subject of the current application.

Just two trees, both of which are of Grade C (poor) condition, are actually required to be removed to facilitate the proposed development. These are Tree 155 an Acer platanoides (Norway Maple) and Tree 156 a Prunus schmitti (Schmitt's Cherry), which are both small trees planted with the landscaping of the development adjacent to the west side of the existing Hotel building and are less than 3 metres and 5 metres in height respectively. Together with the loss of some associated landscape planting in the form of hedging and shrubs from the immediate vicinity of the proposed extension, it is considered that the tree loss would have limited impact on visual amenity. Further, in any event, it is proposed to provide replacement landscape planting following the completion of the proposed extension works.

On this basis, as previously concluded in 2018, the proposals are considered to be acceptable in visual amenity terms.

### **3. Impacts on Neighbours –**

It is evident from the representations received that some residents in Pinehurst Avenue, the nearest residential properties to the application site, that there are concerns about overspill parking in Pinehurst Avenue arising as a result of the proposed hotel extension – these are considered in the following Highways Consideration section of this report. However, this is in addition to concerns about exacerbation of existing noise, disturbance and activity associated with the operation of the Hotel and associated facilities, especially at busy times; together with concerns about the noise and other impacts of the construction period for the proposed development.

It is not considered that the existing use and operation of the Hotel evident to the residential neighbours would be materially worsened as a result of the proposed Hotel extension. If any such arose, it would be shielded from Pinehurst Avenue properties by the existing Hotel building and the intervening area of woodland east of the site. In any event, it is not considered that it is the Hotel accommodation specifically that gives rise to the majority of the noise and activity associated with the operation of the Hotel site – this is generated by the operation of the bar, restaurant and gymnasium elements of the site that are not affected by the proposed Hotel extension. The Noise Impact Assessment submitted with the application setting out these conclusions has been examined by the Council's Environmental Health Team, who conclude that the Assessment is satisfactory and acceptable. It is considered that the proposed Hotel extension will not have any material impact in itself on noise levels from the Hotel site as a whole.

Although planning permission cannot reasonably be withheld on account of any likely construction phase impacts, the Council's Environmental Health Team recommend imposition of the usual condition to regulate hours of construction work. Given the clear potential for this

proposed development to give rise to nuisance and inconvenience to neighbours in this location is also considered that it would be appropriate to require submission and prior approval of a Construction Environmental Management Plan prior to works commencing to set out measures to minimise noise, vibration and dust generation as far as is practicable.

No representations have been received from the owners or occupiers of the office buildings situated south of the Hotel site. In any event, it is not considered that the proposed extension would have any material planning impacts upon these commercial neighbours.

It is considered that, subject to the conditions identified, the proposed development would have an acceptable impact upon neighbours.

#### **4. Highways Considerations –**

Vehicular Access Arrangements : These would remain unaltered and the Highway Authority (Hampshire County Council) has raised no concerns about the safety and capacity of the junction of the site access with Pinehurst Road; and also those of the junctions of Pinehurst Road with the Westmead (Sulzer) Roundabout and the roundabout junction with Fowler and Templer Avenue.

Parking Provision : The application is supported by a Transport Statement and associated car parking surveys. The original development as proposed in 2007 generated a car parking requirement of 354 spaces and 298 spaces were subsequently provided for the Hotel as built and as it currently exists. In this respect, a car parking accumulation exercise was undertaken at the time of the original planning application which demonstrated that that this level of on-site parking to serve the Hotel site would be sufficient to meet the functional needs of the Hotel and associated facilities. It is also noted that a small number of existing parking spaces are not currently available for use as a result of being used long-term for the siting of portable buildings. It is further noted that there are a few parking spaces that are more difficult to access, often due to poor parking in adjacent spaces and, as such, appear to be remain habitually unused. However these under-use issues affect a very minor amount of the overall parking provision, approximately 0.034%, which is considered to be typical of most car parks of any size.

The existing hotel comprises 123 guest bedrooms with ancillary facilities including a bar & grill (circa 290sqm of dining space), a Starbucks café (circa 40sqm of floorspace), a gym and workout studios (circa 865sqm of hall space), a swimming pool (circa 185sqm) and meeting/event room space. The Applicants advise that the majority of trip movements throughout the day are associated with the on-site leisure activities. Check-in and check-out times for the Hotel rooms are 15:00 hours and 11:00 hours respectively; and the Applicants advise that Hotel guests generally check-in between 1600- 2000 hours and check-out between 0730-0930 on weekdays. The existing Hotel car park is privately managed and four hours of free parking are allowed for all visitors after which a charge is applied; with Hotel patrons provided with free parking overnight during their stay. There are also eight motorcycle parking spaces and 44 cycle parking spaces provided on-site. The submitted supporting information states that there are currently a total of 145 staff employed at the site, comprising 41 full-time and 10 part-time permanent staff, with a further 94 staff on zero-hour contracts. The staff operate on food and beverage (0600-1100, 1200-2000 and 1800-1200) and housekeeping (0700-1500 and 0900-1400) shift patterns. Staff parking is accommodated within the hotel car park, although the site is also accessible via sustainable travel modes and some staff do not need to park a vehicles at the site. The Applicants anticipate that the proposed Hotel extension would require the employment of a further 5 staff on zero-hour contracts.

The Council's adopted Car Parking Standards SPD (2024) advises that one space is required for each additional hotel bedroom. The current proposal therefore generates a requirement for provision of 48 additional on-site parking spaces that cannot be met. This in addition to the proposed net permanent loss of 6 existing on-site parking spaces required to make way for the physical construction of the proposed extension itself, such that the proposed development would result in an overall shortfall of 54 car parking spaces compared to the existing situation according to the Council's current adopted Parking Standards. Although the Council's Parking Standards are expressed as maximum standards, the proposals therefore represent an effective overall reduction in parking provision according to the Council's adopted Parking Standards for the Village Hotel of some 18% - a not insignificant amount. The proposed extension is not only removing existing car parking, it also generates a significant parking requirement in its own right.

The Applicants' position in respect of the adequacy of parking provision is set out in their submitted Planning Statement and Transport Statement seeking to address the Council's reason for the 2018 refusal. Firstly, they contend that there have been clear material changes in planning circumstances since the 2018 refusal : the Council has since adopted (in 2019) the current Rushmoor Local Plan (2014-2032), there is an updated 2024 adopted Parking Standards SPD, and, unlike with the 2018 application, an up-to-date Parking Accumulation Survey has been undertaken from which future parking demand has been forecast that is argued to support the current application. Secondly, the Applicants note that the Hotel site is situated in a sustainable location close to Farnborough Town Centre and is easily accessible by all modes of transport. Thirdly, the applicants assert that the additional parking demand generated by the proposed Hotel extension would be easily accommodated within the extent of unused parking spaces that their surveys demonstrate to already arise even at the busiest times.

The Council's current adopted 'Car and Cycle Parking Standards SPD (March 2024) confirms at Paragraph 3.1 that parking standards: *"must strike the right balance between providing a sufficient number of car parking spaces (to prevent vehicles from being displaced onto the public highway), promoting good design and using land efficiently, and encouraging the transition away from private car ownership"*. Further, Principle 14 of the SPD confirms that: *"Non-residential car parking standards... are expressed as maximum standards. Even if the proposal would not exceed the maximum parking standard, evidence should be provided to demonstrate that the parking level proposed would minimise car use and be appropriate for the site"*.

The Applicants' submitted Transport Statement then presents up-to-date survey information for the traffic arriving and departing from the Hotel site and the extent of the usage of the on-site parking for two 24-hour periods. In this respect, the Applicants state that it is weekdays that are typically the busiest times for the Hotel site and, as such, they have selected two weekdays that they consider and argue to be a fair representation of the busiest typical operational days for the Hotel; namely Tuesday 30 April 2024 and Wednesday 1 May 2024. On both days there was 100% occupancy of the hotel rooms and 100- and 140-seat conference events were also being held on these days respectively. On 30 April 2024 the bar/grill was also showing a Champions League semi-final football match (Bayern Munich v. Real Madrid) in the evening. On these days an independent traffic survey company was employed to count the number of vehicles arriving and departing from the Hotel site during the two 24-hour periods, together with a survey of car park occupancy every 15 minutes throughout.

The survey results confirm that the maximum demand for parking was experienced between 1700-1800 hours on Tuesday 30th April, with 249 of 298 spaces (84%) occupied, leaving 49 spaces unused and available. On Wednesday 1st May, maximum parking demand was 203 of 298 spaces occupied (68%), leaving 95 available spaces. The survey work also indicates that the peak operational hours of the Hotel site are typically late morning (0900-1200 hours) and

the typical evening peak (1700-1900). The daytime average occupancy of the car park (0700-1700 hours) was 60% on 30<sup>th</sup> April and 53% on 1<sup>st</sup> May. When parking usage was assessed outside the operational hours for the additional facilities provided at the Hotel site (0200-0400 hours) the usage of the car park falls to an average of just 22% (just 64 parking spaces in use) only, representing the parking demand generated by overnight working staff and hotel guests when the Hotel was known to be 100% occupied. From this the Applicants' Transport Consultants surmise that the typical demand for parking generated by the Hotel is just 0.52 (64 spaces in use/123 hotel rooms occupied) spaces per guest room, effectively half of the Council's adopted maximum parking requirement for an Hotel room as set out in the current Parking Standards SPD.

On this basis, the Applicants argue that it is reasonable to consider that 0.52 spaces per hotel room is an appropriate evidence-based 'standard' for parking provision that should be applied to the consideration of the proposed hotel extension. In this way, it is calculated that the proposed 48-bedroom hotel extension should be considered to require provision of  $0.52 \times 40 = 25$  parking spaces - which the parking accumulation survey work has demonstrated can be easily accommodated on site within the unused on-site parking provision that has been shown to exist even at the busiest times. Furthermore, this analysis is argued to be robust since, even assuming that the 25 space parking requirement is considered not to include staff parking and all 5 indicated additional staff were to drive to work as a worst case, the extra parking demand arising from the proposed Hotel extension (approximately 30 spaces) would still fit comfortably within the demonstrated spare capacity of the car park at the busiest times at the site.

The Applicants claim that the methodology they have used to assess whether or not the on-site parking provision would be sufficient to meet the functional parking needs of the Hotel was agreed by the Council at the pre-application stage. However this is not correct because Officers requested, but have not been provided with, data/evidence to demonstrate that the days on which the survey data was collected were, indeed, representative of the busiest operational days of the Hotel site – this is simply an assertion by the Applicants that is not backed by any evidence that has been provided to the Council despite being requested at the pre-application stage. Further, evidence has not been provided to corroborate the further assertion that the hotel was actually 100% occupied on the survey days. It has also been a matter of concern that no information has been provided about the extent of use of parking at the hotel site over weekends when the pattern of use is considered likely to be somewhat different and, indeed, special events may be hosted.

However, irrespective of these concerns about the submitted parking survey work, it is considered that the key determinant of whether or not parking provision would be adequate for the purpose of considering and determining the current application is whether, and to what extent, there is any actual evidence available to the Council that the Hotel site is unable to adequately accommodate its functional parking needs – and that this, in turn, gives rise to regular material highway safety and convenience concerns. Indeed, not simply occasional highway 'concerns' since it is current Government guidance that denying planning permissions on highways grounds is only justified and appropriate where the proposed development is demonstrated to give rise to 'severe' harm to the safety and/or convenience of highway users. It is not sufficient for a Local Planning Authority to merely identify concerns about a highway matter occurring on an irregular or occasional basis. Furthermore, clear evidence of wider highway harm(s) being caused with severe impact(s) must be identified. As a consequence, refusal on highway grounds is required to exceed a high evidential threshold. Furthermore, it is long-standing Government guidance that it is neither appropriate nor reasonable for developers to be required to resolve existing highway problems in the vicinity of their site in order to secure planning permission that they are neither responsible for, nor would materially exacerbate.

The parking situation in and around the site has been monitored by Council Officers on a random basis as time and opportunity has allowed since late March 2024 until the present. This has involved visits on all days of the week including at the weekend and at different times of the day and night. 2024 has seen a busy schedule of international and national sporting events that have been televised and promoted at the bar/grill. The Hotel has also hosted regular party nights and various corporate training and promotional events, private events etc throughout the year. In this respect the Hotel site is a busy location throughout the year and there are clearly going to be occasions when the car park will be practically fully. Nevertheless, the monitoring that has been undertaken confirms that, despite the site clearly being extremely busy on many occasions, the car park is rarely entirely full and there are often significant unused spaces or simply a regular turnover of parking spaces at busy times in which the capacity of the site has not been seen to be exceeded. Furthermore, car park usage does, indeed, noticeably fall overnight, when the associated facilities at the Hotel are closed.

The roads within Farnborough Business Park where the Hotel is located are in private ownership and control; and the FBP management rigorously enforces a zero-tolerance prohibition on parking on all Business Park roads and fines and/or tows-away offenders. The effectiveness of this active parking management is clear to see on a daily basis, in that there are simply no vehicles to be seen parked on the Business Park roads unless employed by the Business Park. Therefore, the Hotel is clearly not relying on customers to park on the Business Park roads should demand for on-site parking exceed the effective parking capacity of the Hotel site itself – there is simply nowhere where this can take place within the Business Park roads.

There has been some anecdotal information provided in the representations received with this application from a small number of Pinehurst Avenue residents to the effect that some limited overspill parking takes place in Pinehurst Avenue that is believed to be associated with the Hotel. Whilst this is plausible, since this is the nearest location where people could park without either incurring parking charges at the Hotel site or the likelihood of fines or tow-away for parking on the Business Park roads instead, it has not been possible to prove that this parking activity is definitely linked to hotel usage rather than, for example, visitors to other Business Park premises or, indeed, visitors to properties in Pinehurst Avenue. Additionally, in any event, the amount of overspill Hotel parking activity alleged to be taking place in Pinehurst Avenue is not reported or seen by Officers to be large and is clearly finite in extent, albeit undoubtedly annoying to some nearby residents. The principal concern expressed by objectors concerning Pinehurst Avenue parking is that it could impede emergency vehicle access along Pinehurst Avenue although no obstructive parking has been witnessed by Officers during monitoring visits that would be sufficient to do this. Furthermore, should such problems arise, it is possible that the Highway Authority would look favourably upon requests from local residents to have parking restrictions imposed on Pinehurst Avenue. Alternatively, residents could consider seeking the introduction of a residents' parking scheme instead. It is considered that the relatively small number of vehicles that may belong to persons visiting Business Park sites including the Hotel would then have little choice but to either find public parking within the Town Centre or use alternative modes of travel.

In the circumstances, and for the reasons stated, it is considered that there is no evidence available to the Council to demonstrate that the proposed Hotel extension would give rise to severe and regular harm to the safety and convenience of highways users sufficient to justify the refusal of planning permission and, indeed, to contradict the conclusions of the Applicants' parking surveys and Transport Statement. Indeed, it is considered that the Council has, on the basis of the observations of Officers over an extended period of time, in effect, independently verified the conclusions of the Applicants own parking usage survey work. Given that the



Council's adopted Parking Standards accept that the standard parking requirements are a maximum requirement, it is considered that the Applicants have, with the current application, provided cogent arguments to demonstrate that the existing on-site parking provision at the Hotel site is adequate to serve the functional needs of the existing Hotel and the proposed extension; and, indeed, that the proposals accord with the requirements of adopted Local Plan Policy IN2 and the Council's adopted Parking Standards SPD (2024) in terms of parking provision.

Highways Developer Contribution: As outlined in the Consultation Response section of this response, the Highway Authority (HCC Highways) has identified a need for a Transport Contribution in this case on account of the clear quantum of additional development proposed, considered likely to generate additional traffic on the local highway network. In this respect a Transport Contribution of £30,394 to be allocated to highways schemes in the local vicinity that will be of benefit to the users of the site and/or will mitigate against the additional multimodal trips associated with the additional development proposed. In a supplemental consultation response HCC Highways has clarified that the requested contribution would be used for improvements such as a bike share scheme and schemes outlined in the Rushmoor Local Cycling & Walking Improvement Plan (LCWIP), including in particular 'Route 240', which runs along the A325 corridor.

HCC has been working in partnership with active travel charity, 'Sustrans', and local borough and district authorities in develop Local Cycling & Walking Infrastructure Plans (LCWIPs) within Hampshire, including currently in draft form for Rushmoor, as set out in the Government's Cycling and Walking Investment Strategy (2017). LCWIPs enable a long-term approach (typically 10-year periods) towards developing local cycling and walking networks and form a crucial part of the Government's ambition to increase the number of trips made by walking and cycling. HCC see LCWIPs as a way to be aspiring and ready for future national funding opportunities to provide improvements in walking and cycling infrastructure, across the county. It is considered entirely appropriate that the requested Transport Contribution be directed towards improvement projects in the Rushmoor LCWIP. The applicants' agents have confirmed that their client are willing to make the necessary Transport Contribution as requested, which would have to be secured with a s106 Legal Agreement involving HCC as a signatory prior to planning permission being granted.

HCC Highways has confirmed that there is no requirement for a Travel Plan and associated financial contributions in this case.

Construction Management Plan: Also as outlined in the Consultation Response section of this Report, HCC Highways also request that, in the event that planning permission is granted, a condition be imposed to require the submission and approval of a Construction Management Plan prior to commencement of any construction works on site. Given the larger scale of the proposed development it is considered that this is appropriate to ensure the safety and convenience of highway users in the vicinity during the construction period; and could, indeed, be expanded to incorporate the Construction Management Environmental measures also needed to mitigate the impacts of the proposed construction period on nearby residents identified previously in this Report.

Conclusions of the Highways Considerations : It is considered that the current application has provided sufficient evidence to overcome and satisfactorily resolve the Council's reasons for the refusal of the 2018 application. On this basis it is considered that, subject to the completion of a satisfactory s106 Agreement to secure the agreed Transport Contribution and imposition of conditions that the proposals are acceptable in highways terms.

## 5. Flood Risk and Drainage Issues –

The application site is within Flood Zone 1. The submitted flood risk assessment concludes that the proposed development is at a low probability of risk of fluvial flooding. Adopted Local Plan Policy NE7 relates to surface water flooding and seeks details of sustainable drainage systems that will be incorporated into the development. Surface and foul water from the hotel extension are proposed to discharge into the existing on site surface water/foul water drainage. Hampshire County Council as Lead Local Flood Authority have sought additional/amended information from the applicants. Additional/amended information has been received from the applicants in this respect and the LLFA re-consulted, however, to date, no response has been received yet from the LLFA confirming whether or not this more recent submission is acceptable. An update on this matter will be provided at the meeting.

## 6. Ecology and Biodiversity Net Gain -

The Environment Act 2021 introduced a statutory footing for securing measurable net gains for biodiversity, requiring a 10% minimum uplift post-development. The Council's adopted Biodiversity Net Gain SPD (2024) sets out the Council's expectations in this respect and the various requirements and procedures to be followed to secure the necessary Biodiversity Net Gain with all non-exempted development proposals. The extent of the existing biodiversity features lost in this respect exceeds the de minimis threshold.

Additionally, Rushmoor Local Plan Policy NE4 states *“development proposals should seek to secure opportunities to enhance biodiversity and include proportionate measures to contribute, where possible, to a net gain in biodiversity, through creation, restoration, enhancement and management of habitats and features, including measures that help to link key habitats.”*

The Council's Ecology Officer has carefully considered the proposals in respect of this issue. It is considered that the reports submitted with application on this matter are appropriate in scope and methodology. It is proposed that landscaping enhanced for Biodiversity Net Gain (BNG) purposes be provided on site to replace the landscape planting to be lost to make way for the proposed development. It is considered that this development also offers opportunities to restore and enhance biodiversity and such measures will assist the Local Planning Authority in meeting the BNG obligation and help offset any localised harm to biodiversity caused by the development process. The development could incorporate the following:

- Providing bird nesting provision;
- Providing bat roosting provision erected on or integral within the new building;
- Providing insect hotels.

The post development habitat creation/enhancement to be provided would achieve a +14.05% change in habitat units and +31.22% in hedgerow units. The proposals therefore meet the Applicants' obligations in respect of statutory provision of BNG in line with the Environment Act 2021.

Whilst the Ecology Officer agreed with the majority of the proposed biodiversity planting as originally submitted with the application, it was considered that the proposed creation of an area of "Other Neutral Grassland" is likely to be unachievable in the context of the on-going Hotel and associated car park use of this site and, as such, it was recommended that this habitat type be changed to the planting of native mixed scrub instead, which would not affect the reaching of the 10% BNG target but would, in contrast be achievable. Furthermore, it was recommended that a Native Hedgerow (containing such hedgerow species as Hawthorn, Hazel, Dog Rose,

Beech, or Holly) be planted instead of Non-native and Ornamental hedging. It is considered that implementation of these amended habitat recommendations would help ensure that the proposed development delivers sustainable statutory BNG as a result of the development for the required minimum 30 year period. Final detail of these plans, including ongoing management and monitoring obligations, will need to be specified within documents submitted to discharge a pre-commencement Biodiversity Gain Plan condition and to be secured with a s106 Legal Agreement.

As a result of the suggested amendments to the BNG planting scheme the Applicants have subsequently submitted revised planting proposals in line with the Ecology Officers' recommendations. At the time of writing this report a re-consultation response is awaited from the Ecology Officer to confirm that the revised landscaping proposals are satisfactory.

The Preliminary Ecological Assessment submitted with the application does not highlight any major constraints to the build and has identified a negligible likelihood of bats, badgers, reptiles, and amphibians. Furthermore, there are currently no protected habitats on site. Nevertheless, the Ecology Officer notes that bats are highly mobile and move roost sites frequently. Accordingly unidentified bat roosts may still be present or bats could take residence in the time between the production of the Report and the commencement of works. All species of bat and their roosts are protected under Schedule 2 of the Conservation of Habitats and Species Regulations 2017, as amended and Wildlife and Countryside Act 1981. It is therefore recommended that the following informative be attached to any permission granted:

*"It is an offence to kill, injure or disturb an individual bat; damage, destroy or obstruct access to a breeding site or resting place of that individual. Destruction of a bat roost is therefore an offence, regardless of whether a bat is present at the time of roost removal. The grant of planning permission does not supersede the requirements of this legislation and any unauthorised works could constitute an offence. If bats or signs of bats are encountered at any point during development then all works must stop immediately and you should contact Natural England in order to avoid breach of the below referenced legislation."*

The applicant will be aware of the requirement to apply for a bat mitigation licence for any activity that may adversely impact on a potential bat roost or disturb bats, to avoid contravention of the above referenced legislation. It must also be noted that that common breeding birds could be present in existing shrubs and trees if works are undertaken between March and August (inclusive). Part I of the Wildlife & Countryside Act 1981, as amended, makes it an offence to intentionally kill, injure or take any wild bird, or intentionally to damage, take or destroy its nest whilst it is being built or in use. Accordingly, the developer should take action to ensure that development activities such as vegetation or site clearance are timed to avoid the bird nest season of early March to August inclusive. If this is not possible and only small areas of dense vegetation are affected, the site should be inspected for active nests by a competent ecologist within 24 hours of any clearance works. If any active nests are found they should be left undisturbed with a buffer zone around them, until it can be confirmed by an ecologist that the nest is no longer in use. Again, a suitably-worded informative is considered appropriate to remind the developers of the requirements of the Wildlife & Countryside Act.

Subject to confirmation that the revised landscaping proposals are satisfactory, and the completion of a satisfactory s106 securing BNG provisions, together with the imposition of appropriate conditions and provision of informatives it is considered that the proposed development would be acceptable having regard to the statutory BNG requirements, adopted Local Plan Policy NE4 and the Council's adopted BNG SPD.

## 7. Other Issues –

**Access for People with Disabilities** : It is considered that there is no reason why the proposed Hotel extension would be unable to provide adequate access for people with disabilities in accordance with the Building Regulations. In the circumstances it is considered that adequate facilities would be provided for people with disabilities using the proposed development.

**Sustainability** : Criterion b. of Policy DE1 requires new developments to *“promote designs and layouts which take account of the need to adapt to and mitigate against the effects of climate change, including the use of renewable energy”*. Criterion n. then requires that *“All development proposals will demonstrate how they will incorporate sustainable construction standards and techniques.”* And: *Major commercial developments over 1,000 sqm gross floorspace will be required to meet BREEAM ‘very good’ standard overall (or any future national equivalent) and BREEAM ‘excellent’ standard for water consumption (or any future national equivalent).”*

Local Plan Policy DE4 also requires new non-residential development of 1000 square metres gross external area or more to provide evidence on completion of achievement of the BREEAM ‘excellent’ standard for water consumption. This can typically be achieved by undertaking measures such as the installation of water fittings with restricted flow rates.

In these respects, a Sustainability Statement has been submitted in support of the application which confirms that the development will be energy efficient, low carbon and be in compliance with Part L of the Building Regulations. Water efficiency will be a feature of the development through the use of low flow sanitary ware. The building enveloped will include passive design measures such as improved U-values, solar controlled glazing and minimised air permeability rates. A BREEAM Pre-Assessment also accompanies the application which demonstrate that the development will achieve a BREEAM "Very Good" level. To ensure this it is recommended that a condition securing a verification report confirming that "Very Good" level has been achieved be imposed. In addition, a condition can be imposed to invoke the lower water consumption requirements of the Building Regulations. Subject to these conditions being imposed no objection is raised to the proposals on sustainability grounds having regard to the requirements of Local Plan Policies DE1 and DE4.

**Skills & Employment** : The Council holds National Skills Academy for Construction status and works in partnership with the construction industry to generate skills, training and employment opportunities on large development sites in the Borough. In addition to benefitting local employment opportunities, this initiative also benefits employers, especially where there are skill shortages that make it difficult to find appropriately skilled staff. Where it is considered appropriate to do so, early engagement with developers is fostered, often through commencing a dialogue with developers even when planning applications are still under consideration : consequently his process must generally operate outside of the planning system and the consideration of planning applications. In this case the proposed development is indicated to only generate a modest increase in employment opportunities accordingly it is not considered appropriate (as it would be disproportionate to the proposals) to require by condition the production of a Skills & Employment Plan. Nevertheless, an Employment & Skills Plan has been submitted with the application which is considered to be satisfactory and its implementation can reasonably be required by condition. Additionally, the Council’s Employment & Skills Officer has been alerted to the proposals and able to seek a dialogue with the applicants to discuss training and employment opportunities for local people.

## Conclusions –

It is considered that the current application satisfactorily overcomes the Council's reasons for refusal of the 2018 application through the submission of survey data and evidence to demonstrate adequate parking provision to meet the functional parking needs of the proposed extended Hotel that the Council has been unable to contradict. Accordingly, the proposals are considered unlikely to cause any demonstrable severe harm to the safety and convenience of highway users. The proposals are also considered to be acceptable in principle, visual terms, would have no material and adverse impacts upon neighbours, and it is considered that satisfactory statutory Biodiversity Net gain can be achieved. The proposals are thereby considered acceptable having regard to Policies SS2, SP2, IN2, DE1, PC1, PC2, PC8, NE2, NE3, NE4, & NE6-8 of the adopted Rushmoor Local Plan (2014-2032) and associated relevant Supplementary Planning Documents.

## Full Recommendation

It is recommended that **SUBJECT** to:-

1. No objections being raised by the Lead Local Flood Authority (Hampshire County Council) in responding to the Council's re-consultation following the provision of additional/amended information to the LLFA;
2. The completion of a satisfactory tri-partite Legal Agreement with both Rushmoor Borough Council and Hampshire County Council as signatories under Section 106 of the Town and Country Planning Act 1990 by 30 October 2024 or such later date as agreed by an extension of time to secure:-
  - (a) a £30,394.00 Transport Contribution to be allocated to highways schemes in the local vicinity as outlined in the Rushmoor Local Cycling & Walking Improvement Plan (LCWIP), including in particular 'Route 240', which runs along the A325 corridor, that would mitigate against the additional multimodal trips associated with the additional development proposed; and
  - (b) requirements for the management and monitoring of the biodiversity improvements to be provided with the proposed development for a minimum period of 30 years, including provision of an appropriate BNG monitoring fee;

the Head of Planning in consultation with the Chairman be authorised to **GRANT** planning permission subject to the following conditions and informatives:-

However, in the event that a satisfactory s106 Agreement is not received by 30 October 2024 and no Extension of Time has been agreed, the Head of Planning, in consultation with the Chairman, be authorised to refuse planning permission on the grounds that the proposal does not provide a financial contribution to mitigate the highways impacts of the proposed development.

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

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

- 2 The permission hereby granted shall be carried out in accordance with the following approved drawings and details – 1599-01 REV.A; 1599-02 REV.A; 1599-02 SHT.1 REV.A; 1599-02 SHT.2 REV.A; 1599-06 REV.A; 170225-3DR-XX-DR-A-10-005 REV.C;

170225-3DR-XX-DR-A-10-009 REV.B; 170225-3DR-XX-DR-A-10-010 REV.B; 170225-3DR-XX-DR-A-10-015 REV.D; 170225-3DR-XX-DR-A-20-006 REV.G; 170225-3DR-XX-DR-A-20-008; 170225-3DR-XX-DR-A-20-009; 170225-3DR-XX-DR-A-20-010; 170225-3DR-XX-DR-A-20-011 REV.A; 170225-3DR-XX-DR-A-20-012 REV.F; 170225-3DR-XX-DR-A-20-013 REV.C; 170225-3DR-XX-DR-A-20-014 REV.F; 170225-3DR-XX-DR-A-20-016 REV.B; 170225-3DR-XX-DR-A-20-017 REV.A; CGI 1 Front Elevation; CGI 2 Elevation Detail; CGI 3 Bridge Link; CGI 4 Perspective View; Design & Access Statement; Planning Statement; Transport Statement; Noise Impact Assessment; Updated FRA & Surface Water Drainage Strategy & Response to HCC LLFA; BREEAM Pre-Assessment; Employment & Skills Plan; Phase II Ground Investigation; Sustainability Statement; Arboricultural Impact Assessment & Tree Survey; Preliminary Ecological Appraisal; BNG Design State Report; BNG Metric Spreadsheet; and BNG Statement Form.

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

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

Reason - To ensure satisfactory external appearance. \*

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

Reason - To protect the amenities of neighbouring and nearby properties.

- 5 No development shall begin until a detailed surface water drainage scheme for the site in accordance with the updated Flood Risk Assessment & Surface Water Drainage Strategy received on 10 September 2024, has been submitted and approved in writing by the Local Planning Authority. The submitted details should include:-
- (a) A technical summary highlighting any changes to the design from that within the approved Flood Risk Assessment;
  - (b) Detailed drainage plans to include type, layout and dimensions of drainage features including references to link to the drainage calculations;
  - (c) Detailed drainage calculations to demonstrate existing runoff rates are not exceeded and there is sufficient attenuation for storm events up to and including 1:100 + climate change; and
  - (d) Maintenance schedules detailing the maintenance requirements of all drainage elements within the site.

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

- 6 The development shall be carried out strictly in accordance with the noise emission mitigation described within the RMP Noise Impact Assessment hereby approved. The internal and external noise levels mitigation shall be implemented prior to first occupation of the development to which it relates and thereafter retained for the life of the development. \*

Reason - To safeguard future occupiers of the development against noise disturbance.

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

Reason - To protect the amenity of neighbouring occupiers. \*

- 8 The existing trees, hedges and shrubbery on and adjoining the application site which are to be retained shall be adequately protected from damage during site clearance and works in accordance with the measures set out in the submitted Viewpoint Associates LLP Arboricultural Impact Assessment including the following:-

(a) stout exclusion fencing erected and retained for the duration of the site clearance and construction period located outside the extent of the root protection area(s) of any trees/hedges/shrubbery to be retained in proximity to an element of the proposed clearance and development works hereby permitted;

(b) no building materials, plant or equipment shall be stored during the site clearance and construction period within the rooting zone of any trees or hedges on or adjoining the application site;

(c) no burning of materials shall take place on site; and

(d) care should be taken to ensure that any vehicles entering or leaving the site, or deliveries made to the site, do not cause damage (including ground compression within rooting zones) of any trees on or adjoining the application site.

These measures shall be put in place as appropriate before any excavation, construction, vehicle parking or storage of building materials commences.

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

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

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

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

Reason - In the interests of visual amenity.

- 11 Prior to the commencement of development, a Construction and Environmental Management Plan to be adopted for the duration of the construction period shall be submitted to and approved in writing by the Local Planning Authority. The details required in this respect shall include:
- (a) the provision to be made for the parking and turning on site of operatives and construction vehicles during construction and fitting out works;
  - (b) the arrangements to be made for the delivery of all building and other materials to the site;
  - (c) the provision to be made for any storage of building and other materials on site;
  - (d) measures to prevent mud from being deposited on the highway;
  - (e) the programme for construction;
  - (f) the protective hoarding/enclosure of the site; and
  - (g) appropriate control of noise emissions from the site.

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

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

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

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

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

- 13 The hotel extension hereby permitted shall be designed and implemented to achieve the BREEAM 'excellent' standard for water consumption (or any national equivalent) and BREEAM 'Very Good' standard for overall sustainability to be confirmed by the submission to the Local Planning Authority of post-construction BREEAM certification.

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

- 14 Notwithstanding the details submitted with the application, no part of the residential accommodation hereby approved shall be occupied until details of an appropriate level of biodiversity enhancement, to demonstrate bio-diversity net gain, have been submitted to and approved in writing by the Local Planning Authority. Such details shall include:



- (i) A revised detailed landscaping and planting scheme, to include native planting, wildflower grassland, wetland features (swales) and semi-mature tree planting and other measures to create areas of additional nesting and foraging habitat for nesting birds and commuting bats;
- (ii) Bat boxes and bird boxes;
- (iii) A schedule for implementation of the biodiversity measures together with a management plan; and
- (iv) Landscaping and planting implementation phasing plan.

The planting scheme so approved shall be implemented in accordance with the approved landscaping and planting implementation phasing plan. Any tree/shrub removed, dying or becoming seriously diseased within five years of planting shall be replaced by trees/shrubs of similar size and species to those originally approved. The biodiversity enhancement measures shall be implemented and managed as approved in accordance with the agreed timescales.\*

Reason: In the interests of nature conservation and to increase the biodiversity of the site.

## Informatives

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

It is considered that the current application satisfactorily overcomes the Council's reasons for refusal of the 2018 application through the submission of survey data and evidence to demonstrate adequate parking provision to meet the functional parking needs of the proposed extended Hotel that the Council has been unable to contradict. Accordingly, the proposals are considered unlikely to cause any demonstrable severe harm to the safety and convenience of highway users. The proposals are also considered to be acceptable in principle, visual terms, would have no material and adverse impacts upon neighbours, and it is considered that satisfactory statutory Biodiversity Net gain can be achieved. The proposals are thereby considered acceptable having regard to Policies SS2, SP2, IN2, DE1, PC1, PC2, PC8, NE2, NE3, NE4, & NE6-8 of the adopted Rushmoor Local Plan (2014-2032) and associated relevant Supplementary Planning Documents.

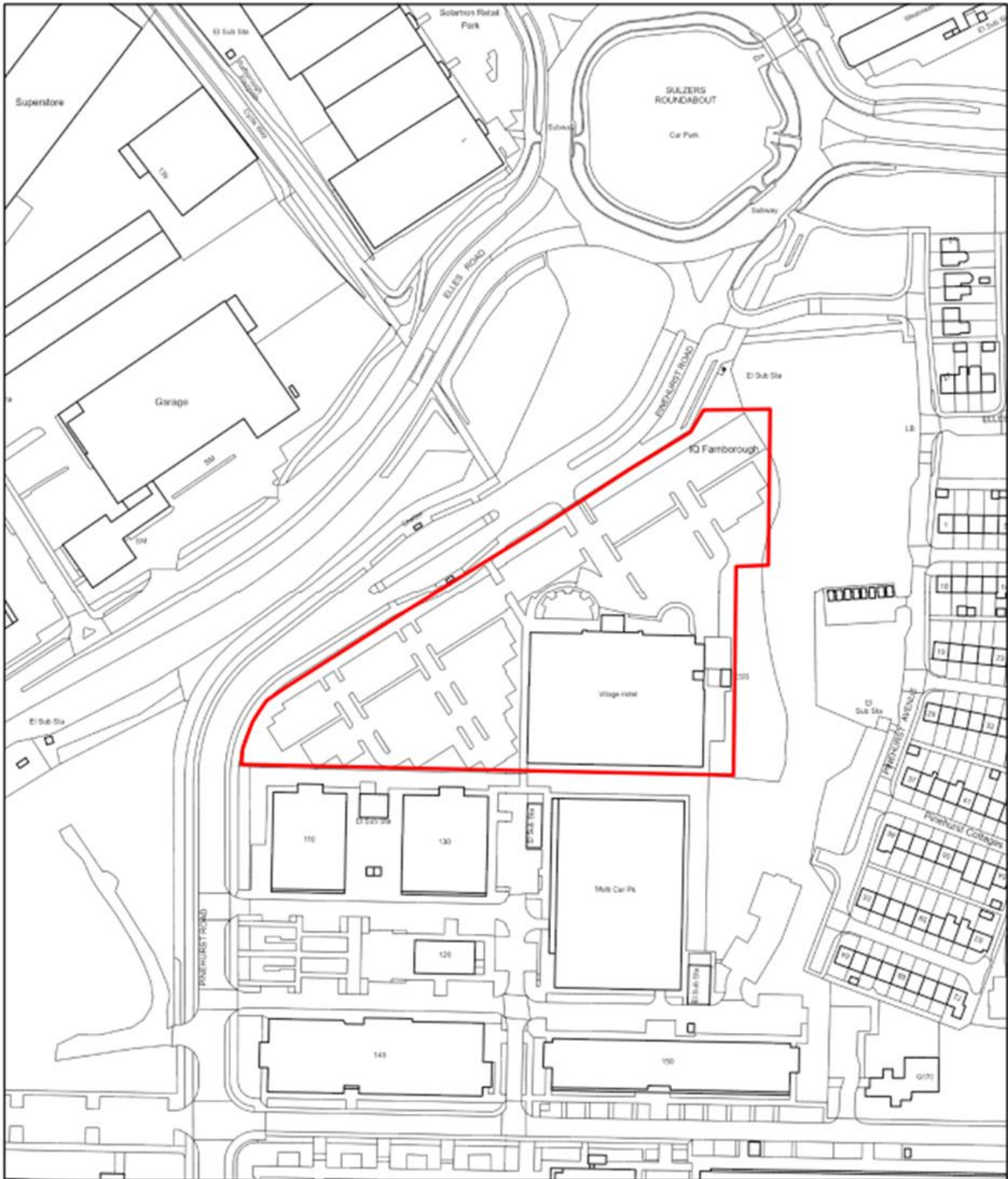
It is therefore considered that subject to compliance with the attached conditions, and taking into account all other material planning considerations, including the provisions of the development plan, the proposal would be acceptable. This also includes a consideration of whether the decision to grant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

- 2 **INFORMATIVE -** This permission is subject to a planning obligation under Section 106 of the Town and Country Planning Act 1990 (as amended). If your legal obligation includes a payment of sums, then you must contact the Council (at [plan@rushmoor.gov.uk](mailto:plan@rushmoor.gov.uk)) at least 20 days prior to the commencement of development both stating your intended date of commencement and requesting an invoice to pay such funds. The payment of all contributions as required by such s106 must be received prior to the commencement of development.
- 3 **INFORMATIVE -** Your attention is specifically drawn to the conditions marked \*. These condition(s) require the submission of details, information, drawings etc. to the Local

Planning Authority BEFORE a certain stage is reached in the development. Failure to meet these requirements is in contravention of the terms of the permission and the Council may take enforcement action to secure compliance. As of April 2008 submissions seeking to submit details pursuant to conditions or requests for confirmation that conditions have been complied with must be accompanied by the appropriate fee.

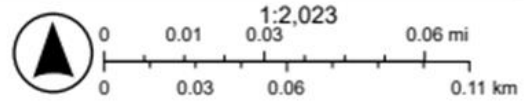
- 4 INFORMATIVE - The applicant is recommended to achieve maximum energy efficiency and reduction of Carbon Dioxide emissions by:
  - a) ensuring the design and materials to be used in the construction of the building are consistent with these aims; and
  - b) using renewable energy sources for the production of electricity and heat using efficient and technologically advanced equipment.
- 5 INFORMATIVE - No materials produced as a result of site preparation, clearance, or development should be burnt on site. Please contact the Council's Environmental Health Team for advice.
- 6 INFORMATIVE - The applicant is advised that during the construction phase of the development measures should be employed to contain and minimise dust emissions, to prevent their escape from the development site onto adjoining properties. For further information, please contact the Council's Environmental Health Team.
- 7 INFORMATIVE - It is a legal requirement to notify Thames Water of any proposed connection to a public sewer. In many parts of its sewerage area, Thames Water provides separate public sewers for foul water and surface water. Within these areas a dwelling should have separate connections: a) to the public foul sewer to carry waste from toilets, sinks and washing machines, etc, and b) to public surface water sewer for rainwater from roofs and surface drains. Mis-connections can have serious effects: i) If a foul sewage outlet is connected to a public surface water sewer this may result in pollution of a watercourse. ii) If a surface water outlet is connected to a public foul sewer, when a separate surface water system or soakaway exists, this may cause overloading of the public foul sewer at times of heavy rain. This can lead to sewer flooding of properties within the locality. In both instances it is an offence to make the wrong connection. Thames Water can help identify the location of the nearest appropriate public sewer and can be contacted on 0845 850 2777.
- 8 INFORMATIVE - In the UK protected wildlife species, which includes badgers and all species of bats and nesting birds, are afforded statutory protection such that un-licensed harm and/or disturbance would constitute an offence. The grant of planning permission does not supersede the requirements of this legislation. If any protected species or signs of them are encountered at any point during development then all works must stop immediately and you should contact Natural England.
- 9 INFORMATIVE – Water Efficiency : The developer is advised that you will need to demonstrate compliance with Condition No.13 when you apply for Building Control approval for the development. The Council strongly recommends that this condition is implemented having regard to the “fittings approach” set out in Table 2.2 of the Building Regulations 2010 (Part G). With respect to non-residential development you can find out how to achieve BREEAM ‘excellent’ standard for water efficiency by going to the Building Research Establishment Ltd website BREEAM – BRE Group.

- 10 INFORMATIVE - The applicant is reminded that the proposed commercial/community use premises should be made accessible to all disabled people, not just wheelchair users, in accordance with the duties imposed by the Equality Act 2010. This may be achieved by following recommendations set out in British Standard BS 8300: 2009 "Design of buildings and their approaches to meet the needs of disabled people - Code of Practice". Where Building Regulations apply, provision of access for disabled people to the premises will be required in accordance with Approved Document M to the Building Regulations 2000 "Access to and use of buildings".
- 11 INFORMATIVE - The Applicant is advised that the Council holds National Skills Academy for Construction status and works in partnership with the construction industry to maximise employment, skills and social value opportunities from developments locally. Our Economic Development team offers support in preparing and implementing Employment and Skills Plans, along with others, including Job Centre Plus, and in facilitating links with local job seekers, schools, colleges and job centres. For more information, please contact the Council's Employment and Skills Officer, Jennifer Upstill on 07341522109 or [jennifer.upstill@rushmoor.gov.uk](mailto:jennifer.upstill@rushmoor.gov.uk)
- 12 INFORMATIVE - The applicant is requested to bring the conditions attached to this permission to the attention of all contractors working or delivering to the site, in particular any relating to the permitted hours of construction and demolition; and where practicable to have these conditions on display at the site entrance(s) for the duration of the works.
- 13 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.



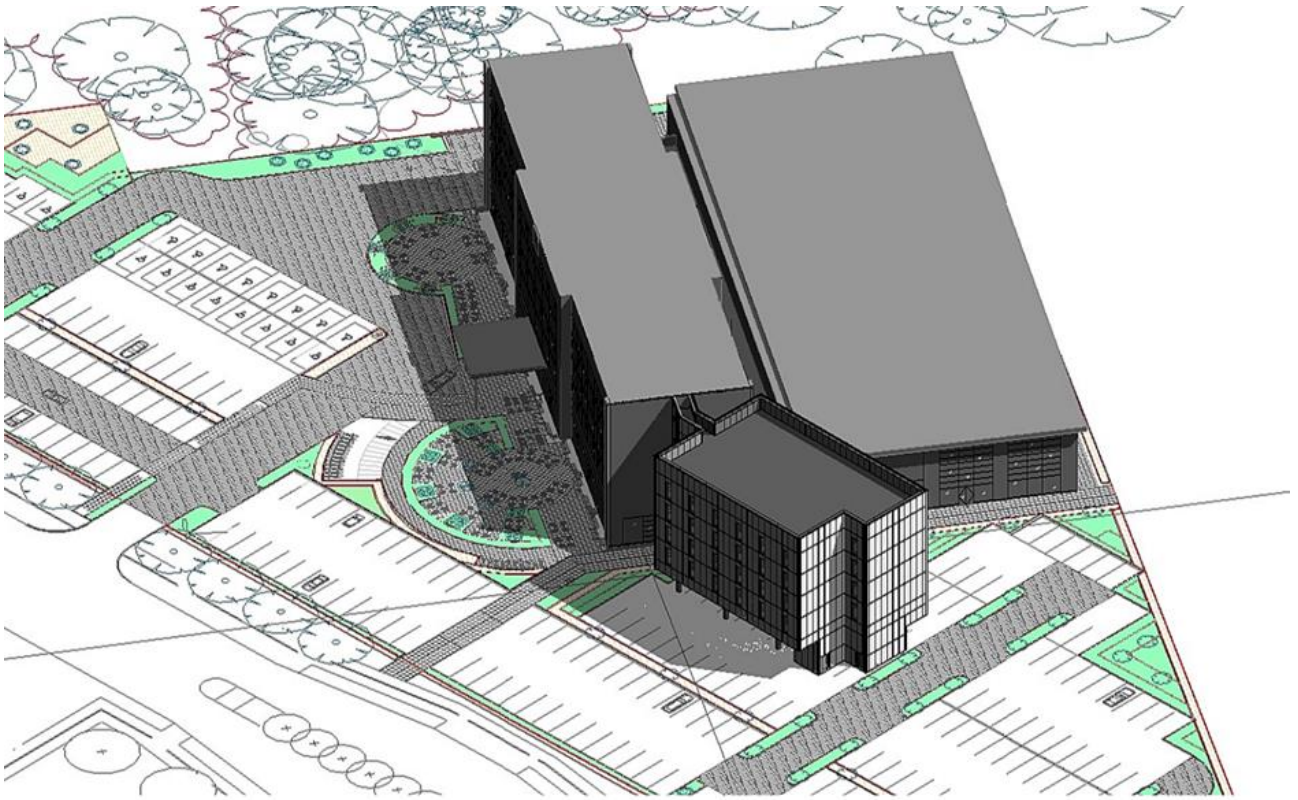
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 Planning Application







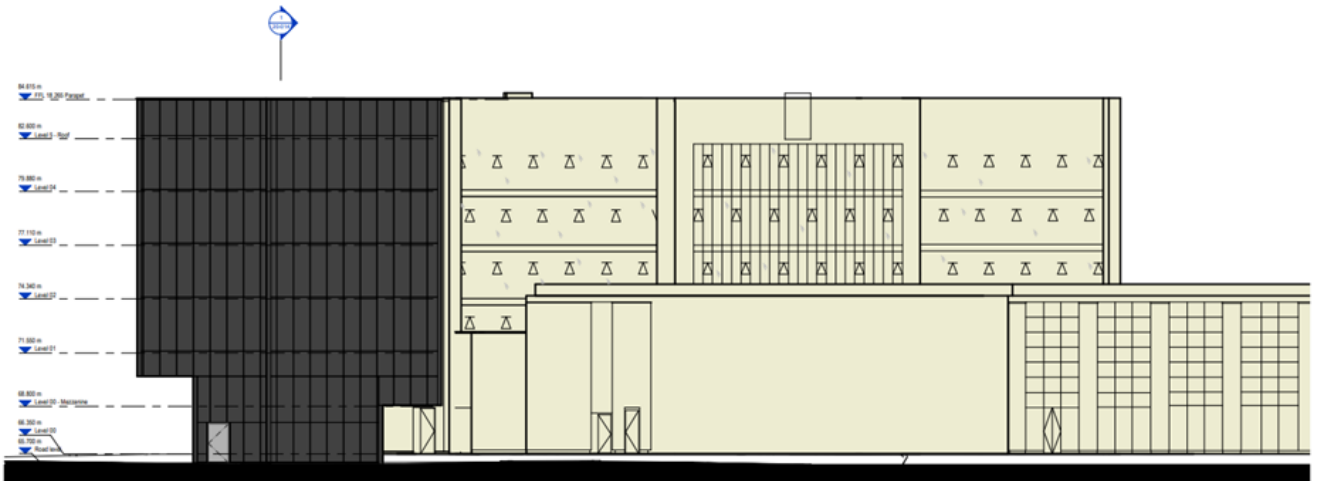




1 Front Elevation  
1:100



2 Back Elevation  
1:100



1 Side Elevation  
1:100







## 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 398791) in advance of the Committee meeting.

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Application No	23/00715/FULPP	Ward: Rowhill
Applicant:	Mrs Joanne Colwell	
Decision:	<b>Permission Granted</b>	
Decision Date:	25 September 2024	
Proposal:	Hip to gable to front elevation, formation of dormer with windows within the west side facing roof slope, two roof lights in east side facing roof slope and glazing in rear gable end	
Address	<b>56 Cranmore Lane Aldershot Hampshire GU11 3BB</b>	

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Application No	24/00014/FULPP	Ward: Manor Park
Applicant:	Mr Martin Dunseath-Franklin	
Decision:	<b>Permission Granted</b>	
Decision Date:	10 October 2024	
Proposal:	Roof extension including new pitched roof over no. 245, new rear roof dormers, first floor rear extensions and change of use of existing first floor flat into office use (E Commercial Use Class)	
Address	<b>245 - 247 High Street Aldershot Hampshire</b>	

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Application No 24/00037/REVPP Ward: Rowhill

Applicant: Mr Suneet Jain

Decision: **Permission Granted**

Decision Date: 20 September 2024

Proposal: Variation of Condition 2 (Approved drawings) of permission 23/00227/FULPP for change of use of office studio to 3-bed dwelling, to allow change to front extension and retaining wall in garden

Address **4A Hillside Road Aldershot Hampshire GU11 3NB**

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Application No 24/00160/FULPP Ward: St Mark's

Applicant: Mr Hom Kavar

Decision: **Permission Granted**

Decision Date: 27 September 2024

Proposal: Part - Retrospective application for the retention of a single storey side and rear extension, erection of porch to front elevation, alteration of roof to existing single storey side extension to the west elevation to remove parapet and increase the pitch, erection of detached open fronted double garage and formation of brick wall with pillars to form an enclosed boundary wall with access for a pedestrian gate and sliding electric gates to driveway entrance and ground works including raising of natural ground levels surrounding the property

Address **28 Whites Road Farnborough Hampshire GU14 6PD**

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Application No 24/00192/FULPP Ward: West Heath

Applicant: Mr Suneet Jain

Decision: **Permission Granted**

Decision Date: 20 September 2024

Proposal: Erection of 1no. detached dwelling on garden land to north of existing dwelling with associated car parking and two storey rear extension of existing dwelling and demolition of existing garage (amended site plan received)

Address **7 Avon Close Farnborough Hampshire GU14 9LN**

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Application No 24/00230/COND

Ward: Empress

Applicant:

Decision: **Permission Granted**

Decision Date: 13 September 2024

Proposal: Submission of details pursuant to conditions 3 (External Materials), 7 (Glazing Specification) of application 23/00742/FULPP dated 30 January 2024 for the addition of one storey to existing building and extension for conversion to 18no. 1 bed flats with part retention of ground floor retail unit

Address **34 - 36 Victoria Road Farnborough Hampshire GU14 7PQ**

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Application No 24/00287/CONDPP

Ward: Manor Park

Applicant: Starlow Charities Ltd

Decision: **Conditions details approved**

Decision Date: 10 September 2024

Proposal: Submission of details pursuant to Condition Nos.5 (Noise mitigation measure details), 6 (Noise Impact Assessment report) and 7 (Plant & Machinery details) of planning permission 23/00019/FULPP dated 11 March 2024

Address **Hippodrome House Birchett Road Aldershot Hampshire GU11 1LZ**

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Application No 24/00310/FULPP

Ward: North Town

Applicant: Mr Gop Singjali

Decision: **Permission Granted**

Decision Date: 12 September 2024

Proposal: Erection of a two storey rear extension

Address **23 Belle Vue Road Aldershot Hampshire GU12 4RX**

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Application No 24/00326/FULPP Ward: Wellington  
Applicant: Sapan Pradhan  
Decision: **Permission Granted**  
Decision Date: 10 October 2024  
Proposal: Retention of extractor and intake fans and external flues to facilitate use of ground floor for purposes falling within Use Class E(b) -Sale of food and drink for consumption mostly on the premises  
Address **32 Union Street Aldershot Hampshire GU11 1EW**

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Application No 24/00342/NMAPP Ward: Wellington  
Applicant: Mr Sean Havis  
Decision: **Permission Granted**  
Decision Date: 07 October 2024  
Proposal: NON MATERIAL AMENDMENT: To application 21/00536/LBC remedial works and landscaping works to Ramsden Garden Wall Memorial to allow for changes to design of steps and associated landscaping.  
Address **Ramsden Garden Wall Memorial Montgomery Lines Alisons Road Aldershot Hampshire**

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Application No 24/00343/FULPP Ward: Cove And Southwood  
Applicant: Stocchetti Holding Farnborough Ltd  
Decision: **Permission Granted**  
Decision Date: 12 September 2024  
Proposal: Part two storey part ground floor rear extension  
Address **3 Bridge Road Farnborough Hampshire GU14 0HT**

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Application No 24/00358/FULPP Ward: Knellwood

Applicant: Farnborough College of Technology

Decision: **Permission Granted**

Decision Date: 10 September 2024

Proposal: Refurbishment of the roofs on Blocks I, S, T, P, V, W and O, including removal of Reinforced Autoclaved Aerated Concrete (RAAC) and the installation of roof-mounted solar photovoltaic panels

Address **Farnborough College Of Technology Boundary Road Farnborough Hampshire GU14 6SB**

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Application No 24/00372/FULPP Ward: Knellwood

Applicant: Dean Martin

Decision: **Permission Granted**

Decision Date: 10 September 2024

Proposal: Change of use and enclosure of privately owned public amenity space into private residential garden land with 1.7m high fence on boundary with highway

Address **18 Eldergrove Farnborough Hampshire GU14 6LY**

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Application No 24/00383/FULPP Ward: West Heath

Applicant: Mr Mark Endacott - Cove Football Club

Decision: **Permission Granted**

Decision Date: 11 October 2024

Proposal: To replace floodlight lamps and stanchions with new LED lamps mounted on 18.3m high poles

Address **Cove Football Club 7 Squirrel Lane Farnborough Hampshire GU14 8PF**

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Application No 24/00393/CONDPP Ward: Manor Park  
Applicant: Starlow Charities Ltd  
Decision: **Conditions details approved**  
Decision Date: 11 October 2024  
Proposal: Submission of details pursuant to Condition No.3 (Schedule of External Materials) of planning permission 23/00019/FULPP dated 11 March 2024  
Address **Hippodrome House Birchett Road Aldershot Hampshire GU11 1LZ**

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Application No 24/00395/CONDPP Ward: Wellington  
Applicant: South East Water  
Decision: **Permission Granted**  
Decision Date: 10 September 2024  
Proposal: Submission of details pursuant to conditions Condition 3 (Ecological Method Statement), Condition 4 (Hydrogeological Impact Assessment), and Condition 6 (Landscape and Ecological Management Plan) and part pursuant to Condition 5 (Contamination Remediation) of of Planning Permission ref: 23/00848/FULPP dated 26th April 2024.  
Address **Proposed South East Water Pipeline Between Sunny Hill Road And Farnborough Road Aldershot Hampshire**

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Application No 24/00403/FULPP Ward: Rowhill  
Applicant: Mr Matt Pope  
Decision: **Permission Granted**  
Decision Date: 25 September 2024  
Proposal: Erection of a single storey rear extension, part conversion of existing garage and continuation of existing cat slide roof with two roof lights  
Address **49 Cranmore Lane Aldershot Hampshire GU11 3AN**

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Application No 24/00404/FULPP Ward: Manor Park  
Applicant: Mr Binumon Paul  
Decision: **Permission Granted**  
Decision Date: 10 October 2024  
Proposal: Erection of a single storey rear extension  
Address **35 Cavendish Road Aldershot Hampshire GU11 1NA**

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Application No 24/00421/FULPP Ward: Cherrywood

Applicant: Mrs Monika Adamska

Decision: **Permission Granted**

Decision Date: 19 September 2024

Proposal: Erection of a single storey side and rear extension, hip to gable roof with rear facing dormer single roof light in front facing roof elevation to form room in roof

Address **57 Oaken Copse Crescent Farnborough Hampshire GU14 8DS**

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Application No 24/00423/FULPP Ward: West Heath

Applicant: Netrakumari/Nabinta Gurung

Decision: **Permission Granted**

Decision Date: 19 September 2024

Proposal: Erection of a single storey side extension to form an annexe

Address **32 Northcote Road Farnborough Hampshire GU14 9EA**

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Application No 24/00426/REVPP Ward: Knellwood

Applicant: Farnborough College of Technology

Decision: **Permission Granted**

Decision Date: 11 September 2024

Proposal: Variation of condition 3 (external appearance) of planning permission 23/00890/FULPP for installation of air source heat pumps in acoustic casing on University Centre Building, dated 14.03.2024, to allow change to acoustic casing material

Address **Farnborough College Of Technology Boundary Road Farnborough Hampshire GU14 6SB**

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Application No 24/00427/REVPP Ward: Knellwood

Applicant: Farnborough College of Technology

Decision: **Permission Granted**

Decision Date: 11 September 2024

Proposal: Variation of condition 3 (external materials) of planning permission 23/00891/FULPP dated 14 March 2024, for installation of air source heat pump in acoustic casing, to change casing material

Address **Westminster Building Farnborough College Of Technology  
Boundary Road Farnborough Hampshire GU14 6SB**

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Application No 24/00428/FUL Ward: Empress

Applicant: Mrs Mariluze Fiorotto

Decision: **Permission Granted**

Decision Date: 30 September 2024

Proposal: Retention of outbuilding for use of purposes ancillary and incidental to the existing dwelling house

Address **21 Marrowbrook Lane Farnborough Hampshire GU14 0BB**

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Application No 24/00431/FULPP Ward: North Town

Applicant: Mr Komi Dugblo

Decision: **Permission Granted**

Decision Date: 23 September 2024

Proposal: Erection of a two-storey side extension and single storey rear extension, installation of velux roof lights and velux sun tunnel light within the rear facing roof elevation

Address **19 Brookfield Road Aldershot Hampshire GU12 4UP**

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Application No 24/00437/CONDPP Ward: Fernhill

Applicant: Heathland Homes (Blackthorn) Ltd

Decision: **Conditions details approved**

Decision Date: 30 September 2024

Proposal: Submission of details pursuant to Condition Nos.3 (External Material Details), 5 (Means of Enclosure Details), 8 (Landscaping Scheme), 10 (SUDS details) and 16 (Levels Details) of planning permission 23/00532/FULPP dated 5 January 2024

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

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Application No 24/00448/TPOPP Ward: Rowhill

Applicant: Mr Matthew Titheridge

Decision: **Permission Granted**

Decision Date: 13 September 2024

Proposal: Oak (T2 of TPO 394) crown reduce back to previous reduction points and canopy lift to give no more than 5 metres clearance from ground level .  
Field Maple (T3 of TPO 394) crown reduce back to previous reduction points

Address **1 Alverstoke Gardens Aldershot Hampshire GU11 3XA**

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Application No 24/00451/FULPP Ward: Knellwood

Applicant: Mr Tom Bown

Decision: **Permission Granted**

Decision Date: 16 September 2024

Proposal: Replacement of front garden boundary fencing to include new side boundary fencing with like for like closeboard fence panels 1.35 metres and 1.5 panels, new front boundary brick wall with wrought iron railings and copping stones up to 1.5 metres high. Erection of a 1.23 metre high wooden bin storage and permeable hardstanding in the front garden

Address **11 Church Circle Farnborough Hampshire GU14 6QH**

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Application No 24/00453/TPOPP Ward: Wellington

Applicant: Mr Matthew Fenge

Decision: **Permission Granted**

Decision Date: 13 September 2024

Proposal: Remove one diseased and declining Beech T1 on submitted plan (T1 of TPO 486)

Address **Anglesey House Farnborough Road Aldershot Hampshire GU11 3BJ**

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Application No 24/00454/FUL Ward: St Mark's

Applicant: Mr Peter Szebeni

Decision: **Permission Granted**

Decision Date: 25 September 2024

Proposal: Retrospective application for the retention of external metal grilles to two ground floor windows

Address **4 Alexandra Road Farnborough Hampshire GU14 6DA**

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Application No 24/00457/CONDPP Ward: Wellington

Applicant: Grainger (Aldershot) Limited And Secretar

Decision: **Permission Granted**

Decision Date: 16 September 2024

Proposal: Submission of details pursuant to Condition 3 (Construction Traffic Management Plan) of Planning Permission ref: 21/00788/FULPP dated 28th June 2024 for demolition of Nieve, Neville and Waterloo Lodges (Building 21B) and Gymnasium Store (Building 21D) at Cambridge Military Hospital Zone (Zone C), Wellesley.

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

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Application No 24/00458/FULPP Ward: St John's  
Applicant: Mr Charlie Cockrane  
Decision: **Permission Granted**  
Decision Date: 30 September 2024  
Proposal: Erection of front extension to create shower to WC and replacement of garage doors of previously converted garage with walls and windows  
Address **4 Comfrey Close Farnborough Hampshire GU14 9XX**

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Application No 24/00460/FULPP Ward: Cherrywood  
Applicant: Stark Building Materials UK Ltd  
Decision: **Permission Granted**  
Decision Date: 27 September 2024  
Proposal: Change of use of site from Light Industrial/office use (E Commercial Use Class) to Builders Merchant (sui generis) for the display, sale and storage of building supplies with outside display and storage area including racking, and a trade counter, and external alterations to facilitate that use, comprising 4 roller shutter doors, recladding of front and side elevations and installation of solar roof panels (resubmission of 24/00074/FULPP).  
Address **Unit 1 106 Hawley Lane Farnborough Hampshire GU14 8JE**

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Application No 24/00462/TPOPP Ward: St John's  
Applicant: Mrs Kennedy  
Decision: **Permission Granted**  
Decision Date: 13 September 2024  
Proposal: Two Silver Birches T1-T2 on submitted plan (part of group G1 of TPO 358V) reduce height by no more than 4 metres and lateral growth by no more than 2 metres  
Address **18 The Birches Farnborough Hampshire GU14 9RP**

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Application No 24/00463/TPO Ward: Cove And Southwood  
Applicant: Mr White  
Decision: **Permission Granted**  
Decision Date: 13 September 2024  
Proposal: One Lime tree (T65 of TPO 419V) reduce height and laterals by no more than 3 metres back to growth points, crown lift to no more than 5 metres from ground level and remove deadwood  
Address **9 Larch Way Farnborough Hampshire GU14 0QN**

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Application No 24/00466/FULPP Ward: Fernhill  
Applicant: Mr Kulbir Pannu  
Decision: **Permission Granted**  
Decision Date: 10 October 2024  
Proposal: Erection of a single storey rear extension and front porch extension  
Address **305 Fernhill Road Farnborough Hampshire GU14 9EW**

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Application No 24/00468/NMAPP Ward: Wellington  
Applicant: Mr Alan Chitson  
Decision: **Permission Granted**  
Decision Date: 18 September 2024  
Proposal: Non-material Amendment to planning permission comprising 12/00958/OUT dated 10th March 2014 and 16/00133/REMPP dated 7th March 2017 to allow for alterations to hard landscaping materials at road junction.  
Address **Zone E - Gunhill Aldershot Urban Extension Alisons Road Aldershot Hampshire**

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Application No 24/00473/TPOPP Ward: Manor Park  
Applicant: Mr Karl Cox  
Decision: **Permission Granted**  
Decision Date: 23 September 2024  
Proposal: One Oak (T1 of TPO 288V) raise canopy over parking bays of flats, to no more than 4 meters above ground level  
Address **Mallard Court Boxalls Lane Aldershot Hampshire GU11 3FH**

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Application No 24/00476/TPOPP Ward: Knellwood

Applicant: Mr John James

Decision: **Permission Granted**

Decision Date: 23 September 2024

Proposal: Two Beech trees (part of group G2 of TPO 432V) and a neighbouring Oak tree (not a protected tree) on the right hand border, crown thin by no more than 25%

Address **61 Avenue Road Farnborough Hampshire GU14 7BH**

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Application No 24/00477/FULPP Ward: West Heath

Applicant: Mr Keith Voller

Decision: **Permission Granted**

Decision Date: 30 September 2024

Proposal: Part conversion of existing garage and insertion of roof light with garage roof

Address **43 Chestnut Road Farnborough Hampshire GU14 8LD**

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Application No 24/00478/MISC28 Ward: Aldershot Park

Applicant: Openreach Planning

Decision: **No Objection**

Decision Date: 09 September 2024

Proposal: The Electronic Communications Code (Conditions and Restrictions) Regulations 2003 (as amended) - Regulation 5 Notice - Installation of fixed line broadband apparatus

Address **164 Cadnam Close Aldershot Hampshire GU11 3RN**

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Application No 24/00479/MISC28 Ward: Aldershot Park

Applicant: Openreach Planning

Decision: **No Objection**

Decision Date: 09 September 2024

Proposal: The Electronic Communications Code (Conditions and restrictions) Regulations 2003 (as amended) - Regulation 5 Notice of Intention to Install Fixed Line Broadband Apparatus - Installation of pole opposite

Address **86 Morland Road Aldershot Hampshire GU11 3SF**

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Application No 24/00480/TPO Ward: Knellwood

Applicant: Mr Patrick Denston

Decision: **Permission Granted**

Decision Date: 23 September 2024

Proposal: One Maple (T1 of TPO 429V) crown reduction back no further than to previous reduction points and one Yew (T2 of TPO 429V) crown lift and crown reduction back no further than to previous reduction points and repeat as required

Address **2 Salisbury Road Farnborough Hampshire GU14 7AW**

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Application No 24/00482/ADVPP Ward: St Mark's

Applicant: The Secretary of State for Defence

Decision: **Permission Granted**

Decision Date: 02 October 2024

Proposal: 3000x1000 sign displaying site name, erected on 2 poles (hand dig and concrete into the ground)

Address **Army School Of Physical Training Fox Lines Queens Avenue Aldershot Hampshire GU11 2LB**

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Application No 24/00483/FULPP Ward: Rowhill

Applicant: Richard Brown

Decision: **Permission Granted**

Decision Date: 12 September 2024

Proposal: Erection of a single storey side extension

Address **1 Brooklands Aldershot Hampshire GU11 3NA**

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Application No 24/00485/SCREEN Ward: St Mark's

Applicant: Drayparcs Developments Ltd

Decision: **Environmental Assessment Not Required**

Decision Date: 10 September 2024

Proposal: EIA SCREENING OPINION : Development of Hollybush Lakes site for mixed-use development comprising aquatic sports centre including erection of building providing aqua sports facilities, reception, restaurant, bar and 20-bay golf-driving range, with associated grass fairway, car parking, landscaping and bund [revised scheme to development approved with planning permission 20/00400/FULPP dated 24 March 2023 and incorporating a total of 21 floating holiday lodges the subject of planning application 24/00140/REVPP]

Address **Land At Former Lafarge Site Hollybush Lane Aldershot Hampshire**

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Application No 24/00486/FULPP Ward: Aldershot Park

Applicant: Ms Lynda Bonwick

Decision: **Permission Granted**

Decision Date: 16 September 2024

Proposal: Retention of outbuilding to rear

Address **15 Gillian Avenue Aldershot Hampshire GU12 4HS**

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Application No 24/00487/FULPP Ward: Cove And Southwood

Applicant: Mr Bredwood And Ms Aldred

Decision: **Permission Granted**

Decision Date: 09 October 2024

Proposal: Erection of a first floor extension over existing bungalow, formation of a pitched roof over existing flat roof garage, creation of new front porch, erection of a single storey rear extension and replacement of existing bay windows and installation of new windows

Address **31 Southwood Road Farnborough Hampshire GU14 0JG**

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Application No 24/00492/FULPP Ward: Knellwood

Applicant: Mr & Mrs Daryn Upil

Decision: **Permission Granted**

Decision Date: 09 October 2024

Proposal: Conversion of existing garage and erection of a single storey front extension and a part single and two storey side extension

Address **9 Ashley Road Farnborough Hampshire GU14 7EZ**

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Application No 24/00495/PDCPP Ward: Empress

Applicant: Mr & Mrs Wallington

Decision: **Development is Lawful**

Decision Date: 30 September 2024

Proposal: Certificate of Lawfulness for Proposed Development: Formation of a dormer within both side facing roof slopes of main house to facilitate rooms in roof

Address **45 Cove Road Farnborough Hampshire GU14 0EL**

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Application No 24/00497/MISC28 Ward: Aldershot Park

Applicant: Openreach Planning

Decision: **No Objection**

Decision Date: 09 September 2024

Proposal: The Electronic Communications Code (Conditions and restrictions) Regulations 2003 (as amended) Regulation 5 Notice of Intention to Install fixed line broadband electronic communications apparatus - poles opposite 170 Cadnam Close, 178 Cadnam Close and 109 Basing Drive

Address **109 Basing Drive Aldershot Hampshire GU11 3RL**

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Application No 24/00500/REXPD Ward: Empress

Applicant: Neil Blunden

Decision: **Prior approval is NOT required**

Decision Date: 12 September 2024

Proposal: Erection of a single storey rear extension measuring 5m in depth, 2.8m to the eaves and 3.8m in overall height

Address **4 Greens School Lane Farnborough Hampshire GU14 7PS**

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Application No 24/00502/ADVPP Ward: St Mark's

Applicant: Mark Wilkshire

Decision: **Permission Granted**

Decision Date: 10 October 2024

Proposal: Installation of 3no. non illuminated totem signage

Address **Suite A Second Floor Chester House Aerospace Boulevard  
Farnborough Hampshire GU14 6TQ**

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Application No 24/00503/FULPP Ward: Knellwood

Applicant: Mr & Mrs Yorke

Decision: **Permission Granted**

Decision Date: 25 September 2024

Proposal: Erection of single-storey front extension including adjacent roof works, replace existing side extension flat roof to pitched roof, formation of raised decking area to rear and alterations to fenestrations

Address **Morland House 26 Pirbright Road Farnborough Hampshire GU14  
7AD**

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Application No 24/00505/TPO Ward: Empress

Applicant: A2 Dominion

Decision: **Permission Granted**

Decision Date: 23 September 2024

Proposal: One Sycamore and one Birch as per submitted plan (part of group G5 of TPO 380V) cut back lateral branches by no more than 2 metres

Address **Concept House Coombe Way Farnborough Hampshire**

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Application No 24/00507/MISC28 Ward: West Heath

Applicant: Andy Smale

Decision: **No Objection**

Decision Date: 10 September 2024

Proposal: The Electronic Communication Code (Conditions and Restrictions) (Amendment) Regulations 2017-toob intends to install fixed line broadband electronic communications apparatus (light pole) outside 145 Fernhill Road Farnborough

Address **145 Fernhill Road Farnborough Hampshire GU14 9DX**

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Application No 24/00511/MISC28 Ward: Cove And Southwood

Applicant: Andrew Smale

Decision: **No Objection**

Decision Date: 10 September 2024

Proposal: The Electronic Communications Code (Conditions and Restrictions) (Amendment) Regulations 2017-toob intends to install fixed line broadband electronic communications apparatus in Farnborough, at: FB102-RD

Address **13 Morval Close Farnborough Hampshire GU14 0JF**

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Application No 24/00513/TPOPP Ward: Cove And Southwood

Applicant: Mrs Lynda Burrows

Decision: **Permission Granted**

Decision Date: 02 October 2024

Proposal: Remove one Conifer (T7 of TPO 115V) as per submitted photos

Address **37 - 39 Southwood Road Farnborough Hampshire GU14 0JG**

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Application No 24/00515/DEMOPP Ward: St Mark's

Applicant: The Secretary of State for Defence

Decision: **Prior approval is NOT required**

Decision Date: 20 September 2024

Proposal: PRIOR APPROVAL : demolition of existing single storey garage block

Address **Lille Barracks Redvers Buller Road Aldershot Hampshire GU11 2NQ**

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Application No 24/00519/FULPP Ward: St John's  
Applicant: Mr and Miss G Vidler and Carr  
Decision: **Permission Granted**  
Decision Date: 02 October 2024  
Proposal: Erection of a single storey side extension  
Address **Compton House Trunk Road Farnborough Hampshire GU14 9SW**

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Application No 24/00521/TPOPP Ward: St John's  
Applicant: Vivid Housing Limited  
Decision: **Permission Granted**  
Decision Date: 02 October 2024  
Proposal: One Weeping willow T905 tree tag: 3785 on submitted plan, (T2 of TPO 388V) Pollard to no less than 4 metres above ground level  
Address **Land Affected By TPO 388V - Between Cripsey Road, St Johns Road And Broomhill Road Farnborough Hampshire**

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Application No 24/00522/TPOPP Ward: Knellwood  
Applicant: Tivoli  
Decision: **Permission Granted**  
Decision Date: 02 October 2024  
Proposal: Remove two Pines (T013 and T015) on submitted plan and one Oak (T047) and remedial work to two Acacia trees (T002 and T006) and one Sweet Chestnut (T049) as per submitted schedule. All trees are within group G25 of TPO 439V  
Address **Crowthorne 25 Oxford Road Farnborough Hampshire GU14 6QU**

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Application No 24/00524/TPOPP Ward: Empress  
Applicant: Mr Andrew Fagg  
Decision: **Permission Granted**  
Decision Date: 02 October 2024  
Proposal: Remove 4 lower hanging branches off T27 Beech as part of 00368V due to branches causing damage to shed and fence in garden.  
Address **55 Pierrefondes Avenue Farnborough Hampshire GU14 8PA**

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Application No 24/00525/TPOPP Ward: St John's  
Applicant: Mr Stephen Wroot  
Decision: **Permission Granted**  
Decision Date: 02 October 2024  
Proposal: One Oak (T5 of TPO 353V) crown reduce back to previous reduction points  
Address **21 Moselle Close Farnborough Hampshire GU14 9YB**

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Application No 24/00530/TPOPP Ward: St John's  
Applicant: Vivid Housing Limited  
Decision: **Permission Granted**  
Decision Date: 02 October 2024  
Proposal: One Oak T973 tree tag: 882 on submitted plan (part of group G2 of TPO 388V) reduce back hazard beam branch by no more than 3 metres and reduce back stem with major cavities by no more than 3 metres  
Address **Land Affected By TPO 388V - Between Cripsey Road, St Johns Road And Broomhill Road Farnborough Hampshire**

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Application No 24/00532/TPOPP Ward: Knellwood  
Applicant: Mr Fooks  
Decision: **Permission Granted**  
Decision Date: 02 October 2024  
Proposal: Reduce branches of T1 Oak tree on southern aspect above Pirbright Road by up to 4 metres to leave canopy spread of 8 metres, and lift canopy to provide 5.5 metres clearance above the highway. The intention of the proposed work is to manage asymmetric lateral spread across highway and provide adequate clearance above ground level over the highway.  
Address **14 Church Avenue Farnborough Hampshire GU14 7AY**

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Application No 24/00537/PDCPP

Ward: St Mark's

Applicant: Mr & Mrs Kelsall

Decision: **Development is Lawful**

Decision Date: 03 October 2024

Proposal: Lawful Development Certificate for proposed development: Formation of hip to gable roof extension with dormer window to rear to facilitate a loft conversion and insertion of two roof lights within the front facing roof slope

Address **20 Yeovil Road Farnborough Hampshire GU14 6LB**

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Application No 24/00567/SCREEN

Ward: Wellington

Applicant: R20 Advisory Limited

Decision: **Environmental Assessment Not Required**

Decision Date: 11 October 2024

Proposal: EIA SCREENING OPINION : Redesigned vehicular drop-off to reach the main entrance; erection of outdoor wellness pool and external treatment pods in the Wellness Zen Garden area; and change of use of part of building to Use Class C1 to cater for friends and relatives of patients whilst undergoing treatment

Address **Royal Pavilion Wellesley Road Aldershot Hampshire GU11 1PZ**

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### Appeals Progress Report

#### 1. New Appeals

- 1.1 Appeal against the Refusal of planning permission for the “Erection of a pair of semi-detached two storey 3-bed houses” at **Car Park at Carmarthen Close, Farnborough** – ref: 24/00240/FUL. This appeal is to be considered under the Written Representations procedure.
- 1.2 Appeal against refusal of planning permission for “Continued use of land and building for car wash and valeting” at **116 Chapel Lane, Farnborough** – ref 24/00202/FULPP. This appeal is to be considered under the Written Representations procedure.

#### 2. Decided Appeals

- 2.1 Appeal against refusal of planning permission for “Demolition of 14 garages and erection of 2 light industrial units (Use Class E(g)(iii)) with parking” at **Garage Block, Cold Harbour Lane, Farnborough**, 23/00763/FULPP.
- 2.2 Planning permission was refused under delegated powers in December 2023 for the following reasons:-

*1. Having regard to the constrained nature of the site, the proximity to residential properties, the poor access to the main highway network, the lack of detail as to the nature of the businesses that would occupy the units and the vehicle movements that would be associated with them and lack any details of any highway improvement works, the Council is unable to conclude that the proposals will not adversely affect residential amenity or highway safety. The proposal is thereby contrary to Policies DE1, PC1 and IN2 of the Rushmoor Local Plan and the Car & Cycle Parking Standards SPD.*

*2. The proposals fail to make a positive contribution towards improving the quality of the built environment and to respect the character and appearance of the local area, contrary to Policy DE1 of the Rushmoor Local Plan.*

*3. In absence of a Tree Survey & Arboricultural Impact Assessment that relates specifically to the development proposed, it has not been satisfactorily demonstrated that the health and stability of amenity trees on the adjoining land will be safeguarded, contrary to Policy NE3 of the Rushmoor Local Plan.*

- 2.3 The Inspector noted that the Appellant had submitted a Tree Survey and Arboricultural Assessment at the outset of the appeal, which the Council considered was acceptable and therefore that the Council did not wish to defend its third reason for refusal. The Inspector therefore considered that the main determining issues for the appeal to be the effect of the development on:

(i) highway safety; (ii) the living conditions of neighbouring occupiers; and (iii) the character and appearance of the site and surrounding area.

- 2.4 The Inspector supported the Council's conclusions that having regard to the narrow access point onto Fernhill Road, the lack of turning facilities on site or within the access track and the lack of adequate parking, particularly for commercial waste and delivery vehicles, concluding that they could not satisfactorily conclude that the proposal would not lead to severe harm to highway safety. Accordingly, they found the proposal to conflict with the aims of Policy IN2 of the Local Plan. This policy amongst other matters requires development not to have a severe impact on the operation of, or safety of the local or strategic road network. The proposal would also noted not adhere to the aims of the Council's Car and Cycle Parking Standards Supplementary Planning Document, in respect of providing a suitable level of vehicle parking.
- 2.5 The Inspector noted the proximity of the appeal site to residential premises but considered that any adverse impact on residential amenity would be limited and could be mitigated by the imposition of suitable conditions.
- 2.6 The Inspector found that the development would not lead to any detrimental impacts on the character or appearance of the area due to its modest scale and proximity to other commercial development. The inspector also considered that the use for commercial purposes would not harm the character of the area. Consequently, the proposal was not considered to conflict with Local Plan Policy DE1. The Policy, amongst other matters, seeks for new developments to positively contribute to the quality of the built environment, including through respecting the character and appearance of the local area.
- 2.7 The Inspector noted that the appeal scheme would provide socio-economic benefits through the delivery of light industrial units in a sustainable location, however, such benefits had not been quantified by the appellant. Given the scale and (seemingly speculative) nature of the appeal proposal they were considered likely to be somewhat limited and the Inspector did not consider that they would outweigh the identified harm to highway safety.
- 2.8 In conclusion, the Inspector did not find that the proposal would harm the character or appearance of the area or living conditions of neighbouring residents. However, due to its potential impacts upon highway safety, it would remain in conflict with the development plan taken as a whole. There were no material considerations worthy of sufficient weight to justify a decision other than in accordance with the development plan. The appeal was therefore **DISMISSED**.
- 2.9 Appeal against non-determination of planning application for "Proposed Click and Collect facility, construction of new access and exit routes, landscaping and associated works" at **ASDA, Westmead, Farnborough** - 23/00442/FULPP refers.
- 2.10 The Council validated the application on 28 June 2023 but did not determine this application because it was considered that the application was invalid as the



correct Formal Notices had not been served as required and the Certificate of Ownership was not correct. The Council considered that the Appellant did not take the necessary steps to validate the application in a timely manner and the application was declared to be permanently invalid on 6 October 2023.

- 2.11 However, the Appellants lodged an appeal on the basis that the application was in fact valid, and that the Council had failed to determine within the statutory time frame for the application. The Inspector noted that there was a disagreement between the two parties as to whether the application was valid, but concluded that if there was a breach of the notification requirements, it appeared to be a very minor technical breach and that no interested parties or landowners were disadvantaged as a result. As such, the Inspector was satisfied that this case should be treated as a valid appeal.
- 2.12 In such cases, the Local Planning Authority are invited to state what its decision would have been on the Appeal proposals had they been in a position to determine them. The application was a follow-up proposal to an earlier planning application 21/00074/FULPP for “Construction of new Home Shopping storage areas and associated cold-rooms, construction of new click & collect canopy and associated steelworks and associated works” that was refused by the Council and was subsequently dismissed at appeal APP/P1750/W/24/3337804 refers. While the Inspector did not support all the Council’s reasons for refusal, they did agree that the proposal would have a detrimental impact on the amenity of the area through a reduction in the landscaped area and the removal amenity trees. The Council advised that they would have declined to determine the current proposal on the basis that it was not sufficiently different from the earlier scheme so as to represent a genuine attempt to address the previous reason for refusal.
- 2.13 Notwithstanding this, the Inspector advised that they were satisfied that the scheme before them was sufficiently different to the previous appeal scheme, notably due to the fact that the proposed canopy had been omitted, that a larger area of the grass verge would be retained, and that none of the trees on the site would be removed. On this basis, the Inspector considered that the main issue for this appeal was the effect of the proposed development on the character and appearance of the area.
- 2.14 The Inspector commented that the appeal site comprises a small parking area and a grass verge that contains various mature trees. The surroundings are highly urbanised with numerous industrial-style buildings. In this context, the existing grass verge and other small areas of planting make an important contribution to the character and appearance of the immediate area by providing some relief from the otherwise visually harsh surroundings. The proposed scheme had mitigated the impact of the development to some extent when compared to the previous appeal scheme. However, the fact remained that the proposal would still involve the removal of a relatively large part of the existing grass verge in order to facilitate the provision of the entry and exit points, as well as the click and collect facility itself. The Inspector considered that this would erode the verdancy of the verge area and add to the urbanisation of the surroundings thereby resulting in clear and obvious harm.

- 2.15 The inspect noted that the appellant's Tree Survey Report (January 2023) sets out how the development could take place without causing harm to the existing trees, all of which would be retained. However, the report notes that some pruning of branches would be required to enable vehicles to enter the click and collect facility. Indeed, the Inspector observed on their visit that the trees in that area have some very low hanging branches that, in their view, enhanced the character of the area. In the Inspector's view the pruning would therefore likely add to the harm that they had identified.
- 2.16 The Inspector noted that the Council had recently served a Tree Preservation Order which includes all of the trees on the verge, but stated, for the avoidance of doubt, this had not altered their decision.
- 2.17 The Inspector therefore concluded that the proposed development would result in harm to the character and appearance of the area; and therefore conflict with Policies DE1, DE6 and NE3 of the Rushmoor Local Plan (2019), the relevant aspects of which seek to ensure that development is well designed and that it preserves character and appearance. The appeal was therefore **DISMISSED**.

### **3. Recommendation**

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

**Tim Mills**  
**Executive Head of Property & Growth**

**Development Management Committee**  
**23<sup>rd</sup> October 2024**

**Executive Head of Property and  
Growth**  
**Report No.PG 2426**

## **Enforcement and possible unauthorised development**

### **1. Introduction**

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

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

### **2. Policy**

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

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

### **3. Items**

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

This report relates to:

Item 1 Updates on Enforcement Action

All information, recommendations and advice contained in this report are understood to be correct at the time of writing this report. Any change in circumstances will be updated verbally at the Committee meeting. Where a recommendation is either altered or substantially amended between preparing the report and the Committee meeting, a separate sheet will be circulated at the meeting to assist Members in following the modifications proposed.

#### **4. Human rights**

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

#### **5. Financial implications**

There are no direct financial implications arising from this report. However, in the event of an appeal, further resources will be put towards defending the Council's decision. Rarely, and in certain circumstances, decisions on planning enforcement cases result in the Council facing an application for costs arising from a planning appeal. Officers will aim to alert Members where this may be likely and provide appropriate advice in such circumstances.

#### **6. Recommendation**

That the report be **NOTED**

Tim Mills

Executive Head of Property & Growth

BACKGROUND PAPERS

Rushmoor Local Plan (2019)

Rushmoor Local Enforcement Plan (2016)

National Planning Policy Framework (NPPF)

## Item 1 Updates on Enforcement Action

The following is reported for INFORMATION purposes only. It relates to decisions that have already been made by the Corporate Planning Manager in accordance with the Council's adopted Scheme of Delegation.

If Members wish to have more details about the case below, please contact Katie Herrington (01252 398791) in advance of the Committee meeting.

**Site Location:** 116 Chapel Lane, Farnborough (24/00107/COUGEN)

**Alleged breach:** Without planning permission, use of land and buildings for a car wash.

**Commentary** The site is a former petrol filling station located on Chapel Lane adjacent to the junction with North Farm Road, where there is a mini roundabout. The premises has an ingress and egress on either side of the mini-roundabout and the canopy and sales building have been retained. The premises have been used for vehicle sales and retail. There is a separate vehicle workshop adjoining the site to the north – providing MOT testing, and tyre and exhaust fitting, etc. To the south is All Saints Church, while to the west are houses fronting Fernhill Road.

In January 2020, a temporary planning permission was granted for "*Change of use of part of premises from motor vehicle sales and retail (A1) to car wash (Sui-Generis)*" – 19/00799/FULPP refers. Permission was granted on a temporary basis expiring on 3rd January 2021 because, while equipment had been installed to operate the use, the use itself had not been commenced and while there were potential concerns about impact on residential amenity through noise from jet washing, etc., the Council did not consider that a refusal of planning permission was warranted at that stage. Instead, a temporary planning permission was considered appropriate as it would allow the Council to then monitor the actual impact of the business on residential amenity and this would then inform any decision in respect of an application for continued use.

Notwithstanding the temporary use condition, the use of the site as a car wash continued, and earlier this year, a planning application 24/00202/FULPP was submitted for "*Continued use of land and building for car wash and valeting.*" A number of objections were received from local residents, primarily regarding noise from the operation of the jet-washes. Following advice from

Environmental Health, who have undertaken noise monitoring at the closest residential dwelling, planning permission was refused under delegated powers for the following reason:

- 1. The proposal to continue a hand car wash utilising jet washes would result in a significant and adverse impact upon residential amenity through noise, which is substantially greater than noise arising from the authorised use of the premises for vehicle sales and retail and for which there appears to be no practical means of mitigation. The use is considered to be incompatible with the adjoining residential properties and the proposal is contrary to Policies DE1 and DE10 of the Rushmoor Local Plan and the National Planning Policy Framework.*

In parallel with this, it was resolved to serve an **Enforcement Notice** to require the unauthorised car washing and valeting business to cease, and all related equipment and structures to be removed from the land, with a period of Two Months being given for compliance.

Development Management Committee  
23<sup>rd</sup> October 2024

Planning Report No. PG2430

**Planning (Development Management) summary report for the quarter  
July - September 2024**

**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 1<sup>st</sup> July to 30<sup>th</sup> September 2024.

**2. Planning Applications**

- 2.1 The three tables and corresponding graphs below set out figures relating to determination of Major, Minor and 'Other' planning applications and appeal decisions for the first quarter of the financial year.

- 2.2 We are required to provide the government with statistical returns in relation to decision times for different types of applications and the number of appeals allowed. National Government sets these targets at a national level, and there are potential consequences for not meeting such requirements. Officers can agree Extension of Times (EXOT) with agents to extend the timescale beyond the nationally set target deadlines, and these are recorded as 'in time' in the statutory returns.

**- Major and Small Scale Major applications**

- 2.3 In Quarter 2 major planning applications were determined 'in time'. One was determined within the statutory 13 week deadline and one (22/00340/REMPP Blandford House) was not determined within statutory timescales. This in part due to the applicant not agreeing to a PPA, and appealing on the ground of 'non determination'.

*Table 1 Major Planning Applications Q1 24-25*

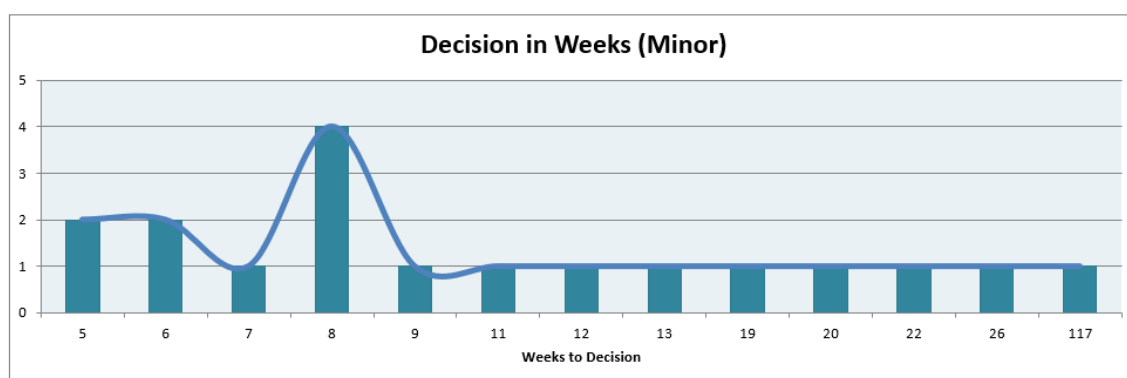
Quarter	No. of apps	% within statutory target	Government Target	2024/2025 Total
1 (April – June 24)	2	100%	60%	75%
2 (July – Sept 24)	2	50%		

- **Minor (non householder) Planning applications**

2.4 In Quarter 2 out of 18 minor planning applications, 9 were determined within the statutory 8 week deadline, 5 were determined within agreed EXOT, and 4 were 'out of time'.

Table 2 Minor Planning Applications Q1 24-25

Quarter	No of apps	% within statutory target	Government Target	2023/2024 Total
1 (Apr-Jun 2024)	19	84.2%	65%	81%
2 (July – Sept 24)	18	77.7%		



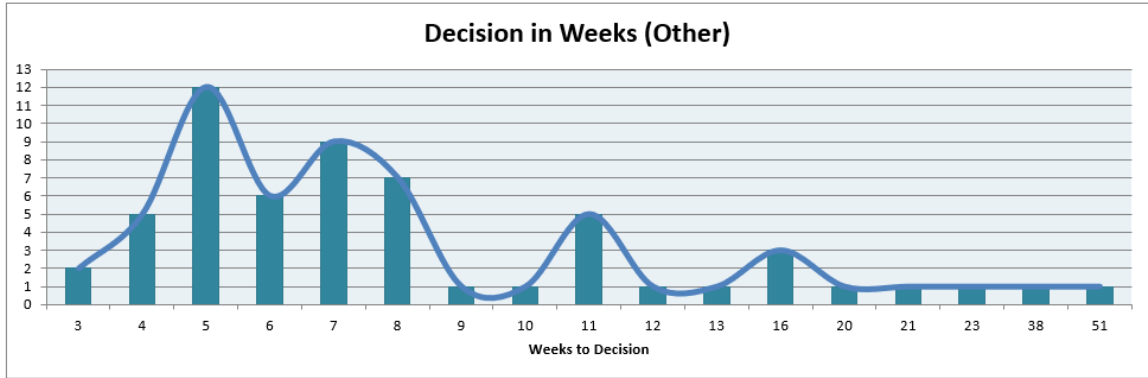
- **'Other' (including Householder) Planning applications**

2.5 In Quarter 2, out of 59 'other' planning applications, 41 were determined within the statutory 8 weeks, 12 were determined within agreed EXOT, and 6 were 'out of time'.

Table 3 Other Planning Applications Q1 24-25

Quarter	No. of apps	% within statutory target	Government Target	2024/2025 Total
1 (April – June 24)	61	95%	80%	92.5%
2 (July – Sept 24)	59	89.8%		





2.6 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. These are included in the total figures reflecting workload set out below.

**- Appeals allowed**

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

*Table 4 % of appeals allowed against the authority’s decision to refuse*

Quarter	Government Target	Appeals Allowed	% allowed	Appeal Decisions
1	40% max	0	0%	3
2		0	0%	3

**3. Planning Workload**

3.1 This section deals with workload demand on the Development Management Section in the second quarter of 2024-2025.

*Table 5 DM Planning Application Workload Q2*

Quarter	Applications Submitted (All types)	Applications Determined (All types)	Appeals Submitted
Q1	217	144	3
Q2	265	195	1

3.2 This quarter saw a fall in numbers of application submissions and determinations. This is in line with other Local Planning Authorities, and is a largely a result of economic challenges and uncertainty around planning policy changes.

Quarter	Pre-Application Cases	Pre-Application cases determined	New enforcement cases	No. enforcement cases closed	No. of PCN served	No. of Planning Enforcement Notices served.
Q1	50	Not reported	Not reported	Not reported	Not reported	Not reported
Q2	64	76	36	347 <sup>1</sup>	1	0

#### 4. Fee Income

4.1 The total planning fee income received for the second quarter was £84,001 against a budget estimate of £137,281. There is a general downturn in the number of applications being submitted august LPAs, including larger applications to which the budget estimates rely upon.

2024/25 Data								
	Q1			Q2				
Planning App Income	April	May	June	July	August	September	Total	
2-6-04/80-125	-£ 90,162	-£ 16,565	-£ 24,833	-£ 26,404	-£ 23,637	-£ 33,960	-£ 215,561	
Original Budget	-£ 45,760	-£ 45,760	-£ 45,760	-£ 45,760	-£ 45,760	-£ 45,760	-£ 274,563	
Variance	-£ 44,402	£ 29,195	£ 20,928	£ 19,356	£ 22,123	£ 11,800	£ 59,002	

4.2 The total pre-application income received for the second quarter was £9,821 against a budget estimate of £9,000. Pre-app fees continue to perform above budget estimates.

2024/25 Data								
	Q1			Q2				
Pre App Income	April	May	June	July	August	September	Total	
2-6-04/80-452	-£ 5,680	-£ 4,500	-£ 3,105	-£ 3,922	-£ 2,530	-£ 2,829	-£ 22,566	
Original Estimate	-£ 3,000	-£ 3,000	-£ 3,000	-£ 3,000	-£ 3,000	-£ 3,000	-£ 18,000	
Variance	-£ 2,680	£ 1,500	-£ 105	£ 922	£ 470	£ 171	£ 4,566	

<sup>1</sup> A number of cases were 'unclosed' on the system when they should have been closed. The majority of which are old cases.

## 5. Section 106 contributions

5.1 Information in this section relates to financial contributions secured by way of section 106 planning obligations. The figures reflect the invoiced amounts and do not reflect if these have been paid<sup>2</sup>.

To be updated in the update sheet.

Section 106 contributions received	July - September 2024
Open Space (specific projects set out in agreements)	TBC
SANGS <sup>3</sup> a) Southwood County Park b) Wellesley Woodland c) Rowhill	TBC
SAMM* a) Southwood Country Park b) Bramshot Farm (Hart) c) Wellesley Woodland d) Rowhill	TBC

\*SAMM contributions are taken by RBC and paid directly to Hampshire County Council.

## 6. Wellesley

6.1 There have been approximately 1533 residential occupations to date at Wellesley.

6.2 The Wellesley Annual Report 2024 which is required by the s106 legal agreement provides the following overview of the progress of development on site, which has been updated with the latest occupancy figures for the purpose of this quarterly report.:

- Bellway Homes have constructed 228 dwellings on the Maida phase.
- Zone E Gunhill comprising 107 dwellings has been constructed (Private Rented Sector homes).
- Weston Homes have acquired the majority of the CMH Zone. The redevelopment of the Cambridge Military Hospital, Louise Margaret Hospital and Gun Hill House, as well as some new-build properties, is well under way with 110 of the 134 dwellings occupied.

<sup>2</sup> These figures are not always cash as the credit is coded to the s106 holding code as soon as a sales ledger invoice is raised even if the sales ledger invoice has not been paid

<sup>3</sup> Bramshot Farm SANG is paid directly to Hart

- Phases 1 & 2 of Zone B Corunna (277 dwellings) have been completed by Bellway Homes.
- Barrett/David Wilson Homes have completed Phases 3 & 4 of Zone B Corunna (450 dwellings).
- Zone D McGrigor has been constructed and is fully occupied (Cala Homes constructed 108 of the 116 dwellings, and Weston Homes the other 8).
- Taylor Wimpey have acquired Stanhope Lines East and Buller Development Zones and have commenced development with 273 of the 430 dwellings occupied.
- Worked with HCC to deliver the Western Primary School (now called Cambridge Primary School).
- Constructed and opened a new junction on Farnborough Road at Pennefathers Road.
- Delivered highway and accessibility improvements on Hospital Hill, Queens Avenue, Wellington Avenue, Gun Hill, Middle Hill, and Farnborough Road.
- Commenced highway works on Alisons Road
- Completed the necessary SANGS (Wellesley Woodlands) accessibility works ready for the first Wellesley residents.
- Established an Estate Management Company
- Provided Temporary Emergency Accommodation at the Former Sergeants' Mess Building on Clayton Barracks.
- Obtained planning permission for the Play Area near 4th Division Headquarters.
- Gained planning permission for the allotments at Gold Lane.
- Worked with Severn Trent to upgrade Camp Farm Sewerage Treatment Works (CFSTW) in line with environmental requirements.
- Worked with GTC, South East Water and BT to provide electricity, gas, potable water and telecommunications for the early phases of development.

6.3 A Reserved Matters Application relating to Stanhope Lines West (Zone H) & Part of School End Development Zone (Zone I) was submitted by Bellway Homes in May 2024 and is currently under consideration (Ref: 24/00236/REMPP). The proposed development comprises 260 residential dwellings and incorporates the western half of Stanhope Lines central linear park (public open space).

## 7. Recommendation

7.1 That the report be NOTED

Tim Mills  
Executive Head of Property & Growth

Contact: Katie Herrington 01252 398792

*BACKGROUND PAPERS: None.*