

Public Document Pack



RUSHMOOR BOROUGH COUNCIL

DEVELOPMENT MANAGEMENT COMMITTEE

*at the Council Offices, Farnborough on
Wednesday, 24th June, 2015 at 7.00 pm*

To:

VOTING MEMBERS

Cllr G.B. Lyon (Chairman)
Cllr B.A. Thomas (Vice-Chairman)

Cllr Mrs. D.B. Bedford
Cllr D.M.T. Bell
Cllr R. Cooper

Cllr P.I.C. Crerar
Cllr Sue Dibble
Cllr Jennifer Evans

Cllr D.S. Gladstone
Cllr C.P. Grattan
Cllr J.H. Marsh

NON-VOTING MEMBERS

Cllr R.L.G. Dibbs (ex-officio)

STANDING DEPUTIES

Cllr P.F. Rust
Cllr S.J. Masterson

Enquiries regarding this agenda should be referred to Lauren Harvey,
Democratic and Customer Services, 01252 398827 lauren.harvey@rushmoor.gov.uk

A G E N D A

1. DECLARATIONS OF INTEREST –

All Members who believe they have a disclosable pecuniary interest in any matter to be considered at the meeting may not participate in any discussion or vote taken on the matter and if the interest is not registered, it must be disclosed to the meeting. In addition, Members are required to leave the meeting while the matter is discussed.

2. MINUTES – (Pages 1 - 178)

To confirm the Minutes of the Meeting held on 27th May, 2015 (copy attached).

3. PLANNING APPLICATIONS –

To consider the Head of Planning's Report No. PLN1531 on planning applications recently submitted to the Council (copy attached with a copy of the index appended to the agenda).

4. ENFORCEMENT AND POSSIBLE UNAUTHORISED DEVELOPMENT –

To consider the Head of Planning's Report No. PLN1532 (copy attached) which reports on cases of planning enforcement and possible unauthorised development.

5. FORMER COTTAGE TO THE REAR OF JOB'S FARM 100 SANDY LANE FARNBOROUGH –

To receive the Head of Planning's Report No. PLN1533 (copy attached) to prepared and served a Urgent Works Notice

6. APPOINTMENTS TO STANDING CONSULTATION GROUP –

To appoint the Chairman or Vice-Chairman and one representative from each of the political groups to the Standing Consultation Group. In 2014/15 the representatives appointed were Crs. Sue Dibble (Labour), and J.H. Marsh (Conservative).

7. APPOINTMENTS TO DEVELOPMENT MONITORING GROUPS – –

(1) Farnborough Town Centre –

To appoint the Chairman or Vice-Chairman and the three Empress Ward Councillors to the Farnborough Town Centre Development Monitoring Group set up by the Committee during the 2008/09 Municipal Year.

(2) North Town – Aldershot –

To appoint the Chairman or Vice-Chairman and the three North Town Ward Councillors to the North Town Development Monitoring Group.

(3) **Wellesley – Aldershot Urban Extension –**

To appoint the Chairman or Vice-Chairman and the three Wellington Ward Councillors to the Wellesley Development Monitoring Group.

Items for information

8. **CONSULTATION ON THE DRAFT RUSHMOOR LOCAL PLAN –**

To receive the Head of Planning's Report No. PLN1530 (copy attached) to inform the Committee of progress on the preparation of a new Rushmoor Local Plan.

9. **APPEALS PROGRESS REPORT –**

To receive the Head of Planning's Report No. PLN1534 (copy attached) on the progress of recent planning appeals.

MEETING REPRESENTATION

Members of the public may ask to speak at the meeting on any of the items on the agenda by writing to the Panel Administrator at the Council Offices, Farnborough by 5.00 pm three working days prior to the meeting.

Applications for items to be considered for the next meeting must be received in writing to the Panel Administrator fifteen working days prior to the meeting.

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Development Management Committee

Meeting held on Wednesday, 27 May 2015 at the Concorde Room, Council Offices, Farnborough at 7.00 pm.

Voting Members

Cllr G.B. Lyon (Chairman)
Cllr B.A. Thomas (Vice-Chairman)

Cllr Mrs. D.B. Bedford
Cllr D.M.T. Bell
Cllr R. Cooper

Cllr P.I.C. Crerar
Cllr Sue Dibble
Cllr D.S. Gladstone

Cllr C.P. Grattan
Cllr J.H. Marsh

*Cllr P.F. Rust

Non-Voting Members

Councillor Roland Dibbs (ex-officio)

Apologies for absence were submitted on behalf of Councillor Jennifer Evans.

Cllr P.F. Rust attended the meeting as standing deputy in place of Councillor Jennifer Evans

1. DECLARATIONS OF INTEREST

Having regard to the Members' Code of Conduct, the following declarations of interest were made. Those Members with a disclosable pecuniary interest left the meeting during the debate on the relevant agenda items:

Member	Application No. and Address	Interest	Reason
Cr. Gladstone	D. 15/00280/FULPP and 15/00281/ADVPP (No. 36 Woburn Avenue, Farnborough)	Personal and Prejudicial	Speaker on this item is known to him.
Cr. G.B. Lyon	15/00280/FULPP and 15/00281/ADVPP (No. 36 Woburn Avenue, Farnborough)	Personal and Prejudicial	Parents in law live nearby.

2. MINUTES

The Minutes of the Meeting held on 29th April, 2015 were approved and signed by the Chairman with a request that the wording on Minute No. 81 (Declarations of Interest) be amended to read 'association with a member of the Planning Group of The Farnborough Society who leads The Farnborough Street Resident's Association'.

3. TOWN AND COUNTRY PLANNING ACT, 1990 (AS AMENDED) - TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER, 1995 - DEVELOPMENT APPLICATIONS GENERALLY

RESOLVED: That

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

- * 15/00280/FULPP (No. 36 Woburn Avenue, Farnborough)
- 15/00281/ADVPP (No. 36 Woburn Avenue, Farnborough)
- * 15/00328/NMA (Tragordon, No. 21 York Crescent, Aldershot);

- (ii) the applications dealt with by the Head of Planning, where necessary in consultation with the Chairman, in accordance with the Council's Scheme of Delegation, more particularly specified in Section "D" of the Head of Planning's Report No. PLN1525, be noted; and

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

- 15/00068/LBC2PP (Gun Hill House and Water Tower, Gun Hill, Aldershot)
- 15/00069/REMPP (Gun Hill House and Water Tower, Gun Hill, Aldershot)
- 15/00176/FULPP (Proposed Extension to Princes Mead, Westmead, Farnborough)
- 15/00194/FULPP (Site of the former Christmas Lodge, Evelyn Avenue, Aldershot)
- 15/00326/COU (Nos. 28 – 50 Kingsmead, Farnborough).

- * The Head of Planning's Report No. PLN1525 in respect of these applications was amended at the meeting.

4. REPRESENTATIONS BY THE PUBLIC

In accordance with the guidelines for public participation at meetings, the following representation was made to the Committee and was duly considered before a decision was reached:

Application No.	Address	Representation	In support of or against the application
15/00280/FULPP	(No. 36 Woburn Avenue, Farnborough)	Mr. R. Connor	Against

5. ENFORCEMENT AND POSSIBLE UNAUTHORISED DEVELOPMENT - NO. 14 CHURCH CIRCLE, FARNBOROUGH

The Committee received the Head of Planning’s Report No. PLN1526 regarding the unauthorised installation of UPVC windows at No. 14 Church Circle, Farnborough. It was reported that the site was located on the north west side of Church Circle and within the South Farnborough Conversation area. In May, 2014, a complaint had been received that UPVC windows had been installed in the main building without the necessary planning permission. UPVC windows had also been installed in the extension which was in breach of Condition No. 2 of the planning permission for the extension. Visits to the site had confirmed this. The Committee was asked to note that outstanding matters relating to conditions imposed on this permission were being dealt with separately.

An objection had been received from the Council’s Conservation Officer and, following contact with the owner and the site’s agent about the breach of planning control, an e-mail had been sent to the agent/owner setting out available options and seeking a response as to the actions that would need to be taken to resolve the issue. In the absence of a response, the Council had advised that a report would be made to Committee. In response the agent had advised that he was waiting for a detailed survey report from his surveyor prior to meeting with the Council again to discuss how to resolve the issue.

RESOLVED: That an Enforcement Notice be served to require the replacement of the unauthorised UPVC windows with timber sliding sash windows with a period of six months for compliance for the following reason:

that the replacement windows, by reason of their inappropriate design and use of materials, detracts from the visual appearance of the building and thereby harms the overall character and appearance of the South Farnborough Conservation Area, contrary to the objectives of Policy CP2 of the Rushmoor Core Strategy, saved Local Plan Policies ENV34 and ENV36, the National Planning Policy Framework and Planning (Listed Buildings and Conservation Areas) Act, 1990.

6. TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015

The Committee received the Head of Planning's Report No. PLN1527 which outlined the Town and Country Planning (General Permitted Development) (England) Order, 2015 which came into force on 15th April, 2015. The Committee was informed that the Order consolidated recent legislative change and implemented further changes referred to in recent Ministerial statements.

It was explained that one significant change to permitted development rights was that the time limited period to carry out larger domestic rear extensions under permitted development (Class A) had been extended until 30th May, 2019. Other changes related to change of use of properties which were outlined in full in the Report. However, it was highlighted that most new rights would be subject to a prior approval process which would allow the Council some capacity to intervene on specific matters. This would require the person wishing to use the permitted development rights to first submit relevant details to the Council and to obtain prior approval of those details before the work could proceed as permitted development.

Other new areas included in the permitted development rights were also fully outlined in the Report and included areas relating to solar voltaic installations on roofs of non-domestic buildings and the modification of shop loading bays.

RESOLVED: That the Head of Planning's Report No. PLN1527 be noted.

7. APPEALS PROGRESS REPORT

The Committee received the Head of Planning's Report No. PLN1528 concerning the following appeal decision:

Application No.	Description
14/00706/FULPP	An appeal against the Council's decision to refuse planning permission for the demolition of a public house/restaurant building and the erection of one five-storey and one six-storey building to provide 25 one-bedroom and 37 two-bedroom flats, a community/arts/food and drink facility, public plazas and parking at the lower ground floor level, with revised access arrangements and associated highways and improved pedestrian access works at The Ham and Blackbird, No. 281 Farnborough Road, Farnborough.

RESOLVED: That the Head of Planning's Report No. PLN1528 be noted.

The meeting closed at 7.55 pm.

CLLR G.B. LYON
CHAIRMAN

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RUSHMOOR BOROUGH COUNCIL

DEVELOPMENT MANAGEMENT COMMITTEE

***Wednesday, 24th June, 2015
at 7.00 p.m.***

To:

VOTING MEMBERS

Cr. G.B. Lyon (Chairman)
Cr. B.A. Thomas (Vice-Chairman)

Cr. D.B. Bedford
Cr. D.M.T. Bell
Cr. R. Cooper

Cr. P.I.C. Crerar
Cr. Sue Dibble
Cr. Jennifer Evans

Cr. D. Gladstone
Cr. C.P. Grattan
Cr. J.H. Marsh

NON-VOTING MEMBER

Cr. R.L.G. Dibbs - Cabinet Member for Environment and Service Delivery
(ex officio)

STANDING DEPUTIES

Cr. S.J. Masterson
Cr. P.F. Rust



Mr. Chairman, Ladies and Gentlemen,

You are hereby summoned to a Meeting of the **Development Management Committee** which will be held in the Concorde Room at the Council Offices, Farnborough on Wednesday, 24th June, 2015 at 7.00 p.m. for the transaction of the business set out below.

Yours faithfully,

A.E. COLVER
Head of Democratic Services

Council Offices
Farnborough

16th June, 2015

Enquiries regarding this Agenda should be referred to Mandy Speirs,
Administrative Officer, Democratic Services (Tel: (01252) 398821 or e-mail:
mandy.speirs@rushmoor.gov.uk)

A full copy of this agenda can be found at the following website:
<http://www.rushmoor.gov.uk/7874>

A g e n d a

1. **Declarations of interest –**

All Members who believe they have a disclosable pecuniary interest in any matter to be considered at the meeting may not participate in any discussion or vote taken on the matter and if the interest is not registered, it must be disclosed to the meeting. In addition, Members are required to leave the meeting while the matter is discussed.

2. **Minutes –**

To confirm the Minutes of the Meeting held on 27th May, 2015 (copy attached).

Items for decision

3. **Planning applications –**

To consider the Head of Planning's Report No. PLN1531 on planning applications recently submitted to the Council (copy attached with a copy of the index appended to the agenda).

4. **Enforcement and possible unauthorised development –**

To consider the Head of Planning's Report No. PLN1532 (copy attached) which reports on cases of planning enforcement and possible unauthorised development.

5. **Former Cottage to the rear of Job's Farm 100 Sandy Lane Farnborough -**

To receive the Head of Planning's Report No. PLN1533 (copy attached) to prepared and served a Urgent Works Notice

6. **Appointments to Standing Consultation Group –**

To appoint the Chairman or Vice-Chairman and one representative from each of the political groups to the Standing Consultation Group. In 2014/15 the representatives appointed were Crs. Sue Dibble (Labour), and J.H. Marsh (Conservative).

7. **Appointments to Development Monitoring Groups –**

(1) **Farnborough Town Centre –**

To appoint the Chairman or Vice-Chairman and the three Empress Ward Councillors to the Farnborough Town Centre Development Monitoring Group set up by the Committee during the 2008/09 Municipal Year.

(2) **North Town – Aldershot –**

To appoint the Chairman or Vice-Chairman and the three North Town Ward Councillors to the North Town Development Monitoring Group.

(3) **Wellesley – Aldershot Urban Extension –**

To appoint the Chairman or Vice-Chairman and the three Wellington Ward Councillors to the Wellesley Development Monitoring Group.

Items for information

8. **Consultation on the Draft Rushmoor Local Plan -**

To receive the Head of Planning's Report No. PLN1530 (copy attached) to inform the Committee of progress on the preparation of a new Rushmoor Local Plan.

9. **Appeals progress report –**

To receive the Head of Planning's Report No. PLN1534 (copy attached) on the progress of recent planning appeals.

**Index to Development Management Committee Agenda
24th June 2015
Report No.PLN1531**

Item No	Case Number	Address	Recommendation	Page No
1	15/00068/LBC2PP	Gun Hill House and Water Tower Gun Hill Aldershot Hampshire	Grant	17
2	15/00069/REMPP	Gun Hill House and Water Tower Gun Hill Aldershot Hampshire	Grant	17
3	15/00176/FULPP	Proposed Extension to Princes Mead Westmead Farnborough Hampshire	Grant	55
4	15/00194/FULPP	Site of Former Christmas Lodge Evelyn Avenue Aldershot Hampshire	Grant	80
5	15/00326/COU	28 - 50 Kingsmead Farnborough Hampshire	Grant	110
6	15/00347/FUL	Flat 7 Grazley Lodge Osborne Road Farnborough	Grant	124

Development Management Committee
24th June 2015

Directorate of Community
and Environment

Declarations of interest

Name: Cllr _____

N.B. A declaration is not required for items that appear either in Section D of the Planning Report or the Appeals Progress Report as such items are for noting only.

Agenda Item No.	Planning Application No.	Application Address	Reason

DEVELOPMENT MANAGEMENT COMMITTEE

Meeting held on Wednesday, 27th May, 2015 at the Council Offices,
Farnborough at 7.00 p.m.

Voting Members

Cr. G.B. Lyon (Chairman)
Cr. B.A. Thomas (Vice-Chairman)

Cr. D.B. Bedford	Cr. P.I.C. Crerar	Cr. D. Gladstone
Cr. D.M.T. Bell	Cr. Sue Dibble	Cr. C.P. Grattan
Cr. R. Cooper	a Cr. Jennifer Evans	Cr. J.H. Marsh

* Cr. P.F. Rust

Non-Voting Member

Cr. R.L.G. Dibbs (Cabinet Member for Service and Delivery) (ex officio)

An apology for absence was submitted on behalf of Cr. Jennifer Evans.

* Cr. P.F. Rust attended as standing deputy in place of Cr. Jennifer Evans.

1. DECLARATIONS OF INTEREST –

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Cr. G.B. Lyon	15/00280/FULPP and 15/00281/ADVPP (No. 36 Woburn Avenue, Farnborough)	Personal and Prejudicial	Parents in law live nearby.

2. MINUTES –

The Minutes of the Meeting held on 29th April, 2015 were approved and signed by the Chairman with a request that the wording on Minute No. 81 (Declarations of Interest) be amended to read ‘association with a member of the Planning Group of The Farnborough Society who leads The Farnborough Street Resident’s Association’.

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RESOLVED: That

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4. **REPRESENTATIONS BY THE PUBLIC –**

In accordance with the guidelines for public participation at meetings, the following representation was made to the Committee and was duly considered before a decision was reached:

Application No.	Address	Representation	In support of or against the application
15/00280/FULPP	(No. 36 Woburn Avenue, Farnborough)	Mr. R. Connor	Against

5. **ENFORCEMENT AND POSSIBLE UNAUTHORISED DEVELOPMENT – NO. 14 CHURCH CIRCLE, FARNBOROUGH –**

The Committee received the Head of Planning's Report No. PLN1526 regarding the unauthorised installation of UPVC windows at No. 14 Church Circle, Farnborough. It was reported that the site was located on the north west side of Church Circle and within the South Farnborough Conversation area. In May, 2014, a complaint had been received that UPVC windows had been installed in the main building without the necessary planning permission. UPVC windows had also been installed in the extension which was in breach of Condition No. 2 of the planning permission for the extension. Visits to the site had confirmed this. The Committee was asked to note that outstanding matters relating to conditions imposed on this permission were being dealt with separately.

An objection had been received from the Council's Conservation Officer and, following contact with the owner and the site's agent about the breach of planning control, an e-mail had been sent to the agent/owner setting out available options and seeking a response as to the actions that would need to be taken to resolve the issue. In the absence of a response, the Council had advised that a report would be made to Committee. In response the agent had advised that he was waiting for a detailed survey report from his surveyor prior to meeting with the Council again to discuss how to resolve the issue.

RESOLVED: That an Enforcement Notice be served to require the replacement of the unauthorised UPVC windows with timber sliding sash windows with a period of six months for compliance for the following reason:

that the replacement windows, by reason of their inappropriate design and use of materials, detracts from the visual appearance of the building and thereby harms the overall character and appearance of the South Farnborough Conservation Area, contrary to the objectives of Policy CP2 of the Rushmoor Core Strategy, saved Local Plan Policies ENV34 and ENV36, the National Planning Policy Framework and Planning (Listed Buildings and Conservation Areas) Act, 1990.

6. **TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015 –**

The Committee received the Head of Planning's Report No. PLN1527 which outlined the Town and Country Planning (General Permitted Development) (England) Order, 2015 which came into force on 15th April, 2015. The Committee was informed that the Order consolidated recent legislative change and implemented further changes referred to in recent Ministerial statements.

It was explained that one significant change to permitted development rights was that the time limited period to carry out larger domestic rear extensions under permitted development (Class A) had been extended until 30th May, 2019. Other changes related to change of use of properties which were outlined in full in the Report. However, it was highlighted that most new rights would be subject to a prior approval process which would allow the Council some capacity to intervene on specific matters. This would require the person wishing to use the permitted development rights to first submit relevant details to the Council and to obtain prior approval of those details before the work could proceed as permitted development.

Other new areas included in the permitted development rights were also fully outlined in the Report and included areas relating to solar voltaic installations on roofs of non-domestic buildings and the modification of shop loading bays.

RESOLVED: That the Head of Planning's Report No. PLN1527 be noted.

7. **APPEALS PROGRESS REPORT –**

The Committee received the Head of Planning's Report No. PLN1528 concerning the following appeal decision:

Application No.	Description	Decision
14/00706/FULPP	An appeal against the Council's decision to refuse planning permission for the demolition of a public house/restaurant building and the erection of one five-storey and one six-storey building to provide 25 one-bedroom and 37 two-bedroom flats, a community/arts/food and drink facility, public plazas and parking at the lower ground floor level, with revised access arrangements and associated highways and improved pedestrian access works at The Ham and Blackbird, No. 281 Farnborough Road, Farnborough.	Allowed

RESOLVED: That the Head of Planning's Report No. PLN1528 be noted.

The Meeting closed at 7.55 p.m.

G.B. LYON
CHAIRMAN

**Development Management Committee
27th May 2015**

Appendix "A"

Application No. & Date Valid: **15/00280/FULPP** **21st April 2015**

Proposal: Installation of an automated teller machine with relating advertisement surround to a shop front at **36 Woburn Avenue Farnborough Hampshire**

Applicant: Cardtronics UK Ltd, Trading As CASHZONE

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

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

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

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

3 The automatic telling machine hereby permitted shall only be operational, and any integral panels on the machine illuminated, during the hours of 07:00 to 22:00, Mondays to Sundays.

Reason: - In the interests of residential amenity.

Application No. & Date Valid: **15/00281/ADVPP** **21st April 2015**

Proposal: Display of a non illuminated advertisement relating to and surrounding proposed ATM at **36 Woburn Avenue Farnborough Hampshire**

Applicant: Cardtronics UK Ltd, Trading As CASHZONE

Conditions: 1 The permission hereby granted shall be carried out in accordance with the following approved drawings -

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

Application No. & Date Valid: 15/00328/NMA

1st May 2015

Proposal: Non-Material Amendment : Revised on-site parking layout to that approved with planning permission 12/00286/FUL dated 13th April 2012 at **Tragordon 21 York Crescent Aldershot Hampshire**

Applicant: Mr S Sandhu

Conditions: 1 The garage permitted by planning permission 12/00286/FUL dated 13th April 2012 to be built and the external parking spaces shown on the approved amended plans (MB Design Services Drawing No.1635-20c) shall be kept available at all times for parking purposes and 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 and retention of adequate off-street parking within the development.

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 – Page - None

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 – Page - None

Section C – Items for DETERMINATION – Pages 17 to 129

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 – Pages 130 to 148

This lists planning applications that have already been determined by the Head of Planning, 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. This comprises the Rushmoor Plan Core Strategy (October 2011), the Hampshire Minerals and Waste Plan adopted October 2013, saved policies of the Rushmoor Local Plan Review (1996-2011) and saved policy NRM6 of the South East Plan.
- 3.2 Although not necessarily specifically referred to in the Committee report, the relevant development plan will have been used as a background document and the relevant policies taken into account in the preparation of the report on each item. Where a development does not accord with the development plan and it is proposed to recommend that planning permission be granted, the application will be advertised as a departure and this will be highlighted in the Committee report.

4. Human Rights

- 4.1 The Human Rights Act 1998 (the Act) has incorporated part of the European Convention on Human Rights into English law. All planning applications are assessed to make sure that the subsequent determination of the development proposal is compatible with the Act. If there is a potential conflict, this will be highlighted in the report on the relevant item.

5. Public Speaking

- 5.1 The Committee has agreed a scheme for the public to speak on cases due to be determined at the meeting (Planning Services report PLN0327 refers). Members of the public wishing to speak must have contacted the Meeting Co-ordinator in Democratic Services by 5pm on the Tuesday immediately preceding the Committee meeting. It is **not** possible to arrange to speak to the Committee at the Committee meeting itself.

6. Late Representations

- 6.1 The Council has adopted the following procedures with respect to the receipt of late representations on planning applications (Planning report PLN 0113 refers):
- a) All properly made representations received **before** the expiry of the final closing date for comment will be summarised in the Committee report. Where such representations are received after the agenda has been published, the receipt of such representations will be reported orally and the contents summarised on the amendment sheet that is circulated at the Committee meeting. Where the final closing date for comment falls **after** the date of the Committee meeting, this will be highlighted in the report and the recommendation caveated accordingly.

- b) Representations from both applicants and others made **after** the expiry of the final closing date for comment and received **after** the report has been published will not be accepted unless they raise a new material consideration which has not been taken into account in the preparation of the report or draws attention to an error in the report.
- c) Representations that are sent to Members should not accepted or allowed to influence Members in the determination of any planning application unless those representations have first been submitted to the Council in the proper manner (but see (b) above).
- d) Copies of individual representations will not be circulated to members but where the requisite number of copies are provided, copies of individual representation will be placed in Members' pigeonholes.
- e) All letters of representation will be made readily available in the Committee room an hour before the Committee meeting.

7. Financial Implications

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

Keith Holland
Head of Planning

Background Papers

- *The individual planning application file (reference no. quoted in each case)*
- *Rushmoor Core Strategy (2011)*
- *Rushmoor Local Plan Review (1996-2011)[Saved policies]*
- *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).*

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
		None at this time

Section B

Petitions

Item	Reference	Description and address
		There are no petitions to report

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

Case Officer	Maggie Perry
Application No.	15/00069/REMPP
Date Valid	26th February 2015
Expiry date of consultations	31st March 2015
Proposal	PART APPROVAL OF RESERVED MATTERS: for the conversion of Gun Hill House and Water Tower (including external alterations and part demolition of link building) to provide 17 flats with associated parking, access, landscaping and public open space, in Development Zone C (Cambridge Military Hospital), pursuant to Condition 4 (1 to 21), attached to Outline Planning Permission 12/00958/OUT dated 10th March 2014. On Land at Wellesley, Aldershot Urban Extension, centred on Queen's Avenue and Alisons Road, Aldershot, Hampshire.
Address	Zone C – Cambridge Military Hospital, Aldershot Urban Extension, Alisons Road, Aldershot
Ward	Wellington
Applicant	Grainger Limited and Secretary of State for Defence
Agent	Savills
Recommendation	GRANT subject to s106 legal agreement (Deed of Variation)
Application No.	15/00068/LBC2PP
Date Valid	26th February 2015
Expiry date of consultations	31st March 2015
Proposal	LISTED BUILDING CONSENT: for internal and external alterations, including part demolition of link building, to facilitate the conversion of Gun Hill House and Water Tower to provide 17 flats with associated parking, access, landscaping and public open space, in Development Zone C (Cambridge Military Hospital). On Land at Wellesley, Aldershot Urban Extension, centred on Queen's Avenue and Alisons Road, Aldershot, Hampshire.

Address	Zone C – Cambridge Military Hospital, Aldershot Urban Extension, Alisons Road, Aldershot
Ward	Wellington
Applicant	Grainger Limited and Secretary of State for Defence
Agent	Savills
Recommendation	GRANT

Description

Background & Site

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.

The Wellesley Masterplan is made up of 20 Development Zones. The application site is located in the northwest corner of Development Zone C - Cambridge Military Hospital. Zone C - is located on a tree lined ridge on the southern edge of the Wellesley site overlooking Aldershot town.

The application site contains and specifically relates to Gun Hill House and Water Tower . These buildings are within the curtilage of the Grade II Listed Cambridge Military Hospital (CMH) and are locally listed. Both buildings have been unoccupied for a number of years and are deteriorating in condition. Gun Hill House and Water Tower are built at a similar ground level to CMH, but the ground level falls away steeply to the west down to Gun Hill (road) and towards the Waterloo Lodges to the south.

The Gun Hill House and Water Tower site is on the southern side of Hospital Road at the junction with Gun Hill. The site is bounded to the north and west by highway and the curtilage of CHM extends to the south and to the east. Development Zone D - McGrigor lies to the north and Development Zone E - Gunhill lies to the west, each zone is separated from the site by highway. Despite falling outside of Zone C, Design Code Document 3 highlights the setting of the Grade II Listed Royal Army Medical Corps Memorial (within Gunhill – Zone E) to the west, as an important consideration in the development of the CMH site. No residential properties currently directly adjoin the site.

The Grade II Listed Cambridge Military Hospital (CMH) building with its prominent tower and cupola is a fine example of Victorian Military Architecture and one of the most significant landmarks within Rushmoor Borough. The CMH, together with ancillary buildings including Gunhill House and Water Tower, Louise Margaret Maternity Hospital and the former Nurses Home, form a group of important heritage buildings central to the history of Army medical care in Aldershot. The majority of the existing development within Zone C (including the application site) falls within the Aldershot Military Town Conservation Area.

Prior to the submission of this Reserved Matters application, a Design Code Document 3 (DCD3) was approved for Zone C (ref: 15/00935/CONPP dated 03/03/2015). The DCD3

identifies a strategy for the phasing of the development within the zone, and in this regard the zone is divided into a further 5 development zones, A to C. Gun Hill House & Water Tower form sub-zone B. The document describes the CMH Character Area and its prominent position, stating “there are extensive views from the hospital over Aldershot town centre to the south and across the Wellesley site to the north. The prominent clock tower to the hospital is also an important landmark within the site, and for the local area and town”. CMH is the most significant building in the Wellesley development and this is reflected by the designation of the site within the ‘Hot Area’ within Variable Levels of Design Code Control, where the hot areas have the most code control.

The Proposals

The proposal is for the conversion of Gun Hill House and Water Tower (including external alterations and part demolition of link building) to provide 17 flats with associated parking, access, landscaping and public open space. This represents the first Reserved Matters Application for Development Zone C - Cambridge Military Hospital. The application is submitted part pursuant to Condition 4 (1 to 21), attached to Outline Planning Permission 12/00958/OUT dated 10th March 2014. A corresponding Listed Building Consent application has been submitted with the Reserved Matters.

APPLICATION A - 15/00069/REMPP

Reserved Matters

Condition 4 of the 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, and;
- 21) Archaeological watching brief.

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:

- Planning Statement (Savills, January 2015)
- Arboricultural Development Statement CBA9014 v1 (CBA Trees, January 2015)
- Phase 1 & 2 Bat Survey (Lindsay Carrington Ecological Services Ltd, December 2014)
- Archaeological Watching Brief ref: 79182.02 (Wessex Archaeology, November 2014)
- Construction Traffic Management Plan ref: ZGTASHOT.2 (Mayer Brown, January 2015)
- Construction Environmental Management Plan Strategy ref: A083905 (WYG, December 2014)
- Heritage Design & Access Statement Rev A ref: RA/5726 (Adam Urbanism, January 2015)
- Phase 1 Desk Study Site & Reconnaissance Report ref: LP00858 (Leap Environmental, 19/12/2014)
- Landscape Management and Maintenance Proposals ref: 2519-GWT-RE-01 P3 (Allen Pyke Associates, January 2015)
- Lighting Assessment ref: A088927 (WYG, January 2015)
- Noise Assessment ref: A088927 (WYG, 22/04/2015)
- Proposed Drainage Strategy for Gun Hill House (05/05/2015)

APPLICATION B -15/00068/LBC2PP

The proposal seeks Listed Building Consent in respect of works to the buildings. The application refers to drawings and documents from the list above, with the addition of the following:

- Condition Survey Building 19 Water Tower (Adam Urbanism, 5510, March 2012)
- Condition Survey Building 20 Gun Hill House (Adam Urbanism, 5510, March 2012)

Consultee Responses

Conservation Officer:	No objection subject to conditions
Housing Strategy and Enabling Team:	No objection subject to s106 legal agreement (Deed of Variation) securing the delivery of affordable housing within an agreed timeframe in accordance with the outline planning permission/ revised Affordable Housing Strategy. subsequent phases of Wellesely within an agreed timeframe
RBC Transportation Strategy Officer (On behalf of HCC Highways Development Planning):	No objection
Ecologist Officer:	No objection

Arboricultural Officer:	No objection
Community - Contracts:	No objection
Environmental Health:	No objection.
Environment Agency:	Objection

A further Proposed Drainage Strategy Statement has been submitted to address concerns raised by EA in relation to calculations. This has been forwarded to EA for further comments.

Response: Any further comments received from EA, changes or necessary updates to the report will be provided within the committee amendment notes.

English Heritage: No objection subject to conditions

Natural England: No objection

Hampshire Fire & Rescue Services: No objection raised. Provided general guidance and advice.

Response: These comments have been forwarded to the Applicant's Planning Agent for consideration.

Neighbours notified

In addition to posting two (2) site notices and a press advertisement, twelve (12) individual letters of notification were sent to the occupiers of neighbouring properties in relation to both the Reserved Matters and Listed Building Consent applications. The consultation period expired 3rd April 2015.

Neighbour comments

No representations received

Policy and determining issues

This report provides an assessment of the Reserved Matters Application and Listed Building Consent Application required in connection with the conversion of Gun Hill House and Water Tower to provide 17 flats with associated parking, access, landscaping and public open space, in Development Zone C (Cambridge Military Hospital).

The National Planning Policy Framework (NPPF March 2012) provides the Government's planning policies for England and sets out a presumption in favour of "sustainable development". The context for sustainable development is set by twelve core planning principles. Annex 1 of the NPPF notes that applications for planning permission should be determined in accordance with the local plan unless material considerations indicate otherwise.

The Rushmoor Core Strategy was adopted by the Council in October 2011. This site is identified on the proposals map as within the Aldershot Urban Extension and Aldershot Military Town Conservation Area.

The following policies of the Core Strategy are relevant:

SP1 (Aldershot Urban Extension)
CP1 (Sustainable Development Principles)
CP2 (Design and Heritage)
CP3 (Renewable Energy and Sustainable Construction)
CP4 (Surface Water Flooding)
CP5 (Meeting Housing Needs and Housing Mix)
CP6 (Affordable Housing)
CP13 (Thames Basin Heaths Special Protection Area)
CP15 (Biodiversity)
CP16 (Reducing and Managing Travel Demand)

Rushmoor Local Plan Review saved policies (August 2007):

ENV13 (Trees)
ENV16 (Major Sites)
ENV19 (Comprehensive Landscape Plans)
ENV23 (Works to Listed Buildings)
ENV26 (Adjoining Development)
ENV30 (Archaeology)
ENV31 (Recording of Remains)
ENV34 (Preserve or Enhance Character)
ENV36 (Materials)
ENV42 (Flood Risk Protection Measures)
ENV48 (Damage to the Environment – noise, smoke gases etc.)
ENV49 (Development on Contaminated Land)
ENV50 (Amenities of Local Residents While Sites Are Being Developed)
ENV51 (Development of Sites Affected by Air Pollution or Noise)
ENV52 (Light Pollution)
OR4 (Public Open Space Required for New Development)
H14 (Amenity Space)

In addition, the Council's Supplementary Planning Documents (SPDs) "Housing Density and Design" adopted in April 2006, "Parking Standards" adopted in 2012 and the Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy as updated February 2011 are applicable.

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
- Design and layout
- Impact on and preservation of heritage assets
- Housing tenure & mix
- Transport, parking & access
- Living environment created for future residents

- Impact on neighbours
- Nature conservation and trees
- Flood risk & drainage
- Sustainable construction and renewable energy
- Archaeology

Commentary

The principle of development –

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.

The current application is for the submission of reserved matters in relation to part of Development Zone C – Cambridge Military Hospital and involves the residential conversion of Gun Hill House and Water Tower. These buildings are located in the north west corner of the CMH Development Zone within the curtilage of the Cambridge Military Hospital, which is Grade II listed. As such, further Reserved Matters applications will be required in relation to subsequent phases of development within this zone.

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 site whereas a Design Code Document 3, providing zone-specific requirements, is required for each Development Zone and secured by Condition 3 of the outline permission.

A Design Code Document 3 was approved for Cambridge Military Hospital – Zone C on the 03/03/2015, ref: 15/00935/CONPP. This document identifies the key issues and priorities relevant to CMH and has informed the design of the Reserved Matters Application. The Planning Statement submitted with the Reserved Matters application incorporates a 'Statement of Compliance with Design Code 3', in accordance with the requirements of Condition 4 of the outline permission.

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

In determining the corresponding Listed Building Consent application, an assessment of the impact of the proposals on the character of the buildings of special architectural or historical interest is required in accordance with the LBCA Act 1990.

Design and layout –

The application site contains and specifically relates to Gun Hill House and Gun Hill Water Tower and falls within Development Zone C - Cambridge Military Hospital. The majority of the existing development within CMH - Zone C (including the application site) falls within the Aldershot Military Town Conservation Area. Adjacent to the site to the north west, on the opposite side of junction with Gunhill (road), lies the Grade II Listed Royal Medical Corps Boer War Memorial (1905) (South African War Memorial).

According to the approved Design Codes, Development Zone C falls within two Character Areas: A - Cambridge Military Hospital and F -The Ridge. The application site forms only part of the western end of the Development Zone and lies within Sub-Character area A2 (CMH Curtilage Buildings) where the Code Control Level is categorised as 'Hot', requiring the highest level of control. The approved Codes further classify Gun Hill House and Water Tower as within an Development Sub-Zone B, which is described as 'mainly existing buildings with the potential for sensitive new build infill'. New development in this sub-zone should have a maximum height of two-storeys. Further, despite falling outside of Zone C, the approved Design Code Document 3 highlights the setting of the Memorial (within Gunhill – Zone E), as an important consideration in the development of the CMH site. The proposals have been developed in accordance with approved Design Code.

Proposals summary

Permission is sought for the conversion and restoration of Gunhill House and Water Tower to provide the following:

- 17 residential apartments (13 x 2-bedroom units and 4 x 3-bedroom units);
- A total of 41 parking spaces, 40 cycle spaces, refuse storage including access for service vehicles;
- Landscaping and communal amenity space for residents of the development;
- Landscaping and area of public realm adjacent to the South African War Memorial;
- Incorporation of proposed Heritage Trail within Hospital Road Frontage.

The accommodation would be provided through the conversion of the existing buildings. Some external alterations would be required to facilitate the conversions including the installation of new windows and the adaptation of existing openings. The external elevations of Gun Hill House would not be significantly altered. The fenestration of the Water Tower would be the most affected. A single-storey link between the two buildings would be demolished and replaced with a new single-storey building comprising cycle and bin store. No other extensions are proposed.

It is considered that the design and layout of the development would accord with the approved Outline Planning Permission parameter plans and the principles set by the approved Design Code 1, 2 and 3 documents. The application provides detailed proposals for hard and soft landscaping (including details of landscape management) and site levels in accordance with the requirements of Condition 4 of the Outline Planning Permission. The detailed design of the scheme accords with the palettes described within the Design Codes, dictated by the variable levels of design code control and the designated character areas.

The proposals are consistent with Core Strategy Policy CP2 and Rushmoor Local Plan Review saved policies ENV19, ENV23, ENV26, ENV34 and ENV36.

Heritage & Conservation –

The development proposals for the Cambridge Military Hospital Zone are predominantly focused on the sensitive conversion of the existing heritage buildings, together with a smaller element of new build. The current applications for Gun Hill House and Water Tower are accompanied by a Heritage, Design and Access Statement and detailed Condition Surveys for the Water Tower (Building 19) and Gun Hill House (Building 20). The buildings are identified as locally listed/ curtilage listed buildings (Cambridge Military Hospital - Grade II Listed).

The Conservation Plan and Heritage Strategy approved with the outline planning permission provides a Building/ Building Group Value Index which establishes the significance of heritage assets across the Wellesley site. In this regard, Gun Hill House is given a value index of A (High quality) and the Water Tower is categorised as A/B (High/ above average quality). Both buildings are described in the Heritage, Design and Access Statement as buildings which retain much of their original form, layout and features, which enhance the historic significance and setting of the Cambridge Military Hospital. It is important to note that the single-storey linking structure between the buildings was classified as value C (neutral) where value C structures are identified as being of little historic interest and generally suitable for removal.

Gun Hill House

Gun Hill House was built in 1907 to provide nurses' accommodation and in later years occupied as an Officers' Mess. The building is located on the corner of Gun Hill (road) and Hospital Road with the main entrance on the west elevation facing Gun Hill. The building is three-storeys high and built in the Neo Palladian style. It is constructed in hard red brick stretcher bond with fine Portland stonework with shallow pitched roof of natural slate and wide projecting eaves having a box gutter. The building was significantly enlarged/ altered in 1938 and stone details were replicated in concrete. To the rear (south) of Gun Hill House is a flat grassed area (terrace) which was created in 1938 to accommodate a tennis court.

The Condition Survey submitted with the application concludes that structurally Gun Hill House appears to be in 'good to average' condition. The obvious structural issues appear to be concentrated in a few localised areas. Generally, a high proportion of the defects found are a result of the lack of basic planned maintenance, heating and ventilation.

Proposals:

Gun Hill House would provide 15 of the 17 residential proposed units with minimal intervention to the external elevations of the building. The works are as follows:

- Modifications to the original internal layout (removal and creation of partitions) to facilitate the conversion, including the retention of the three existing internal staircases and three primary entrances;
- Demolition of single-storey link building and replacement with structure of a similar size to provide bin and cycle store (affecting north elevation);
- Addition of a secondary entrance (cambered gauged brick arch over timber door to replace ground floor window on east elevation) in the southwest corner of the courtyard with new steel bridge link over existing basement entrance well;
- Replacement of louvered vent at basement level with window on the internal east elevation;
- Removal of pitched roof covered way on the east side of the building.
- Removal of SVPs on north and south elevations;
- Removal of modern stainless steel flue on east elevation;

Gun Hill Water Tower

The Water Tower was erected in 1892 to serve the hospital around the end of the 19th Century. Constructed in English Bond yellow brick with a slate pyramidal roof to match the hospital, the building is three-storeys in height and square in plan-form. The ground floor was originally used to house horse-drawn ambulances and a workshop and a clerk's office/general store occupied the first floor gallery. The upper storey still contains the large water tank.

The Condition Survey submitted with the application concludes that structurally the Water Tower is in 'average' but repairable condition. For example, there are significant cracks in the external walls. A high proportion of the defects found are a result of the lack of basic planned maintenance and the action of the metal water tank panels corroding.

Proposals:

Gun Hill Water Tower would provide two residential units and would involve the following works:

- Modifications to original floor plans to provide a two-bedroom apartment on the ground floor and a three-bedroom duplex apartment on the first and second floors, including removal of water tank, insertion of new second floor at lower level, and construction of new internal staircase in the southwest part of the building to serve the upper floors;
- Restoration of the building including repair of structural cracking on external walls;
- Insertion of two new single-glazed sash windows openings on the north elevation at second floor level and infilling of ambulance shed doors with timber painted double glazed screens/ entrance doors;
- Alteration and adaptation of windows and doors on the east elevation including the retention/adaption of vertically boarded doors and removal of lean-to and fire escape ladder; reinstatement of a metal balcony at first floor;
- Modification of existing ground floor window to create new entrance door (to match north entrance door at Gun Hill House) and insertion of a pair of single-glazed timber sash windows on the second floor on the west elevation;
- Removal of single-storey link building (affecting south elevation);
- Restoration of painted timber water level indicator on west elevation

Landscaping

Detailed hard and soft landscaping, together with management and maintenance proposals, have been submitted with the Reserved Matters in accordance with Condition 4 of the Outline Planning Permission. The proposals include a landscaped parking and amenity areas to the north of the building, a parking area to the south east and a private landscaped garden area for residents to the south of the Gun Hill House.

Heritage Trail

Condition 4 of the Outline Planning Permission and the s106 legal agreement require any Reserved Matters proposals to demonstrate enhancement of the existing Heritage Trail in relation to the relevant Development Zone in accordance with the approved Conservation and Heritage Strategy and Design Code Document 3 (DCD3). In this regard, the proposals incorporate a section of the Heritage Trail as it follows the Hospital Road frontage of the site between the South African War Memorial to the west and CMH to the east. The landscape proposals demonstrate that this frontage, together with a landscaped area on the corner of Hospital Road and Gun Hill would provide amenity landscape (public realm) to provide an enhanced setting for the adjoining heritage assets, notably the South African War Memorial, and circulation routes. It is envisaged that the open amenity areas will provide opportunities for way-finding, interpretation boards to enhance the route.

Conclusion - Reserved Matters & Listed Building Consent:

The Planning Statement confirms that the proposed conversion works “*would be carried out alongside overall restoration of the buildings to respect and enhance their historic characteristics in line with the heritage strategy*”. The submitted Heritage, Design and Access Statement includes a detailed schedule of works in Appendix A. Further, a detailed set of construction drawings has been submitted as part of the application which identify all proposed internal and external alterations and the features to be retained or removed (including fireplaces, partitions, doors etc.)

With the exception of the erection of a modest single-storey link building to replace an existing structure of low quality, the current proposals represent a restoration and conversion scheme with minimal alteration to the external elevations of the buildings. Generally, where new windows or openings are proposed, these have been designed to reflect the character and historic interest of the building. The use of matching materials is proposed throughout the scheme and the repair and reinstatement of original features will be carried out where possible. In this regard, the schedule of works includes the process of inspection and repair of timber windows and doors, proposals for cleaning and repointing of brickwork and proposals for the retention and protection of internal features such as architraves, fireplaces and ironmongery. A metal balcony which originally existed at first floor level on the east elevation of the Water Tower will also be reinstated.

As regards internal alterations, the application includes a set of demolition drawings which detail internal partitions/walls to be removed to allow for the residential conversion of Gun Hill House and the Water Tower. Internally, the plan form of Gun Hill House is the most affected by the proposals due to the size, nature and layout of the existing building. The Water Tower is a considerably smaller building with a simple internal layout and the installation of the new internal staircase would be the most significant intervention. Overall, within Gun Hill House, the removal of partitions and original features has been kept to a minimum. Due to the retention of the three main staircases the original plan form and circulation spaces within the building would not be radically altered. On balance, this loss of historic fabric is outweighed by the benefits of the overall restoration and sustainable re-use of the building.

The Council’s Conservation Officer and English Heritage (EH) have been consulted in relation to the Reserved Matters and Listed Building Consent Applications and have raised no objection to the proposals, subject to appropriate safeguarding conditions. EH have commented “*the general approach taken for the proposed conversion is right in that there is the intention to retain and reuse as much of the historic fabric and features as possible*” and

“the re-use of the buildings as residential apartments will provide a sustainable future for these heritage assets”.

Appropriate planning/ listed building consent conditions are proposed to reflect comments from English Heritage, the Council’s Conservation Officer and the objectives of the Heritage, Design and Access Statement and Outline Schedule of Works.

It is therefore considered, subject to appropriate conditions, that the proposals to restore and convert the buildings into residential use, including the removal of certain poor quality structures would enhance the character and appearance of the buildings and maintain their significance as heritage assets. The scheme would provide a viable use for the buildings consistent with their conservation and would enhance both the setting of the Grade II Listed Cambridge Military Hospital and the character and appearance of the Aldershot Military Town Conservation Area.

The Reserved Matters (including works requiring Listed Building Consent) are consistent with Core Strategy Policy CP2, Rushmoor Local Plan Review saved policies ENV23, ENV26, ENV34 and ENV36 and ENV26 and section 12 of the National Planning Policy Framework (NPPF). It is not considered that the proposed alterations would result in any in any unacceptable impact on the historic fabric or architectural interest of the listed buildings, in accordance with the requirements of the Planning (Listed Building and Conservation Areas) Act 1990 as amended.

Housing tenure & mix –

The s106 legal agreement attached to the outline planning permission for Wellesley requires 35% of the housing units within the Aldershot Urban Extension to be affordable housing, of which 60% shall be affordable/social rented and 40% intermediate. To allow a degree of flexibility, the Affordable Housing Strategy (AHS) contained within Schedule 16 of the 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. Further, the AHS contained within Schedule 15 acknowledges that *“in special circumstances, e.g. The Cambridge Military Hospital, no affordable housing may be delivered within a particular reserved matters application, however the overall target of 35% will still apply”.*

Paragraphs 2.11, 2.12 and 2.13 of the 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. 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.

The first of the Reserved Matters Applications to be approved for Wellesley was for Gunhill Development Zone E. This proposal for 108 residential units was approved in March 2015 subject to a Deed of Variation to vary the terms of the original legal agreement in relation to affordable housing. The variation was required because it is now proposed that Zone E will initially be developed as a Build to Rent scheme (private rented accommodation - PRS). The Development Zone would not provide any affordable housing for a period of ten years from first occupation of the development. At this point, a proportion of the development (32.4%)

would be transferred to a Registered Provider to provide affordable housing in accordance with the provisions agreed within the AHDZS. As such, the Deed of Variation secured an updated Affordable Housing Strategy (Schedule 16); an Affordable Housing Development Zone Strategy for Zone E and specified appropriate time triggers for providing the units identified for affordable housing.

Gun Hill House and Water Tower

The current application represents the first of the phased Reserved Matters Applications for Development Zone C - Cambridge Military Hospital. An Affordable Housing Development Zone Strategy (AHDZS) was submitted with the application and is currently being negotiated with the Council’s Housing Strategy and Enabling Team. The Reserved Matters proposals for Gunhill House and Water Tower would provide a total of 17 dwellings. No affordable housing is proposed within this first phase.

Dwelling type	2-bed	3-bed	Total
Flat	13	4	17
Total	13	4	17

Figure 1: Accommodation schedule

The draft Affordable Housing Development Zone Strategy (AHDZS) for CMH Development Zone states *“Apart from the first RMA, Gun Hill House & Water Tower, the exact number of units generated across the rest of the zone is unknown at this stage as it will depend on the outcome of detailed surveys and dialogue with the conservation officers. As the exact number of units generated and the cost of converting these buildings are unknown the quantum of affordable housing cannot be fixed at this stage”*. Notwithstanding this, Table 4 of the AHDZS sets out an estimate of how the units may be distributed across the CMH Development Zone:

Phase	Area	No. Units	RMA Submission
Phase 1	Gun Hill House & Water Tower	17	Jan 2015
Phase 2a	CMH	<i>70</i>	<i>Sept 2015</i>
Phase 2b	LMH & Nurses	<i>46</i>	<i>Sept 2015</i>
Phase 3	Mortuary Area	<i>4</i>	<i>2018</i>
Phase 4	Wellington Lodges	<i>3</i>	<i>2018</i>
Phase 5	Southern Land Parcel	<i>21</i>	<i>2018</i>
Total		161	

Note: Figures in italics are estimated number of units and submission dates

Figure 2: Table 4 – Estimated Units on CMH Zone

The Cambridge Military Hospital is an important landmark building for Wellesley, and Grainger is therefore eager to develop the CMH Development Zone as early as possible within the Wellesley development. However, taking into consideration the heritage status of the buildings and their state of disrepair, considerable costs will be associated with the implementation of the CMH Development Zone, costs that are likely to affect the return from that phase of the development.

As set out in the draft AHDZS, the developer proposes that the first phase of the CMH Development Zone (Gun Hill House and Water Tower) will be developed as a Build to Rent scheme (private rented accommodation - PRS). This phase would not deliver any affordable housing now or in the future, as would also be the case for subsequent Reserved Matters Applications for Phase 2a (Cambridge Military Hospital) and Phase 2b (Louise Margaret Hospital and Nurses Accommodation).

Paragraph 3.5 of the draft AHDZS states *“Phases 1, 2a and 2b are the conversion of the listed buildings, with some new build elements, for build to rent. The proposal takes advantage of low finance costs with a contribution from Build to Rent funding available from the Homes and Communities Agency, which is a unique opportunity to secure one-off funding to develop private rented sector (PRS) homes that complement the overall development and provide a critical mass of homes earlier than just phased land sales would. This funding is critical to cover the costs associated with the refurbishment of the listed buildings.”*

Affordable Housing provision within CMH Development Zone

The current proposals indicate that 21 units of Affordable Housing will be provided within the new-build elements of the CMH Zone within the southern land parcels. In this regard, the AHDZS explains that no affordable housing is proposed in Phases 1, 2a and 2b or within the other retained heritage buildings within the CMH development zone, due to the costs associated with the conversions. Based on the current total number of units proposed for the CMH zone, this would equate to a shortfall of 35 units of Affordable Housing. Grainger proposes that this shortfall is made up elsewhere within the Wellesley development, and the quantum of affordable housing delivered in subsequent phases has been adjusted accordingly, in consultation with the Council’s Housing Strategy and Enabling Team.

The draft AHDZS sets out the adjustments to the proposed quantum, mix and tenure of affordable housing with the CMH Development Zone and across the wider development in the context of the delivery plan. The original Wellesley masterplan indicated that CMH would provide 134 dwellings, whereas the draft AHDZS now proposes 161. As such 27 units will need to be deducted from the subsequent phases to maintain the overall number of 3850 units approved by the outline permission. The Council’s Housing Strategy and Enabling Team have agreed to the following Target Housing Provision across the Development (Revised Affordable Housing Strategy):

Masterplan Component Parcel	No. Units	Private 65%	AHU 35%	% AHU	AR 60%	Int 40%
A. Maida	228	148	80	35.09%	48	32
B. Coruna	705	455	250	35.46%	151	99
C. CMH	161	140	21	15.67%	13	8
D. McGrigor	116	75	41	35.34%	25	16
E. Gunhill	108	73	35	32.41%	20	15
F. Knollys Road	22	14	8	36.36%	5	3
G. Pennyfathers	123	78	45	36.59%	27	18
H. Stanhope Lines West	160	104	56	34.57%	33	23
I. School End	100	60	40	38.10%	24	16
J. Browing/Canalside	475	302	173	36.42%	103	67

K. Stanhope Lines East	250	162	88	34.51%	53	35
L. Neighbourhood Centre	16	10	6	37.50%	3	3
M. Buller	235	152	83	34.58%	50	33
N. God's Acre	165	107	58	34.12%	34	24
O. Mandora	130	85	45	33.83%	27	18
P. Peaked Hill	60	39	21	35.00%	13	8
Q. Clayton	298	194	104	34.90%	64	43
S. REME	392	236	156	39.80%	93	63
T. Parsons	106	69	37	34.91%	22	15
TOTAL	3850	2503	1347		808	539

Note: Shaded boxes have been approved by RBC and Variations are shown in italics

Figure 3: Target Affordable Housing Provision Across the Development

Conclusion

The Outline Planning Permission acknowledges that there may be special circumstances where no affordable housing is provided within a particular Reserved Matters Application site due to constraints peculiar to that Development Zone. In this regard the Affordable Housing Strategy (AHS) contained within Schedule 15 of the s106 legal agreement specifically cites the Cambridge Military Hospital as an example, by way of an acknowledgement of the costs associated with the conversion of the Grade II Listed Buildings. Notwithstanding this, the AHS maintains “*the overall target of 35% [affordable housing] will still apply*” across the Wellesley development.

Taking these special circumstances into account, the Council’s Housing Strategy and Enabling Team have confirmed that there is no objection to the delay/shortfall of affordable housing provision within the CMH Development Zone. This is provided there is a sufficiently robust mechanism in place to ensure that a viable level of affordable housing will be delivered with the CMH Development Zone; and, the overall shortfall in affordable housing will be made up within subsequent phases of Wellesley within an agreed timeframe, in accordance with Core Strategy Policy CP6.

A Deed of Variation is therefore proposed to secure an updated Affordable Housing Strategy (Schedule 16) and an Affordable Housing Development Zone Strategy for Zone C. Further, the Applicant has agreed to a trigger precluding occupation of more than 2000 dwellings (throughout the wider AUE site) prior to the transfer of 56 units to be provided for affordable housing to a registered provider (21 of which shall be within the Cambridge Military Hospital Development Zone C), as detailed within the Affordable Housing Development Zone Strategy.

Highways Considerations -

Details of the site layout, roads and footpaths, refuse and recycling storage and a 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 principles for the AUE site as a whole were established with the approval of the Design Codes.

Access and parking

Vehicular access to the development would be from the east via an access road off Hospital Road. A total of 41 car parking spaces and 40 cycle parking spaces in accordance with the Council's adopted standards, which require 2 car parking spaces per 2/3-bed dwellings (plus 1/5 visitor spaces and 5% disabled spaces) and 2 cycle parking spaces per 2/3-bed dwellings. The application includes details for the long term maintenance responsibilities for the site which confirm that only the bell mouth of the junction of Hospital Road and the footway margin along the Gun Hill boundary of the site will be offered for adoption as public highway.

A landscaped parking area for 25 cars (including two disabled parking spaces) is proposed on the northern frontage of the site. A further car park (16 spaces) is proposed to the southeast of the development, on part of the CMH site where consent has previously been granted to demolish later additions to the main hospital. 32 cycle spaces would be accommodated in a secure store within the proposed single-storey link building. A further 4 cycle stands (8 spaces) would be provided for visitors within a communal landscaped area to the north of the development.

The Council's Transportation Strategy Officer has raised no objection to the proposed parking and access arrangements commenting "the drawings submitted with this application include visibility splays for the road junctions which meet the required stopping sight distances. A drawing giving a suitable analysis of swept paths for a medium sized car shows that the parking areas are all accessible and a further drawing has been provided that shows that satisfactory swept paths are available for refuse freighters to collect refuse (as well as emergency vehicle access)".

No objection is raised to the proposal in relation to servicing, parking or highway safety grounds. The proposals are consistent with Core Strategy Policies CP1, CP16 and the Council's 'Parking Standards' SPD.

Refuse and Recycling Storage

The proposed development at Gunhill would be serviced by the Council's Community Contracts Team in relation to the collection of refuse and recycling. In this regard, the development would provide one communal bin store accommodated within the proposed single-storey link building. Residents would access the store via the internal courtyard of the development. A pair of doors would be incorporated into the eastern elevation to allow servicing directly from the access road. The Community Contracts Team have reviewed the proposals and have raised no objections.

Construction Traffic Management Plan

A Construction Traffic Management Plan (CTMP) was submitted with the Reserved Matters Application in accordance with the requirements of Condition 4 of the Outline Planning Permission.

The Council's Transportation Strategy Officer (on behalf of Hampshire County Council (HCC) Highways) has raised no objection to the Construction Traffic Management Plan (CTMP) commenting that it appears to be entirely consistent with the relevant sections in the Transport Assessment approved for the Wellesley development. The Transportation Strategy Officer has commented that the CTMP "shows construction traffic routing to be via

A331, A323 and Hospital Hill avoiding prohibiting any access from Gun Hill or Middle Hill. The plan also states that delivery times will avoid peak traffic hours. The CTMP provides details for the site access and routeing of construction vehicles into and out of the site demonstrating satisfactorily with swept paths that this is achievable. The site benefits from its proximity to a compound and staff car parking area, which is on the opposite side of Hospital hill from the site.”

It is therefore considered the proposals are acceptable in relation to access, servicing and highway safety, in accordance with the aims and objectives of Core Strategy Policy CP16 and Rushmoor Local Plan Review saved policies ENV16 and ENV50.

Impact on neighbours –

The application site is bounded to the north and west by highways and the curtilage of the Cambridge Military Hospital extends to the south and to the east. No existing residential properties directly adjoin the site. Development Zone D - McGrigor lies to the north and Development Zone E - Gunhill lies to the west, each zone is separated from the site by highway. Given the scale, design and residential nature of the development, it is not considered that the proposals would result in any demonstrable harm to the amenities of neighbouring occupiers or uses, in accordance with Rushmoor Local Plan Review saved policies ENV16 and ENV50.

Living environment created for future residents –

The proposed conversion scheme would provide new dwellings of an generous size and good layout with sufficient natural light, ventilation and access to good quality communal amenity space. The two bedroom apartments would be between 80-100m² and the three bedroom apartments between 110-120m²) It is considered, given the constraints of the conversion scheme, that adequate spacing would be provided between habitable room windows in facing units with regard to privacy and outlook.

The existing courtyard would be landscaped with hard and soft landscaping for the private use of residents. The existing terrace at the rear (south) of Gun Hill House would be extended by the construction of a new retaining wall and would provide communal amenity space for residents, in the form of a lawn enclosed by new landscaping and retained mature trees. Defensible planting would be provided around ground floor windows as far as is practicable in the interests of privacy. Defensive ornamental planting would delineate between public and communal areas. The Green Infrastructure Strategy approved with the outline application does not require the provision of formal equipped play space within the CMH Zone.

The Design and Access Statement submitted with the application confirms that full disabled access to the ground floor of the development would be achieved. The Water Tower already benefits from level access and the existing entrances to Gun Hill House would be sensitively adapted to provide disabled access. Given the heritage status of the building, and taking into account the constraints of the conversion, it is accepted that it would be viable to provide lifts to the upper floors.

A Noise Assessment has been submitted in accordance with the requirements of Condition 4 of the Outline Planning Permission. The Council's Environmental Health Officer has reviewed the assessment and has confirmed that all external areas would achieve a satisfactory level of acoustic comfort. The report demonstrates that on balance, the proposed glazing for the

development would be sufficient across the site in order to achieve a satisfactory internal noise environment when windows are closed, taking into account the heritage status of the buildings. Details of alternative ventilation have also been submitted and agreed in accordance with the Council's Environmental Health Officer's advice.

It is therefore considered that the proposals would provide a satisfactory living environment for future residents, in accordance with Core Strategy Policies CP5, CP6 and Rushmoor Local Plan Review saved policy ENV16 and the Council's 'Housing Density and Design' SPD.

Pollution & Remediation -

Lighting

A Lighting Assessment was 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 the proposals for street lighting within the scheme and accepts the report's conclusions and recommended mitigation measures. It is therefore considered that the proposed lighting scheme would adequately limit the impact of light pollution on nearby sensitive receptors and ecology in accordance with Rushmoor Local Plan Review saved policy ENV52.

Contaminated Land

A Phase 1 Desktop Study, Site Reconnaissance report was submitted with the Reserved Matters Application in accordance with the requirements of Condition 4 of the Outline Planning Permission. The report has identified the potential for contamination to be present in the made ground due to the former use of the site as a military barracks, the previous presence of ground fuel storage tanks and the likelihood of asbestos present within the buildings. The Council's Environmental Health Officer therefore accepts the recommendations of the report that a Phase II intrusive site investigation should be undertaken.

It should be noted that contamination investigation and remediation measures 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 to be undertaken in relation to each zone and will ensure, if necessary, that suitable remedial measures be submitted to the Council for approval in accordance with Rushmoor Local Plan Review saved policy ENV49. Therefore, no further conditions are proposed in relation to the current application.

Construction Environmental Management Plan Strategy

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 strategy deals with matters of noise, vibration, dust emissions and the impact of the development on the wider environment. The Council's Environmental Health Officer has reviewed the strategy and is satisfied with the measures set out within the CEMP, in accordance with the relevant policies of the Development Plan.

Air quality and noise

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 CMH Zone C. Given the residential nature of the proposals, no issues have been identified in relation to noise generation from the development. The residential use would be compatible with the character of the area. The proposals are consistent with Rushmoor Local Plan Review saved policy ENV48.

Nature Conservation & Trees -

The Design & Access Statement submitted with the Reserved Matters Application summarises the ecological proposals for the Gunhill Development Zone in the context of the Landscape Masterplan and the approved Design Codes. This statement together with an Arboricultural Development Statement, Phase 1 & 2 Bat Survey, and Construction Environmental Management Plan Strategy and has been submitted with the Reserved Matters Application in accordance with the requirements of Condition 4 of the Outline Planning Permission.

Thames Basin Heaths Special Protection Area

The Wellesley development will benefit from provision of 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. Natural England has confirmed that provided the SANG and SAMM requirements are fully met under the wider AUE application, the Local Planning Authority is not required to undertake an Appropriate Assessment to assess the implications of this proposal on the site's conservation objectives. 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, Core Strategy Policy CP13 and Rushmoor's AMS (2011).

Ecology

The Council's Ecological Officer has confirmed that there is no record of any protected species on the site and the proposal will not affect any designated site of nature conservation value. A significant amount of ecological work was undertaken with the Outline planning application and this has informed the development of the Design Codes for each development zone. The Landscape Masterplan submitted with the current application includes an indicative plant list which has been produced in consultation with an ecologist and includes species detailed within the Design Code 2, designed to enhance the wildlife interest on the site. This includes native woodland edge planting and wildflower species.

The design of the development allows for connectivity for wildlife which will be maintained through the existing wooded areas and new planted corridors within the site. The Heritage, Design & Access Statement identifies opportunities for the creation of additional habitat creation through the incorporation of bat/bird boxes within mature trees along Gunhill Road and opportunities for the incorporation of log piles and hedgehog domes on the lower wooded slopes of the site. Mitigation measures are also proposed to ensure that nesting birds are not harmed during the course of the development.

There is therefore no objection to the proposals on the grounds of biodiversity, subject to the mitigation measures contained within the supporting documents, including phase 1 & 2 bat surveys. As such, it is considered that the proposals are consistent with Core Strategy Policy CP15.

Trees

The CMH development zone is set on a wooded ridge, which forms the southern boundary of the wider Wellesley site and overlooks Aldershot town. The northern part of the application site, where the existing buildings are situated, is relatively flat. However, there is a significant drop in level across the landscaped area to the south of the site.

An Arboricultural Development Statement (ADS) was submitted with the application that builds on the Arboricultural Method Statement approved under Condition 3 of the outline planning permission. The ADS outlines the methodology for protection measures for retained trees during and post development. The ADS also includes tree retention plans, a tree survey and justification for those trees that will require removal in order to facilitate the development.

The ADS includes a tree survey, which notes an early-mature tree stock along the southern and western boundaries of the application site. The ADS also states, *“due to the lack of vegetation management on the site there are a number of low quality trees within and around the edge of the site. This relates specifically to the eastern boundary of the site.”*

The survey identifies four individual trees and five groups of trees. None of the trees were classified as Category A (High quality and value). Two individual and one group of Category B (Moderate quality and value) trees were identified. Two individual and three groups of C Category (Low quality and value) trees and were identified. The survey also identifies a group of U Category (Poor condition) trees to the southeast corner of Gun Hill House which could not realistically be retained due to their condition.

The ADS includes an Arboricultural Implications Assessment (AIA), which advises the removal of one individual tree together with tree removal/ works, which would affect five other groups of trees. These works are required in order to facilitate the development other than the group of Category U trees, for which removal is advised regardless of the development proposals, due to the poor condition of the trees.

The individual tree proposed to be removed is a large mature Common Beech (No.59) located to the north west of Gun Hill House. This tree has been identified as Category C due to its condition and estimated remaining contribution. The tree is also located close to the elevations of Gun Hill House and would require significant pruning works to allow for working space around the building.

Overall, the proposals would see the retention of two individual Category B and one Category C trees on the north west corner of the site. These are important trees, which are highly visible at the road junction with Gun Hill and Hospital Road. The majority of the group of early-mature Category B trees located along the western and southern boundary of the site would also be retained. Three groups of Category C trees located across the site, in less prominent locations, would also be removed to facilitate new parking and amenity space provision. The AIA concludes *“the removal of Tree 59 and the 3 (three) groups of trees have been mitigated for through the proposed landscaping scheme, which provides 23 (twenty three) proposed medium/large trees and 8 (eight) feature trees (fastigate/box headed trees).”*

The Council's Arboricultural Officer has reviewed the ADS and has confirmed that the strategy is sufficiently site specific. The Arboricultural Officer has confirmed that the proposed tree removal is justified and key trees would be retained within the development. It is noted that some category B trees (within large group) would be removed but this is acceptable on balance given the masterplan requirements for the development zone and taking into account the level of replacement planting proposed. Furthermore, the tree root zone protection areas have been adequately taken into consideration together with tree protection and construction methods and the tree pit details provided for replacement trees are designed to a good standard. As such it is considered that the proposal is consistent with Rushmoor Local Plan Review saved policy ENV13.

Flood Risk & Drainage –

Policy CP4 of the Council's Core Strategy seeks to ensure that run-off rates and volumes are returned to original greenfield discharge rates to prevent flooding and safeguard local water quality. A Drainage Layout Plan and Sustainable Urban Drainage Strategy (SuDS) was submitted with the Reserved Matters Application as stipulated by Condition 4 of the Outline Planning Permission.

The Planning Statement maintains that the drainage strategy has been designed to accord with the objectives of the Site Wide Drainage Strategy approved with the outline planning permission. The Design and Access Statement provides further details of surface-water and foul-water arrangements. The SuDS proposals include pervious paving for the proposed car park areas.

The Environment Agency (EA) has been consulted in relation the Reserved Matters Application and commented that the inadequate details regarding the calculations and the provisions for the surface water drainage strategy have been submitted with the application. The Applicant's consultants are in liaison with the Environment Agency and have prepared a Proposed Drainage Strategy Statement for Gun Hill House (Mayer Brown - May 2015). The statement confirms *"the proposed drainage strategy aims to show how the existing run-off rates are not exceeded, additional volumes will be provided with long term attenuation and betterment will be provided to reduce on-site flooding up to a return period on 1 in 100years plus and allowance of 30% to account for the potential effects of climate change"* The EA has been re-consulted in relation to this additional information and any further representations will be provided within the committee amendment sheet.

It should also be noted that condition 13 of the outline permission requires that developments shall not commence on any reserved matters area until a detailed surface water drainage scheme for that reserved matter area, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, consistent with the Site-wide Drainage Strategy has been submitted to and approved in writing by the local planning authority. The Applicant has confirmed that a details application will be submitted in respect of Condition 13 prior to commencement.

Sustainable construction and renewable energy –

A Site Wide Sustainability Strategy and Energy Statement were approved as part of the outline planning permission for Wellesley in accordance with Policy CP3 of the Council's Core Strategy. The approved Design Code Document 3 confirms that *"generally the Wellesley development will be designed to meet Code for Sustainable Homes Standards and BREEAM standards in line with national and local requirements"*. It is also noted that in

relation to Building Regulations Approved Document L, due to the historic importance of the buildings, they are exempt from complying with energy efficiency requirements where this would unacceptably alter their character and appearance.

Archaeology -

A Written Scheme of Investigation for an Archaeological Watching Brief was submitted with the Reserved Matters Application in accordance with the requirements of Condition 4 of the Outline Planning Permission. The brief provides a methodology for monitoring and measures for removal and recording in consultation with Hampshire County Council's Archaeological Advisor. A condition is proposed to ensure that the development of the site is carried out in accordance with the Archaeological Watching Brief as approved, in accordance with Rushmoor Local Plan Review saved policies ENV30 and ENV31.

Conclusion

Reserved Matters and Listed Building Consent

The first Reserved Matters proposal for (part) Cambridge Military Hospital Zone C 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.

It is considered subject to appropriate conditions, that the proposals to restore and convert the buildings to residential use, including the removal of certain poor quality structures, would enhance the character and appearance of the buildings and maintain their significance as heritage assets. The scheme would provide a viable use for the buildings consistent with their conservation and would enhance both the setting of the Grade II Listed Cambridge Military Hospital and the character and appearance of the Aldershot Military Town Conservation Area. The accommodation would provide an acceptable living environment for future occupiers. There would be no adverse impact on neighbouring amenity or nature conservation and the proposals would be acceptable in highway terms. It is considered that any loss of historic fabric is outweighed by providing a viable use for the buildings, consistent with their conservation. The proposals are consistent with the relevant national and local planning policies and guidance.

Full Recommendation

APPLICATION A - 15/00069/REMPP (Reserved Matters)

It is recommended that:

1. SUBJECT to the completion of a Deed of Variation (to vary the terms of the legal agreement relating to the Outline Planning Permission) under Section 106A of the Town and Country Planning Act 1990 to secure:
 - a) An appropriate restriction upon occupation of 2000 dwellings (across the AUE site) to ensure that 56 units to be provided for affordable housing (21 of which will be provided in the CMH Development Zone C), as detailed within the Affordable Housing Development Zone Strategy, are transferred to a registered provider (in accordance with the terms of the Principal Agreement);

- b) Replacement of the Affordable Housing Strategy contained within Schedule 15 of the Principal Agreement to demonstrate how Affordable Housing is to be adjusted across the subsequent phases of the Wellesley development, to accord with the terms of the Outline Planning Permission Section 106 legal agreement;
- c) The insertion of a new schedule to the Principal Agreement to secure an Affordable Housing Development Zone Strategy for Cambridge Military Hospital Development Zone C under the terms of the Outline Planning Permission Section 106 legal agreement;

the Head of Planning, in consultation with the Chairman, be authorised to **GRANT** planning permission subject to the conditions and informatives set out below:

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: GW-03 rev.A; 5726 GW-01 rev.A; 5726 GW-02 rev.A; 5726 GW-05 rev.A; 5726 GW-06 rev.A; 5726 GW-07 rev.A; 5726 GW-08 rev.A; 5726 GW-09 rev.A; 5726 GW-10 rev.A; 5726 GW-11 rev.A; 5726 GW-12 rev.A; 5726 GW-13 rev.A; 5726 GW-14 rev.A; 5726 GW-15 rev.A; 5726 GW-16 rev.A; 5726 GW-17 rev.A; 5726 GW-18 rev.A; 5726 GW-19 rev.A; 5726 GW-20 rev.A 5726 GW-21 rev.A; 5726 GW-22 rev.A; 5726 GW-23 rev.A; 5726 GW-24 rev.A; 5726 GW-25 rev.A; 2519-GWT-LA-01 P4; 2519-GWT-LA-02 P3; 2519-GWT-GMP-01 P3; 2519-GWT-DT-02 P1; 2519-GWT-DT-01 P4; GTASHOT_GHH/GA/01; GTASHOT_GHH/GA/02; GTASHOT_GHH/DR/01; GTASHOT_GHH/RD/01; GTASHOT_GHH/VT/01; GTASHOT_GHH/VT/02; GTASHOT_GHH/RD/20.

Documents: Planning Statement (Savills, January 2015); Heritage Design & Access Statement Rev A ref: RA/5726 (Adam Urbanism, January 2015); Arboricultural Development Statement CBA9014 v1 (CBA Trees, January 2015); Phase 1 & 2 Bat Survey (Lindsay Carrington Ecological Services Ltd, December 2014); Archaeological Watching Brief ref: 79182.02 (Wessex Archaeology, November 2014); Construction Traffic Management Plan ref: ZGTASHOT.2 (Mayer Brown, January 2015); Construction Environmental Management Plan Strategy ref: A083905 (WYG, December 2014); Phase 1 Desk Study Site & Reconnaissance Report ref: LP00858 (Leap Environmental, 19/12/2014); Landscape Management and Maintenance Proposals ref: 2519-GWT-RE-01 P3 (Allen Pyke Associates, January 2015); Lighting Assessment ref: A088927 (WYG, January 2015); Noise Assessment ref: A088927 (WYG, 22/04/2015); and, Proposed Drainage Strategy for Gun Hill House (05/05/2015).

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

Further Details Required

- 3 Notwithstanding the approved drawings, detailed large scale drawings (1:5 and/or 1:20) drawings or samples (as appropriate) of the following shall be submitted to and approved in writing by the Planning Authority, prior to the commencement of the development, and the works shall be carried out and thereafter retained in accordance with the approved details:
- (i) Details of all new external materials, including replacement natural slate tiles, ridge tiles, bricks (include extent of re-use of bricks), mortar mix, roof coverings, flashing, timber cladding and stonework;
 - (ii) Details of all new external joinery including vertical and horizontal cross-sections through openings to show the positions of joinery within openings, depth of reveal, heads, sills and lintels;
 - (iii) Detailed design of reinstated first floor steel balcony to Water Tower;
 - (iv) Detailed design of new metal bridge link over basement entrance to Gun Hill House;
 - (v) Detailed design of all new brick arches and method of pointing;
 - (vi) Brick bond detail and method of pointing for eastern elevation of new single-storey link building;
 - (vii) Detailed design of proposed alterations to existing entrance steps to provide disabled access;

Reason - In the interests of preserving the special architectural and historic interest of the listed buildings and to safeguard the character and appearance of the conservation area.*

Parking

- 4 The residents' and visitors' parking spaces (including disabled bays) shall be laid out in accordance with details provided on site layout plan GTASHOT_GHH/GA/01 received 26/02/2015, prior to first occupation of the part of the development to which it relates, and shall be used only for the parking of vehicles ancillary and incidental to the residential use of the Gunhill House and Water Tower for the life of the development.

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

Cycle Parking

- 5 The cycle parking spaces (external and internal stores) detailed on 2519-GWT-LA-01 P4 received 26/02/2015, shall be provided prior to the first occupation of any part of the development to which they relate and kept available at all times thereafter for the parking of bicycles for the life of the development.

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 And Recycling

- 6 The proposed refuse and recycling storage detailed on 2519-GWT-LA-01 P4 received 26/02/2015 shall be provided prior to the first occupation of any part of the development to which they relate and shall be retained thereafter for the life of the development.

Reason – To safeguard the amenities and character of the area and to meet the functional needs of the development. *

Tree Protection

- 7 The development hereby approved shall be carried out strictly in accordance with the methodology and recommendations (including site monitoring and supervision) contained within the Arboricultural Development Statement (CBA9014v1, January 2014) hereby approved.

Reason - To safeguard existing and replacement trees within the site, in the interests of biodiversity and the character and appearance of the conservation area.

Bird Nesting Season

- 8 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 and the development should be carried out in accordance with the methodology and recommendations contained within the Construction Environmental Management Plan Strategy ref: A083905 (WYG, December 2014) hereby approved, 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.

Reason - To prevent harm to breeding birds

Construction Environmental Management Plan

- 9 The development hereby approved shall be carried out strictly in accordance with the approved Construction Environmental Management Plan Strategy ref: A083905 (WYG, December 2014);

Reason – In order to safeguard local environmental conditions and wildlife during the construction of the development.

Archaeology

- 10 The development hereby approved shall be carried out in accordance with the methodology and recommendations contained within the Written Scheme of Investigation for an Archaeological Watching Brief (Wessex Archaeology - ref: 79182.02, November 2014) hereby approved.

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

Construction Management Plan

- 11 The development hereby approved shall be carried out strictly in accordance with the approved Construction Traffic Management Plan (Mayer Brown – January 2015).

Reason - To prevent any adverse impact on traffic and parking conditions in the vicinity during the construction of the development.

Hours of Construction

- 12 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.

INFORMATIVES

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

The proposal has been assessed against The National Planning Policy Framework (NPPF March 2012) and the following policies of the Council's Development Plan:

Rushmoor Plan (Core Strategy) Adopted October 2011

SP1 (Aldershot Urban Extension); CP1 (Sustainable Development Principles); CP2 (Design and Heritage); CP3 (Renewable Energy and Sustainable Construction); CP4 (Surface Water Flooding); CP5 (Meeting Housing Needs and Housing Mix); CP6 (Affordable Housing); CP13 (Thames Basin Heaths Special Protection Area); CP15 (Biodiversity); CP16 (Reducing and Managing Travel Demand)

Rushmoor Local Plan Review saved policies (August 2007):

ENV13 (Trees); ENV16 (Major Sites); ENV19 (Comprehensive Landscape Plans); ENV23 (Works to Listed Buildings); ENV26 (Adjoining Development); ENV30 (Archaeology); ENV31 (Recording of Remains); ENV34 (Preserve or Enhance Character); ENV36 (Materials); ENV42 (Flood Risk Protection Measures); ENV48 (Damage to the Environment – noise, smoke gases etc.); ENV49 (Development on Contaminated Land); ENV50 (Amenities Of Local Residents While Sites Are Being Developed); ENV51 (Development of Sites Affected by Air Pollution or Noise); ENV52 (Light Pollution); OR4 (Public Open Space Required for New Development); H14 (Amenity Space).

In addition, the Council's adopted Supplementary Planning Documents (SPDs) "Housing Density and Design" adopted in April 2006, "Parking Standards" adopted in 2012 and the Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy as updated February 2011 are applicable.

The first Reserved Matters proposal for (part) Cambridge Military Hospital Zone C 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.

It is considered subject to appropriate safeguarding conditions, that the proposals to restore and convert the buildings into residential use, including the removal of certain poor quality structures and appurtenances, would enhance the character and appearance of the buildings and maintain their significance as heritage assets. The scheme would provide a viable use for the buildings consistent with their conservation and would enhance both the setting of the Grade II Listed Cambridge Military Hospital and the character and appearance of the Aldershot Military Town Conservation Area. The accommodation would provide an acceptable living environment for future occupiers. There would be no adverse impact on neighbouring amenity or nature conservation and the proposals would be acceptable in highway terms.

- 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 outline planning permission (ref:12/00958/OUT) which remain applicable to this Development Zone 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 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 - 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.
- 6 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, free of charge, and assistance in the validation and determination of applications through the provision of clear guidance regarding necessary supporting information or amendments both before and after submission, in line with the National Planning Policy Framework.
- 7 INFORMATIVE – In respect of condition 7 the Applicant is reminded of the scheme of arboricultural supervision detailed in section 21.0 of the Arboricultural Development Statement (CBA9014v1, January 2014), which makes provision for arboricultural

monitoring and reporting to the Local Planning Authority regarding the status of all tree protection measures throughout the course of the development. This shall include the submission and approval of a satisfactory arboricultural completion statement on completion of the whole development, or of specified phases to be agreed.

APPLICATION B -15/00068/LBC2PP (Listed Building Consent)

It is recommended that listed building consent be **GRANTED** subject to the following conditions:

Time Limit

- 1 The works to which this application relates shall be begun before the expiration of 3 years from the date of this permission.

Reason - To comply with the requirements of the Planning (Listed Building and Conservation Areas) Act 1990 as amended.

Approved Plans

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

Drawings: GW-03 rev.A; 5726 GW-01 rev.A; 5726 GW-02 rev.A; 5726 GW-05 rev.A; 5726 GW-06 rev.A; 5726 GW-07 rev.A; 5726 GW-08 rev.A; 5726 GW-09 rev.A; 5726 GW-10 rev.A; 5726 GW-11 rev.A; 5726 GW-12 rev.A; 5726 GW-13 rev.A; 5726 GW-14 rev.A; 5726 GW-15 rev.A; 5726 GW-16 rev.A; 5726 GW-17 rev.A; 5726 GW-18 rev.A; 5726 GW-19 rev.A; 5726 GW-20 rev.A; 5726 GW-21 rev.A; 5726 GW-22 rev.A; 5726 GW-23 rev.A; 5726 GW-24 rev.A; 5726 GW-25 rev.A; P3.

Documents: Planning Statement (Savills, January 2015); Heritage Design & Access Statement Rev A ref: RA/5726 (Adam Urbanism, January 2015); Condition Survey Building 19 Water Tower (Adam Urbanism, 5510, March 2012); Condition Survey Building 20 Gun Hill House (Adam Urbanism, 5510, March 2012).

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

Further Details Required

- 3 Notwithstanding the approved drawings, detailed large scale drawings (1:5 and/or 1:20) drawings or samples (as appropriate) of the following shall be submitted to and approved in writing by the Planning Authority, before the works commence, and the works shall be carried out and thereafter retained in accordance with the approved details:
 - (viii) Details of all new external materials, including replacement natural slate tiles, ridge tiles, bricks (include extent of re-use of bricks), mortar mix, roof coverings, flashing, timber cladding and stonework;
 - (ix) Details of all new external joinery including vertical and horizontal cross-sections through openings to show the positions of joinery within openings, depth of reveal, heads, sills and lintels;

- (x) Details design of new internal staircase to Water Tower and method of fixing;
- (xi) Detailed design of reinstated first floor steel balcony to Water Tower;
- (xii) Detailed design of new metal bridge link over basement entrance to Gun Hill House;
- (xiii) Detailed design of all new brick arches and method of pointing;
- (xiv) Brick bond detail and method of pointing for eastern elevation of new single-storey link building;
- (xv) Detailed design of proposed alterations to existing entrance steps to provide disable access;

Reason - To ensure that the character, appearance and integrity of the listed buildings is not prejudiced, thereby preserving their special architectural and historic interest.*

Structural Report And Updated Schedule Of Works

4 No works shall commence until the following details have been submitted to and approved in writing by the Local Planning Authority and the works shall be carried out and thereafter retained in accordance with the approved details:

- (i) A Structural Surveyor's report setting out the nature of, and suggested remedial work to structural defects;
- (ii) Revised drawings where required as a result of the recommendations of the Structural Surveyor's report;
- (iii) An updated schedule of works (Appendix A of the approved Heritage, Design and Access Statement);
- (iv) Revised construction drawings (5276 GW 23 rev A, 24 rev A and 25 rev A) where changes are proposed as a result of further surveys.

Reason: In order that the Local Planning Authority can consider the impact of any further interventions on the character, appearance, fabric and integrity of the listed buildings, thereby preserving their special architectural and historic interest. *

Cleaning And Repointing

5 No works to clean or repoint the external brickwork or stonework shall be undertaken until the following details have been submitted to and approved in writing by the Local Planning Authority:

- (i) Details of the extent of cleaning and repointing proposed;
- (ii) Details of proposed cleaning method together with a sample area of brickwork/stonework has been prepared on site and inspected by the Local Planning Authority;
- (iii) A sample panel/s not less than 1 metre square to show the proposed mortar composition and colour, and the method of pointing, has been prepared on site and inspected by the Local Planning Authority.

The sample panels/areas shall be photographed (or otherwise identified for comparison as work proceeds) prior to works commencing and the works shall thereafter be carried out to match the approved samples.

Reason - To ensure that the character, appearance and integrity of the listed buildings is not prejudiced, thereby preserving their special architectural and historic interest. *

Recording And Salvage Document

- 6 A recording and salvage document shall be prepared during the course of the works hereby approved and shall be submitted to and approved in writing the Local Planning Authority with 6 months of the completion of the works. The document shall include:
- (i) Details and photographs of any features such as ironmongery, fireplaces, cornices, skirtings, architraves and doors to be removed;
 - (ii) Details, storage and potential re-use of salvaged features;

Thereafter the approved recording documents shall be made available through the relevant public archive, in accordance with Section 9.0 of the Conservation Plan and Heritage Strategy (December 2012) approved under planning permission 12/00958/OUT dated 10/03/2014.

Reason - To record and advance understanding of the significance of any heritage assets to be removed.

Making Good Works

- 7 All new works of making good to the retained fabric, whether internal or external (including linkage points to demolished structures), shall be finished to match the adjacent work with regard to methods used and to material, colour, texture and profile, in accordance with the Outline Schedule of Works contained with Appendix A of the approved Heritage, Design and Access Statement.

Reason - To ensure that the character, appearance and integrity of the listed buildings is not prejudiced, thereby preserving their special architectural and historic interest.

New Partitions

- 8 All new partitions shall be scribed around the existing retained cornices, picture rails, skirtings and any other ornamental features in accordance with the Outline Schedule of Works contained with Appendix A of the approved Heritage, Design and Access Statement.

Reason - To ensure that the character, appearance and integrity of the building is not prejudiced, thereby preserving its special architectural and historic interest.

External Services

- 9 No new plumbing, pipes, soil stacks, flues, vents or ductwork shall be inserted or attached to the buildings unless shown on the drawings hereby approved. All new and replacement gutters and down pipes shall match existing, with regard to design, material, profile, finish and fixings.

Reason - To ensure that the character, appearance and integrity of the building is not prejudiced, thereby preserving its special architectural and historic interest.

INFORMATIVES

- 1 INFORMATIVE - REASONS FOR APPROVAL - The Council has granted Listed Building Consent because the proposals to restore and convert Gun Hill House and Water Tower into residential use, including the removal of certain poor quality structures and appurtenances, would enhance the character and appearance of the curtilage listed/ locally listed buildings and maintain their significance as heritage assets. On balance, it is considered that any loss of historic fabric is outweighed by providing a viable use for the buildings, consistent with their conservation.

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. The proposals are consistent with Core Strategy Policy CP2, Rushmoor Local Plan Review saved policies ENV23 and ENV26 and section 12 of the National Planning Policy Framework (NPPF). This assessment also includes a consideration of whether the decision to grant permission is compatible with the Human Rights Act 1998.

- 2 INFORMATIVE - Your attention is drawn to the Planning (Listed Buildings and Conservation Areas) Act 1990, Section 8 which states the following: -

Works for the demolition of a listed building are authorised if: -

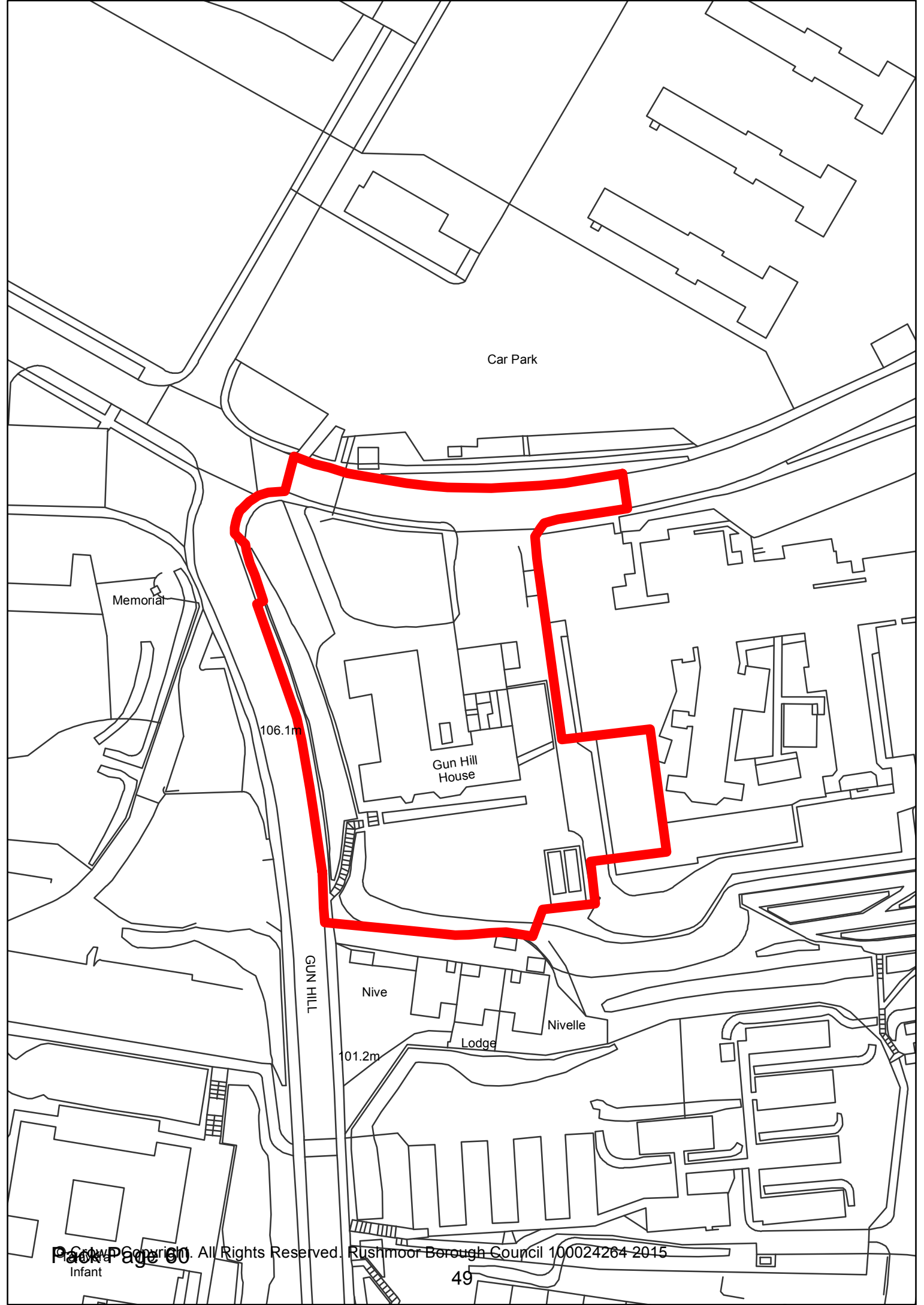
- a) such consent has been granted for their execution;
- b) notice of the proposal to execute the works has been given to the Royal Commission;
- c) after such notice has been given either:-
 - (i) for a period of at least one month following the grant of such consent, and before the commencement of the works, reasonable access to the building has been made available to members or officers of the Royal Commission for the purpose of recording it; or
 - (ii) The office of the Royal Commission has stated in writing that they have completed their recording of the building or that they do not wish to record it; and
- (d) the works are executed in accordance with the terms of the consent and of any conditions attached to it.

The address of the National Monuments Record Centre is Kemble Drive, Swindon SN2 2GZ.

- 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 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.

- 4 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, free of charge, 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.



Car Park

Memorial

106.1m

Gun Hill House

GUN HILL

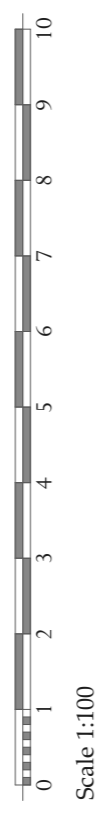
Nive

Nivelle

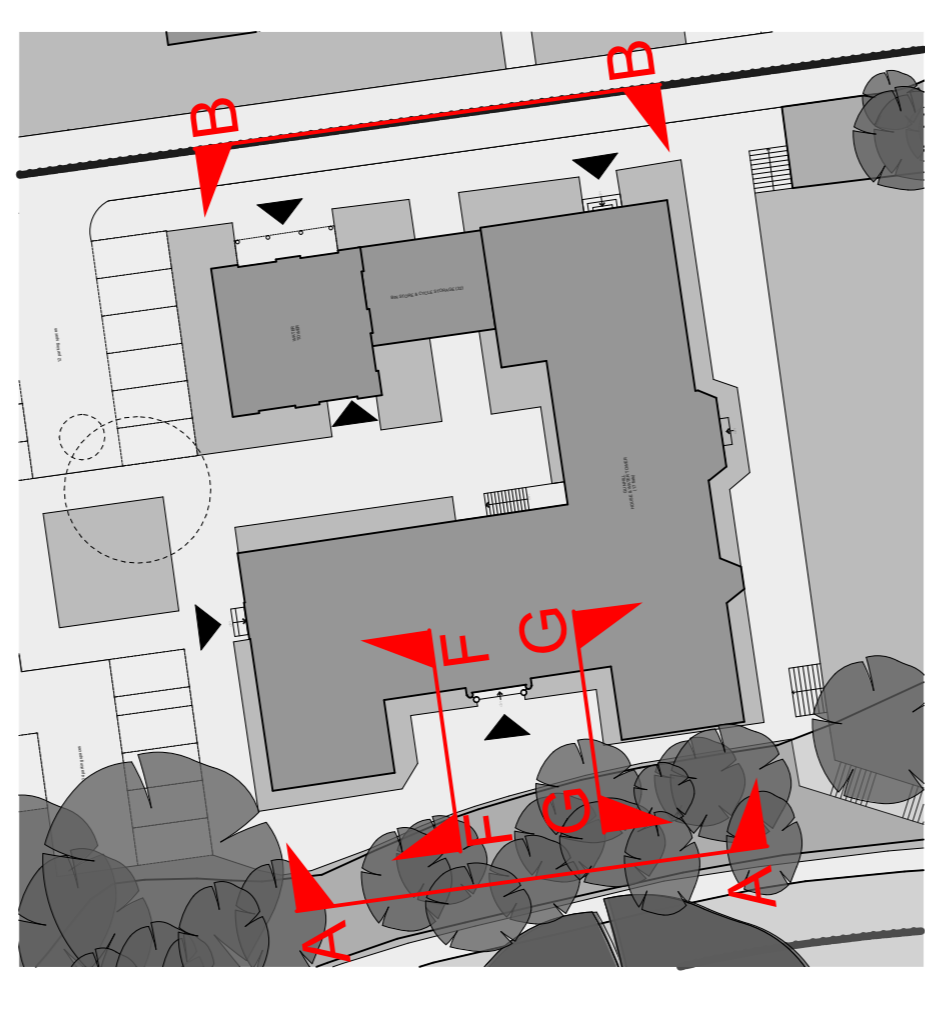
Lodge

101.2m

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Key plan 1:500

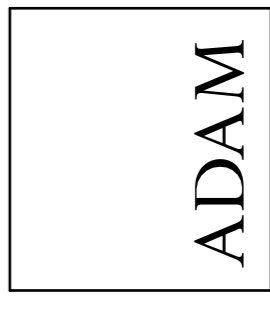


Drawings to be read in conjunction with Heritage, Design and Access Statement, Appendix A and Outline Schedule of Work.

A.	Jan 2015	Planning Issue	JV	Initials
Rev.	Date	Description		

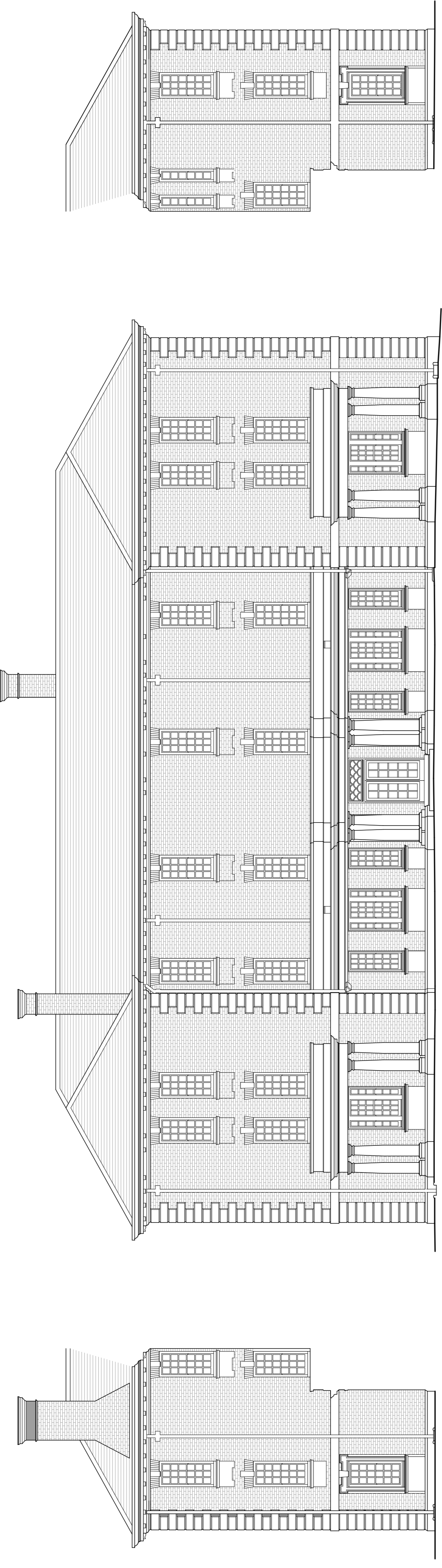
PROJECT Gun Hill House
TITLE: Proposed Elevations (1 of 3) with Section through Water Tower

SCALE: 1:100 @A1
DATE: 2014/07
DRAWING No: 5726 GW-20 rev.A
DRAWN BY: AB



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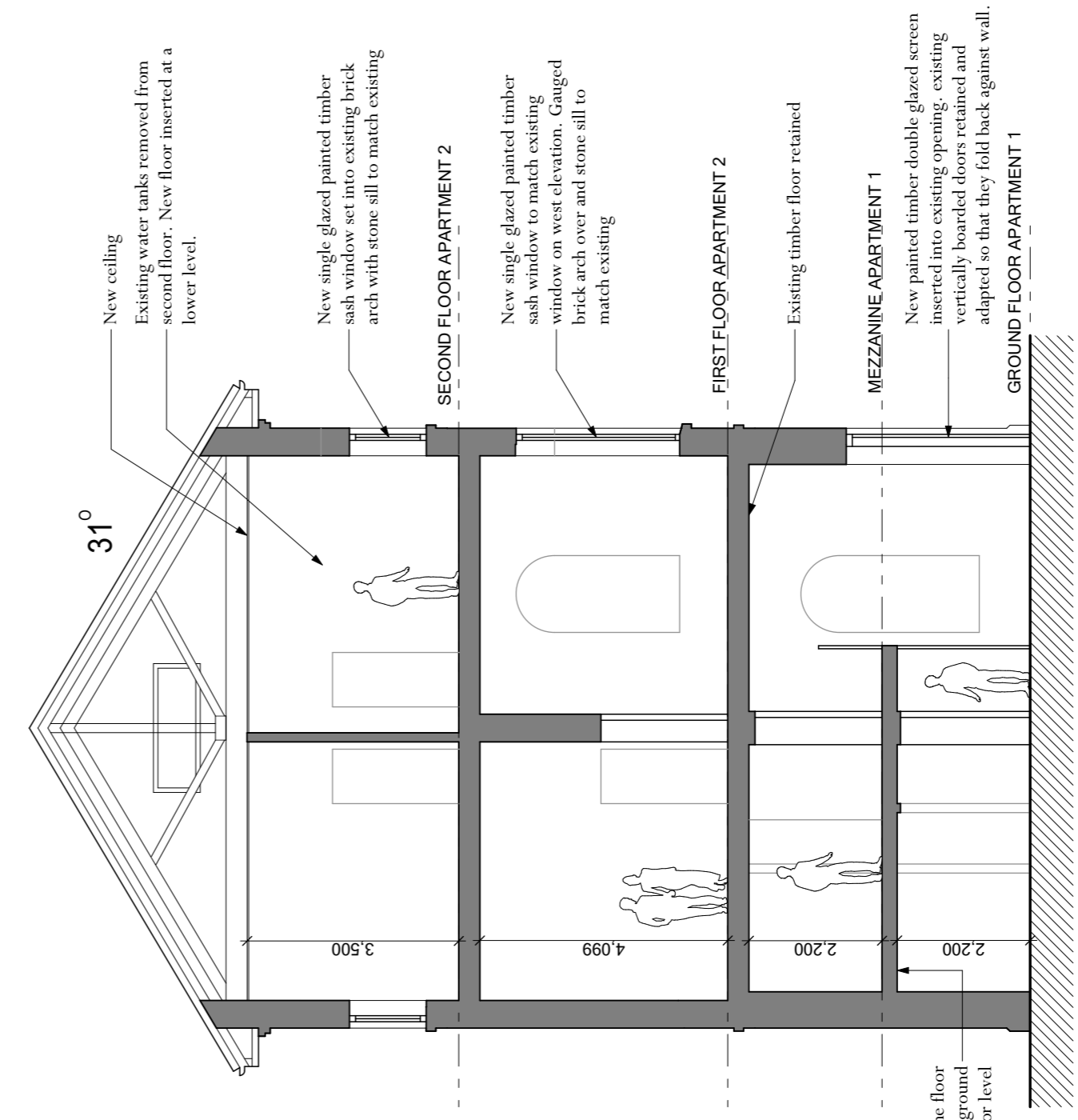
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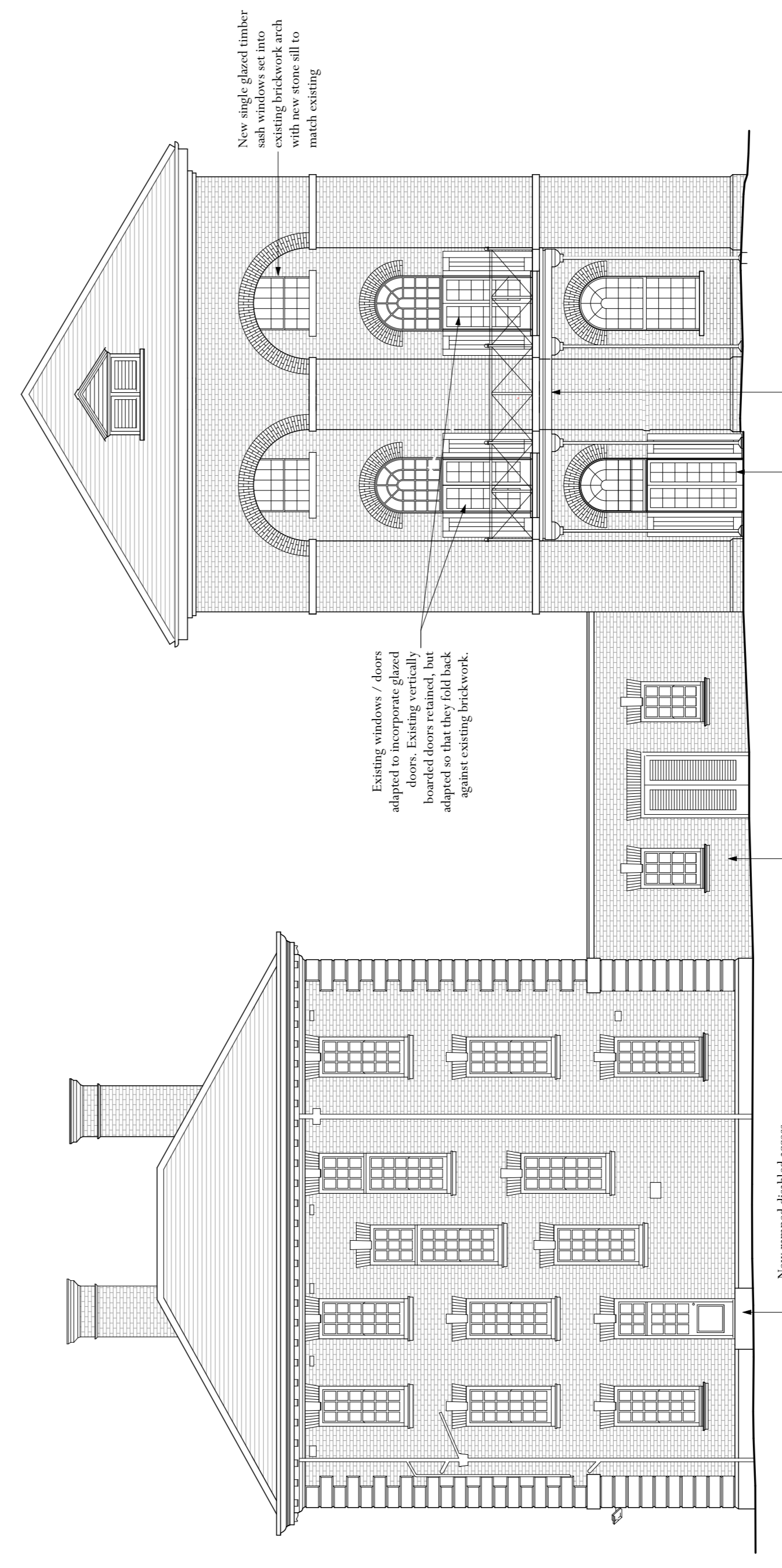
F-F South Elevation 1:100

A-A West Elevation 1:100

G-G North Elevation 1:100



Section through Water Tower 1:100



B-B East Elevation 1:100

Existing windows / doors adapted to incorporate glazed doors. Existing vertically boarded doors adapted so that they fold back against existing brickwork.

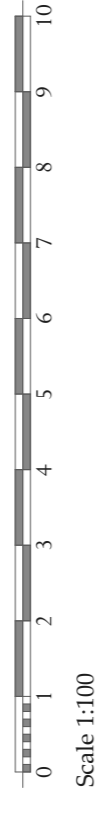
Existing wall demolished and rebuilt using, if possible, existing bricks and stone coping, or new bricks and stone coping to match existing. New single glazed painted timber windows, with gauged brick arches over and stone sill. New pair of painted timber louvered doors with gauge brick arch over.

New painted metal balcony to replicate original victorian balcony with timber decking. Painted metal balustrade infilled from behind with glass. Existing windows / doors adapted to incorporate new glazed doors. Existing vertically boarded timber doors retained and adapted so that they fold back against wall.

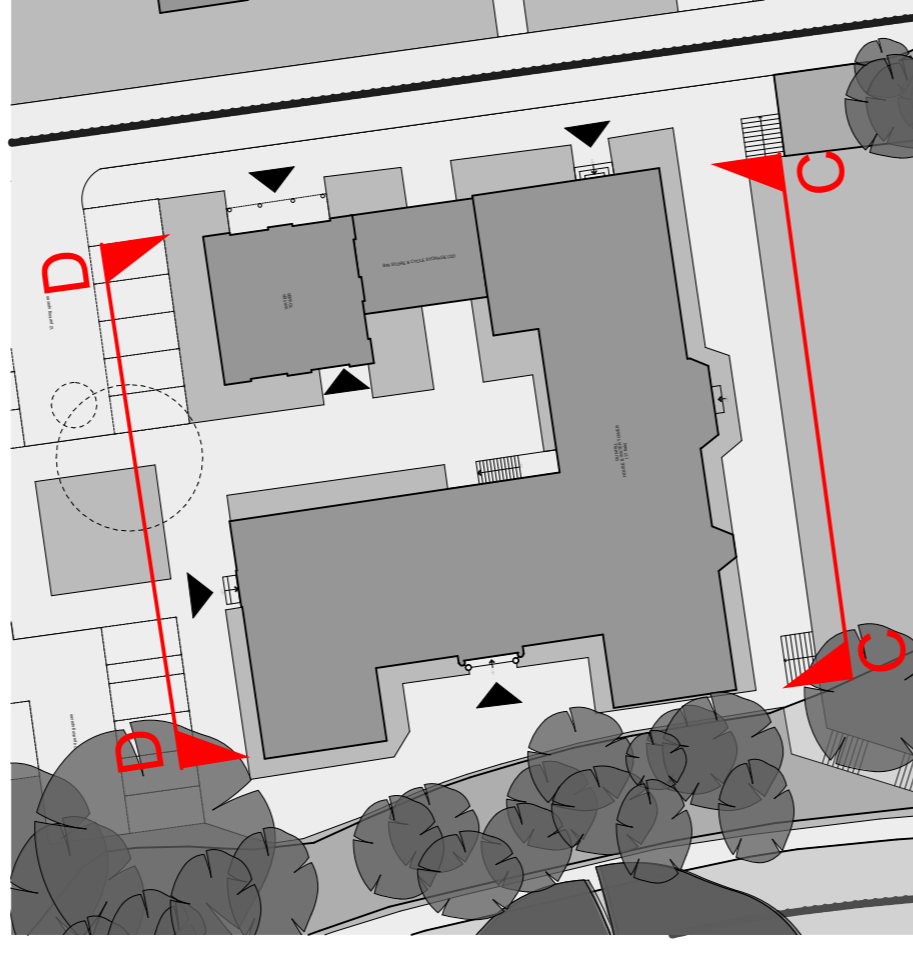
New single glazed painted timber sash windows set into existing brickwork arch with new stone sill to match existing.

New painted metal balcony to replicate original victorian balcony with timber decking. Painted metal balustrade infilled from behind with glass. Existing windows / doors adapted to incorporate new glazed doors. Existing vertically boarded timber doors retained and adapted so that they fold back against wall.

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Key plan 1:500



Drawings to be read in conjunction with Heritage, Design and Access Statement, Appendix A and Outline Schedule of Work.

Rev.	Date	Description	Initials
A.	Jan 2015	Planning Issue	JV

PROJECT Gun Hill House

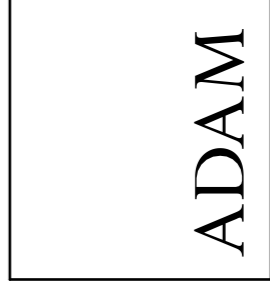
TITLE: Proposed Elevations (2 of 3)

SCALE: 1:100 @A1

DATE: 2014/07

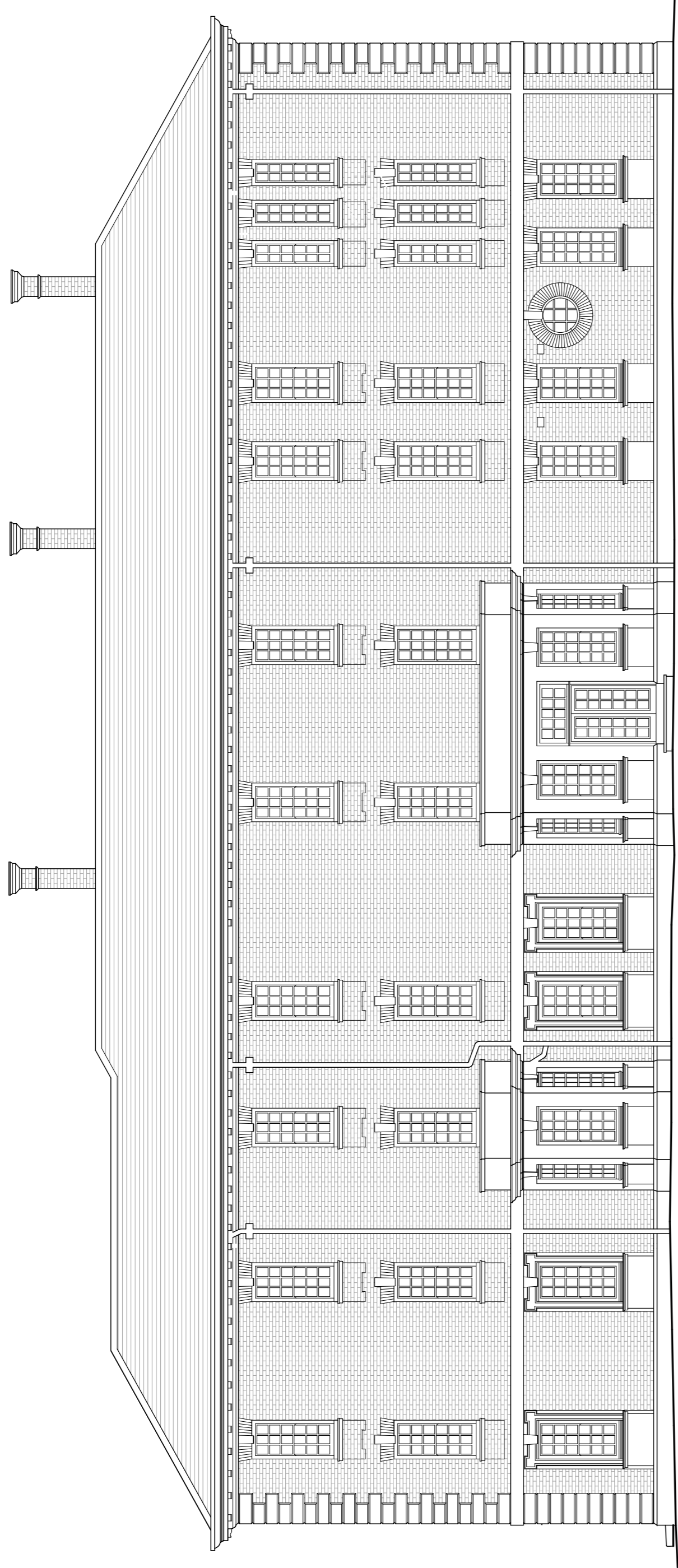
DRAWING No: 5726 GW-21 rev.A

DRAWN BY: AB

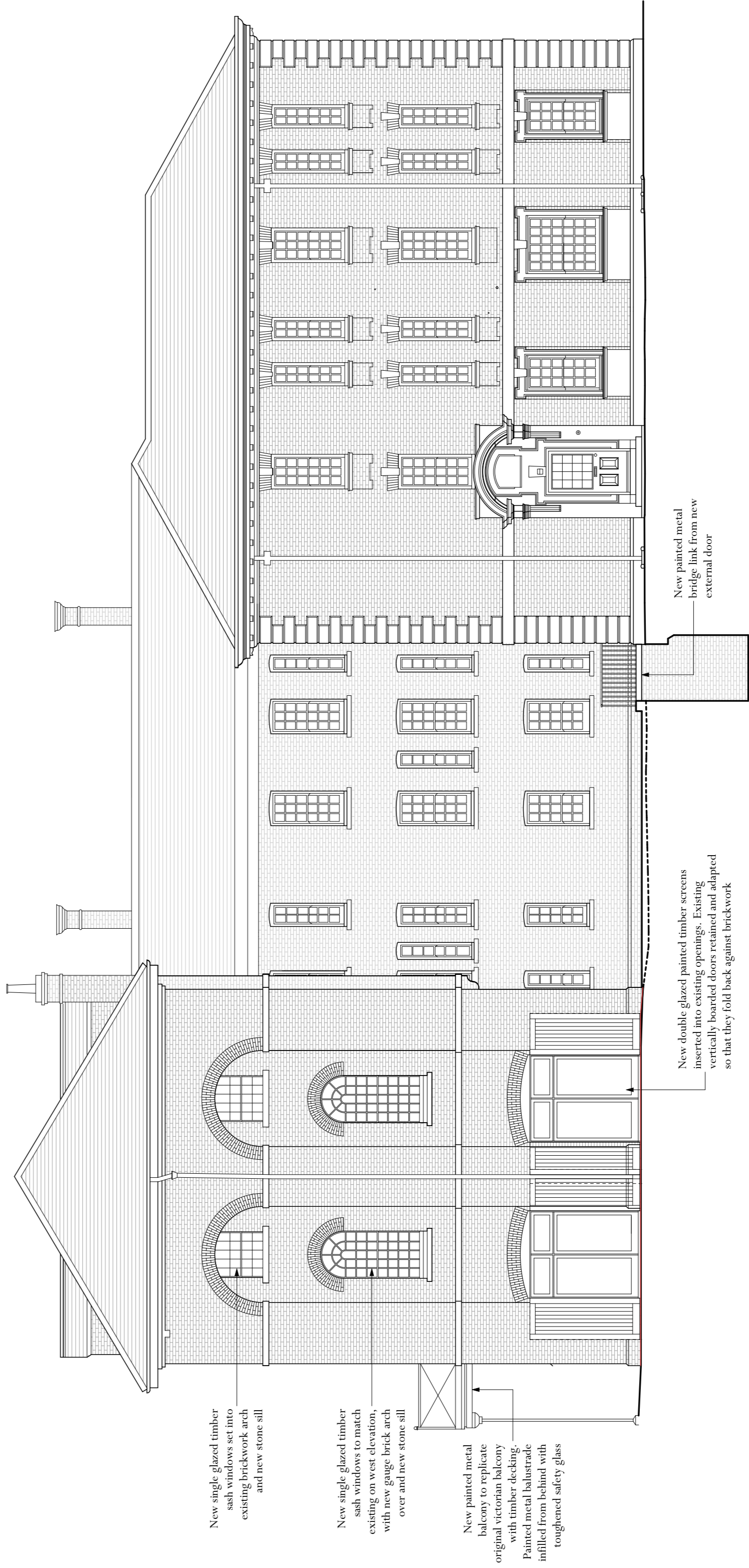


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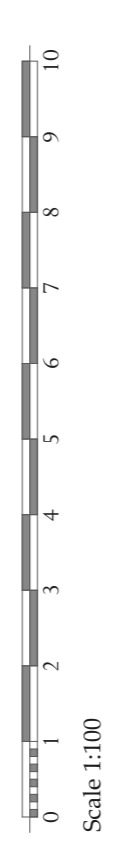


C-C South Elevation 1:100

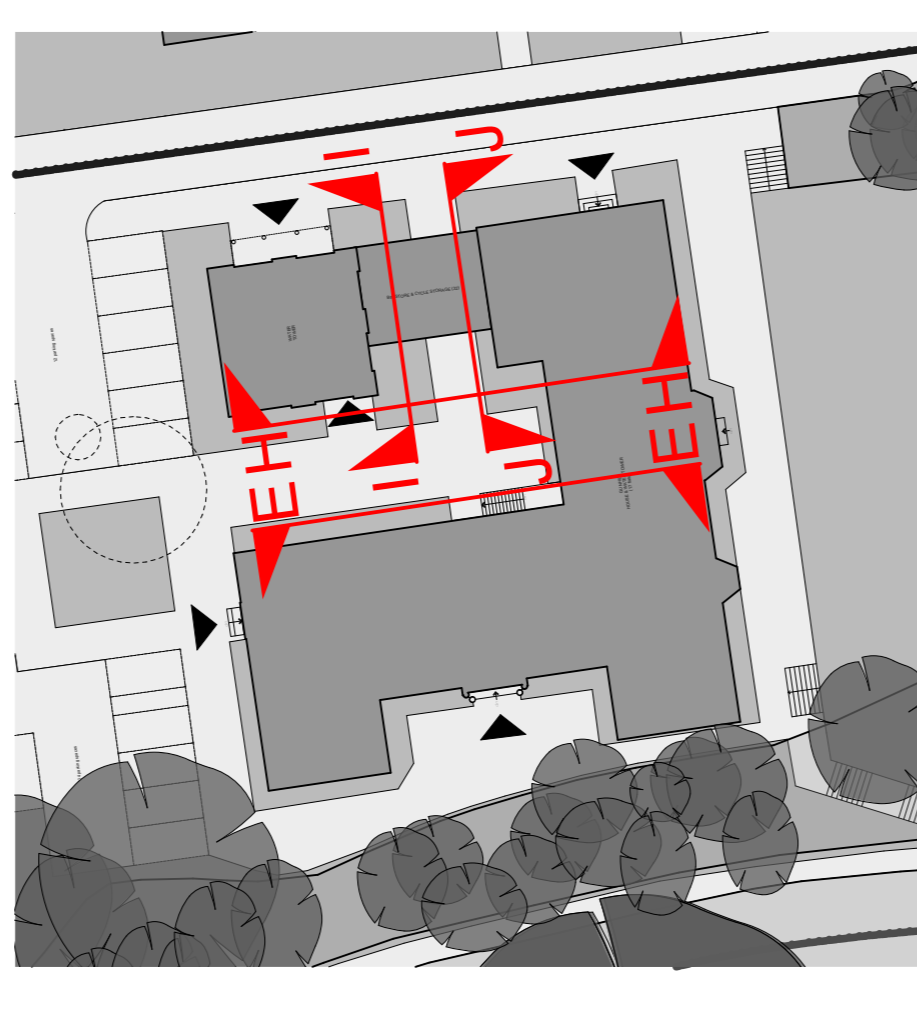


D-D North Elevation 1:100

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Key plan 1:500



Drawings to be read in conjunction with Heritage, Design and Access Statement, Appendix A and Outline Schedule of Work.

A.	Jan 2015	Planning Issue	JV	Initials
Rev.	Date	Description		

PROJECT Gun Hill House

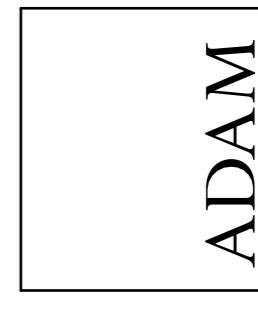
TITLE: Proposed Elevations (3 of 3)

SCALE: 1:100 @A1

DATE: 2014/07

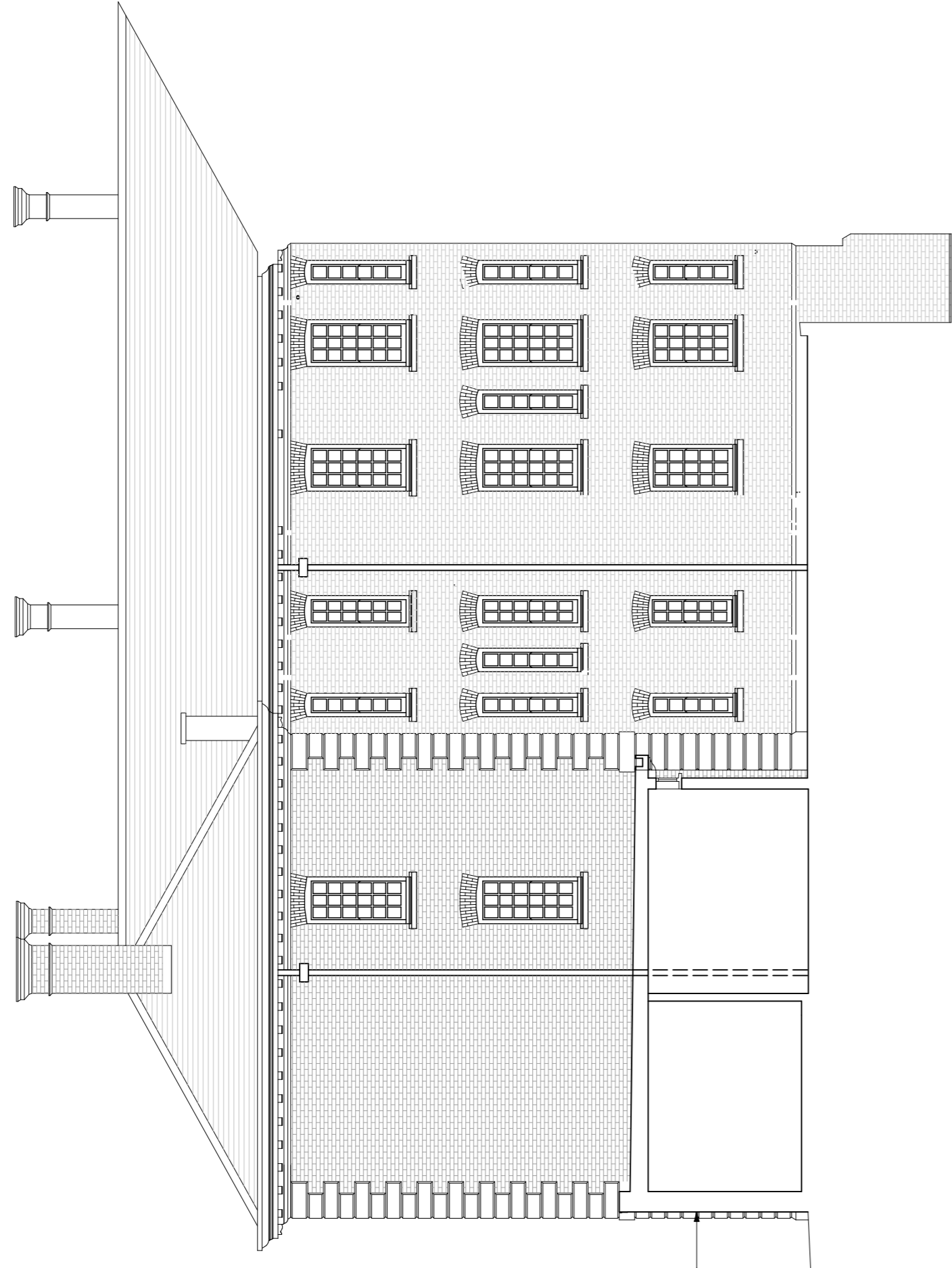
DRAWING No: 5726 GW-22 rev.A

DRAWN BY: AB



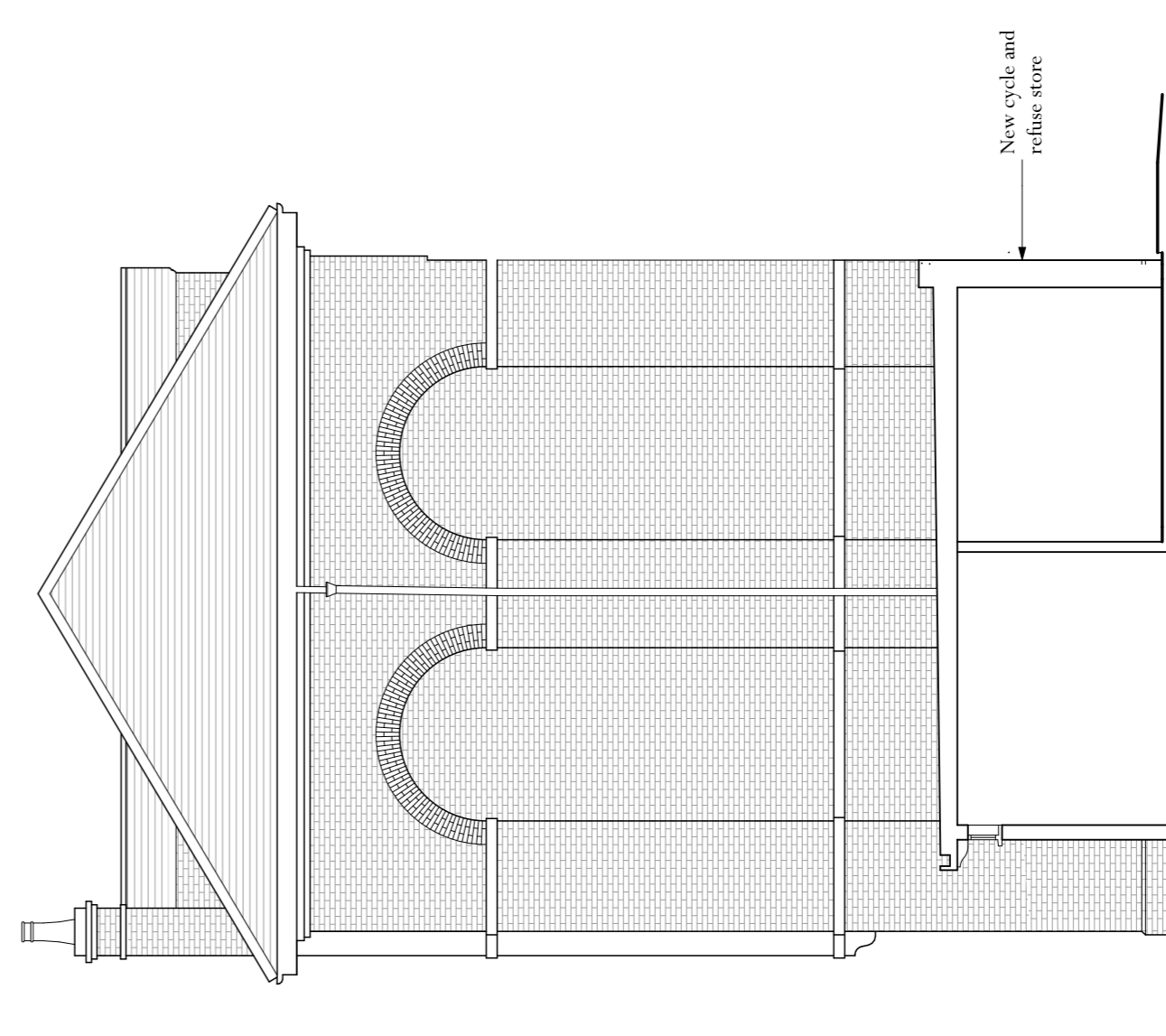
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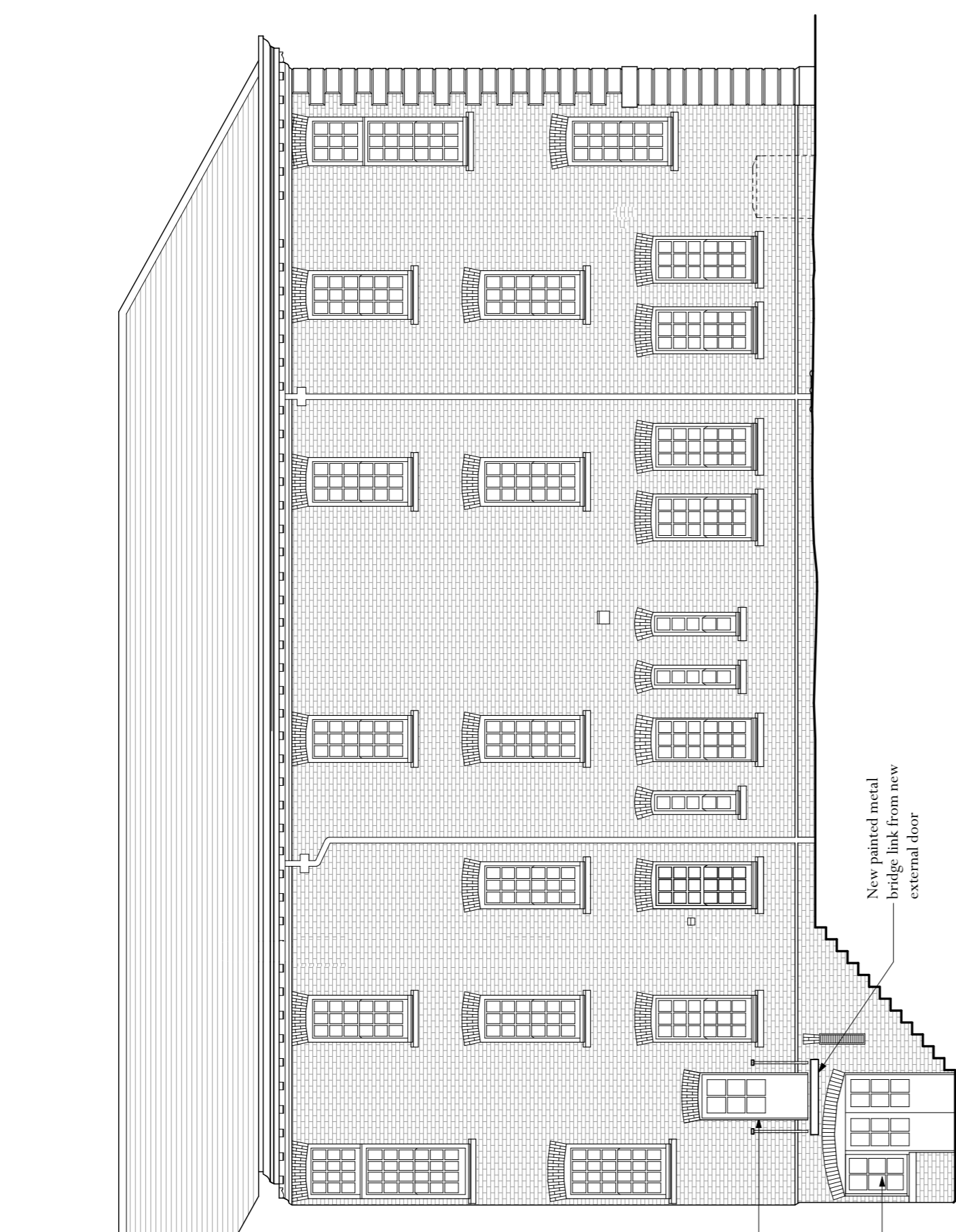
J-J South Elevation 1:100

New cycle and refuse store



H-I South Elevation 1:100

New cycle and refuse store

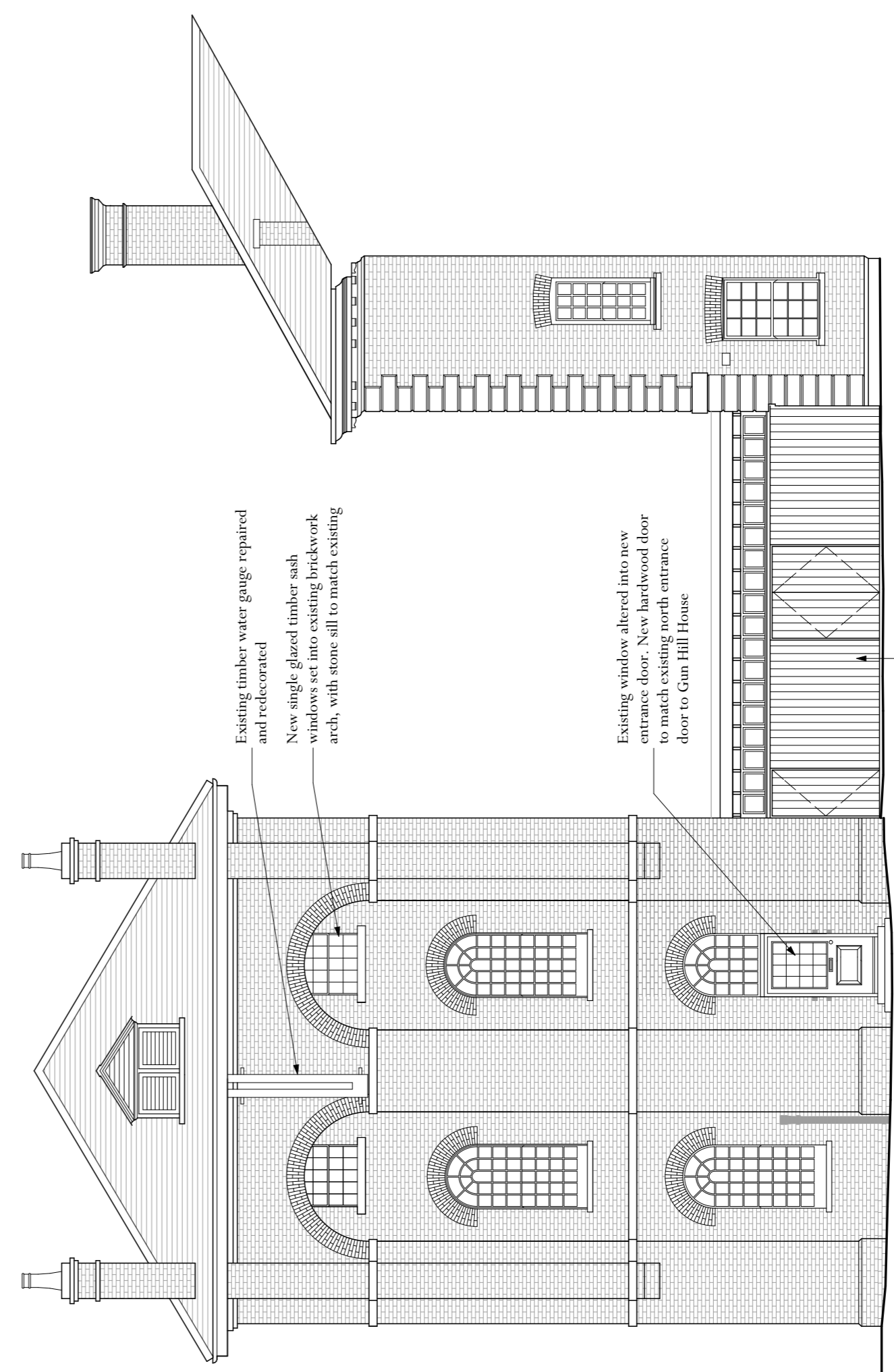


E-E East Elevation 1:100

New door with matching brickwork and stone lintel. Stained steel bridge spanning over descending stairwell.

Existing lowered panel replaced with new window to match original design.

New painted metal bridge link from new external door.



H-H West Elevation 1:100

Existing timber water gauge repaired and redecorated.

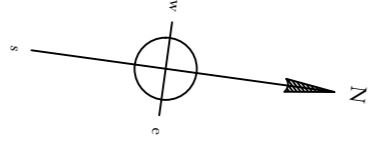
New single glazed timber sub windows set into existing brickwork arch, with stone sill to match existing.

Existing window altered into new entrance door. New hardwood door to match existing north entrance door to Gun Hill House.

Existing flat roof building replaced with new refuse and cycle store. To be clad in vertical oak boarding with oak lagged and braced doors and a continuous run of oak framed windows below eaves.

Crank point

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Scale 1:100

ACCOMMODATION SCHEDULE

GUN HILL HOUSE

4 X 2 BED APARTMENTS
[80 - 100M²]

1 X 3 BED APARTMENTS
[110 - 120M²]

WATER TOWER

1 X 2 BED APARTMENTS
[80 - 100M²]



Ground Floor

Mezzanine Floor

Basement

Rev.	Date	Description	Initials
A.	Jan 2015	Planning Issue	JV

PROJECT: Gun Hill House and Water Tower

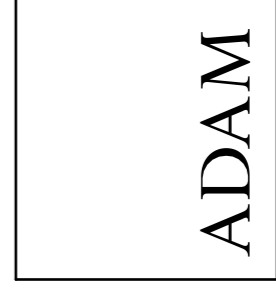
TITLE: Proposed Ground Floor Plan

SCALE: 1:100 @A1

DATE: 2014/07

DRAWING No: 5726 GW-17 rev.A

DRAWN BY: AB



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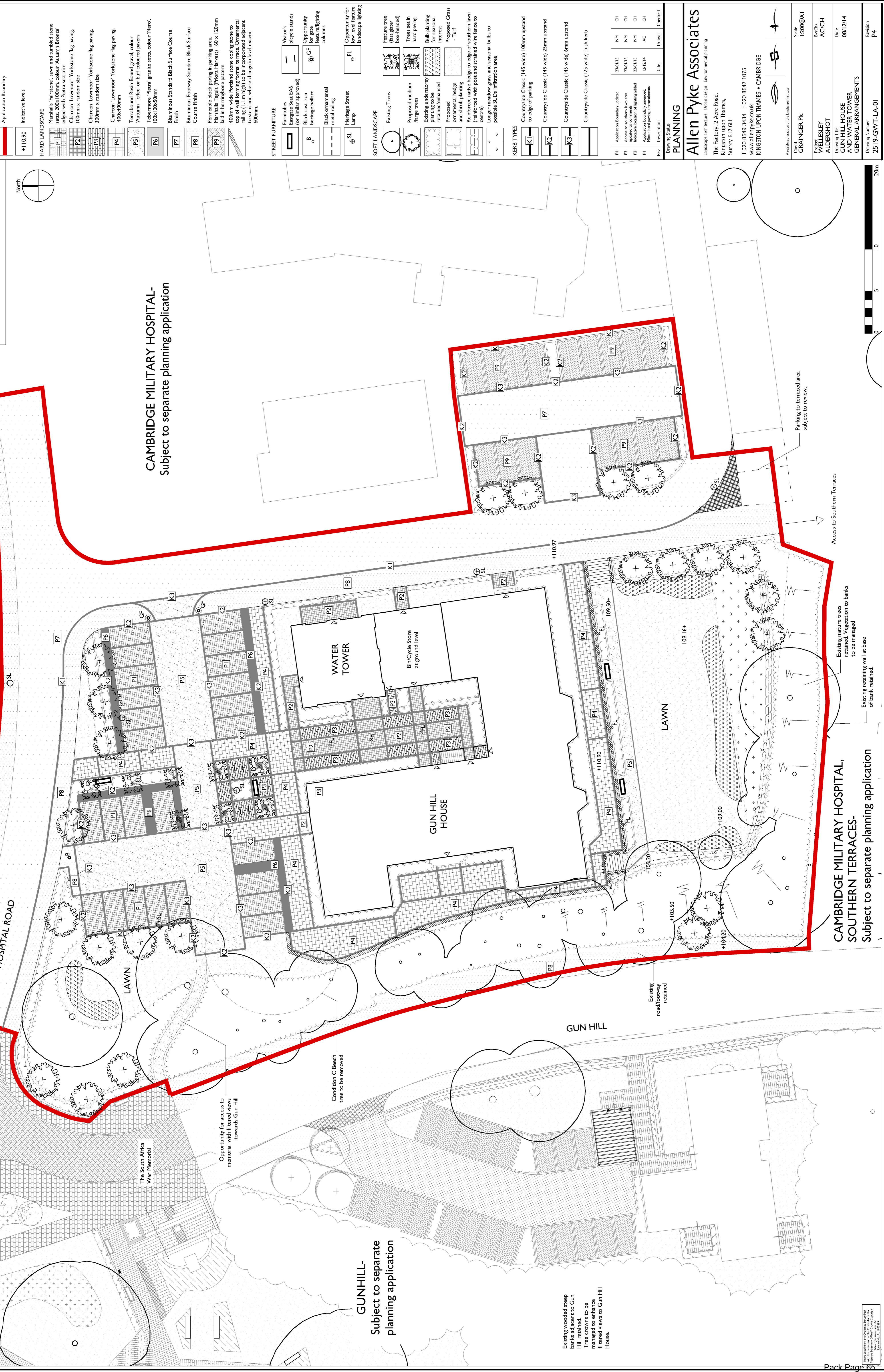
NOTES:
- Refer to engineers' details for lighting, services, detailed levels and adaptable areas.
- Refer to architects' details for floorplans and cycle/bin store layouts.

McGRIGOR ZONE-
Subject to separate planning application

CAMBRIDGE MILITARY HOSPITAL-
Subject to separate planning application

GUNHILL-
Subject to separate planning application

CAMBRIDGE MILITARY HOSPITAL SOUTHERN TERRACES-
Subject to separate planning application



LEGEND

Application Boundary

Indicative levels
+110.90

HARD LANDSCAPE

Marshall's 'Falcon' saven and tumbled stone sets, 200x100mm, colour 'Autumn Bronze' edged with Piersa set trim
Charcon 'Lowmoor' Yorkstone flag paving, 100mm x random size
Charcon 'Lowmoor' Yorkstone flag paving, 300mm x random size
Charcon 'Lowmoor' Yorkstone flag paving, 40x100mm
Terrabound Resin Bound gravel, colour 'Autumn Toffee' or buff coloured pavers
Tobemore 'Piersa' granite setts, colour 'Nero', 100x100x50mm
Biuminous Standard Black Surface Course
Biuminous Footway Standard Black Surface Course Finish
Permeable block paving in parking area.
Marshall's 'Legals (Priors Harvest)' 160 x 120mm laid in herringbone pattern
400mm wide Portland stone coping stone to top of wall forming formal terrace. Ornamental railing (1.1m high) to be incorporated adjacent to steps and where change in level exceed 60mm.

STREET FURNITURE

Furniture
Visitor's bicycle stands
Exergo Seat EAG (or similar approved)
Black cast iron heritage bollard
Black ornamental metal railing
Heritage Street lamp
Opportunity for low level feature landscape lighting

SOFT LANDSCAPE

Existing Trees
Proposed medium / large trees
Existing understorey planting to be retained/enhanced
Proposed ornamental hedge and shrub planting
Reinforced native hedge to edge of southern lawn with post and stramed wire fence to centre
Longer meadow grass and seasonal bulbs to possible SUDs infiltration area

KERB TYPES

Countryside Classic (145 wide) 100mm upstand to edge of parking
Countryside Classic (145 wide) 25mm upstand
Countryside Classic (145 wide) 6mm upstand
Countryside Classic (125 wide) flush kerb

Rev	Description	Date	Checked
P1	Application boundary amended. After last parking arrangements.	12/12/14	CH
P2	Indicative location of lighting added.	23/01/15	CH
P3	Access to southern lawn area updated to comments.	23/01/15	NH
P4	Application boundary updated.	23/01/15	NH

PLANNING

Drawing Status

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Client
GRANGER Plc
Scale
1:200@A1

Project
WELLESLEY ALDERSHOT
Drawing Title
GUN HILL HOUSE AND WATER TOWER GENERAL ARRANGEMENTS

Date
08/12/14
Revision
P4

Scale
1:200@A1

Project
WELLESLEY ALDERSHOT

Drawing Title
GUN HILL HOUSE AND WATER TOWER GENERAL ARRANGEMENTS

Date
08/12/14

Revision
P4

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	Sarita Jones
Application No.	15/00176/FULPP
Date Valid	20th March 2015
Expiry date of consultations	13th April 2015
Proposal	Erection of an extension to existing shopping centre to provide three retail units, alterations to the external appearance of existing tower feature, creation of rear service yard with access from Hawthorn Road and alterations to existing car park layout and landscaping
Address	Princes Mead, Westmead Farnborough Hampshire
Ward	Empress
Applicant	Lancashire County Council
Agent	Mr Tim Chilvers
Recommendation	GRANT subject to S.106 Undertaking

Description

This triangular site of some 0.83 hectares lies to the west of the Princes Mead shopping centre within Farnborough town centre. It comprises a part of the northern section of the Princes Mead surface car park (240 spaces including six disabled spaces) and pedestrian/vehicular access thereto, a covered walkway and part of the Princes Mead shopping centre. Vehicular and pedestrian access to the site is via Solartron Road to the south and Westmead/Hawthorn Road/Northmead, to the north. The site is generally level.

Empress Court is a flat development to the north of the site with access from Hawthorn Road and is the closest residential property to the site. 124 Victoria Road lies to the north west of the site. This is in use as offices and manufacturing for Esterline Technologies and takes access from Victoria Road. One Oak tree, which is on the common boundary between 124 Victoria Road and the application site, is subject to Tree Preservation Order 381. The B&Q retail warehouse lies to the west and takes access from Solartron Road. A large surface car park lies to the south of the site which is within the ownership and control of Asda which is located to the south east and is a component part of the Princes Mead shopping centre. This shopping centre and an area of surface car parking to the west of the site are within the control of the applicant.

In 1988 planning permission, RSH 5684, was granted for the erection of shopping centre of 22,464 sq.m. to include food court, associated parking and relocated open market on land occupied by Blacknell Buildings, Hunting Engineering and the Public Car Park to the west of Queensmead. This now forms the Princes Mead shopping centre. This permission included restrictions on deliveries. The Tuesday market has recently relocated from the application site to Queensmead, 14/00958/FULPP.

In November 2004 planning permission was granted for the demolition and redevelopment of the northern part of Farnborough town centre to provide retail (A1/A2/A3) space including new superstore, commercial leisure (D2), office (B1a), hotel (C1) and residential accommodation (C3) together with associated provision for access, servicing, parking and landscaping, 04/00080/FUL. Blocks 1 and 2 have been implemented and are occupied. Development of the remaining blocks has not yet commenced.

In April 2014 planning permission, 14/00016/FULPP, was granted for the demolition of Pyramid House, Jolen House, Oaklands House and PC World and erection of two retail/retail warehouse buildings with mezzanine floors to be subdivided into up to five units, with new parking area, access from Solartron Road, servicing access from Westmead and site levelling and associated works on land at Solartron Road and Westmead. This permission has not been implemented. The approved units were for A1 retail (as replacement retail floor space for the PC World unit) and retail warehouse (bulky goods) totalling 10,644 sq m gross floor area.

The current proposal is for a linked extension to the Princes Mead shopping centre to provide three retail units totalling 4794 sq m gross internal area (GIA) on the existing car park, resulting in the net loss of 196 car parking spaces. The extension is rectangular in shape and is two storeys in height with a flat roof. It is to be linked to the existing centre by a new service corridor which would serve existing retail units within the Princes Mead shopping centre. This service corridor is currently a footpath from Hawthorn Road to Asda/Princes Mead shopping centre and, whilst within the ownership of the applicant, it is designated as public highway. The main active frontage would face south overlooking the Asda car park and is characterised by large glazed shopfronts, louvres, red facing brickwork, signage and cladding in a bronze colour. The north facade is also shown in cladding in a bronze colour interspersed with louvres and windows with red facing brickwork at ground floor level. The west facade would also feature cladding with a large display window and signage. The east elevation would be facing brickwork. The existing covered walkway would be removed, the existing feature tower would be re-clad to match the extension and fitted with a lantern on the roof. The existing entrance to Princes Mead would be re-clad to match the proposed development. A new external staircase to the roof of the Princes Mead shopping centre is proposed. The existing roof over the footpath will be incorporated into the proposed development. The largest unit with a total area of 1,929 sq m will be occupied by Smyths Toys. The smaller units will comprise area of 821 sq m GIA each (with the ability to each install mezzanine floors of up to 611 sq m GIA). Five category B trees (5 Silver Birch) and three category C trees (two Cherry and a Rowan) are shown to be removed to facilitate the development.

44 car parking spaces are to be retained to serve the development with the majority being provided to the west of proposed extension. 6 spaces suitable for people with disabilities with the remainder, including two parent/child spaces and motor cycle parking would be provided to the front of the new units. Vehicular and pedestrian access to and from the site would remain as existing from Solartron Road to the south. Whilst vehicular and pedestrian

access to the site remains from the Westmead/Hawthorn Road/Northmead to the north, a new pedestrian route is proposed to the west of the proposed extension and through the Princes Mead shopping centre. A new vehicular entrance is proposed to serve the new service yard located to the north of the extension. A zebra crossing is proposed on Hawthorn Road to links with the new pedestrian route. The proposed service yard is to the north of the development with ingress/egress from Hawthorn Road and is enclosed by brick walls with two sliding gates. 15 cycle parking spaces are proposed to the south of the site adjacent to the Princes Mead entrance.

The application is supported by a design and access statement incorporating a sustainability report, a planning and retail statement, a transport assessment including a travel plan, a flood risk assessment and drainage strategy, a Phase I desk top contaminated land study, a noise assessment, a daylight and sunlight assessment, a biodiversity checklist, an arboricultural report and a statement of community involvement.

In April 2015, the Council formally confirmed (15/00206/SCREEN) that the proposed development is not Environmental Impact Assessment (EIA) development within the meaning of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011. This was on the basis that it was concluded the proposed development would not be likely to have significant effects on the environment by virtue of factors such as its nature, size or location.

Consultee Responses

HCC Highways Development Planning	raises no objection to the proposal subject to conditions and a financial contribution towards highway works associated with the development.
Ecologist Officer	raises no objection to the proposal.
Environment Agency	Views awaited.
Scottish & Southern Energy	makes comments about the impact of the development on existing electricity infrastructure.
Hampshire Fire & Rescue Service	advises that the development should be undertaken in accordance with Approved Document B5 of the Building Regulations and section 12 of the Hampshire Act 1983. Recommendations are also made about access for high reach appliances, water supplies, the use of sprinklers, fire fighting and the environment and timber framed buildings.
Southern Gas Network (Formerly TRANSCO)	makes comments about the proximity of construction to their gas main.
Hart District Council	raises no objection to the proposal.
Environmental Health	raises no objection to the proposal subject to conditions
Estates Officer	has no comments to make on this application.
Planning Policy	raises no objection subject to conditions

Crime Prevention Design Advisor	raises no objection to the proposal
Surrey Heath Borough Council	raises no objection to the proposal.
TAG	raises no objection to the proposal provided the structure does not exceed 42 metres above ground level.
Transportation Strategy Officer	raises no objection to the proposal.
Aboricultural Officer	raises no objection to the proposal subject to mitigation tree planting being implemented.
Thames Water	advises that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. It advises that there are public sewers crossing or close to the development and permission is required to build within 3 metres of a public sewer. Comments are made concerning the removal/discharge of groundwater/effluent and the need for consent from TW. No objection is raised on grounds of sewerage infrastructure.

Neighbours notified

In addition to posting 3 site notices and press advertisement, 368 individual letters of notification were sent to addresses in Elles Close, Elmgrove Road, Empress Court Hawthorn Road, Invincible Road, Meudon Avenue, Princes Mead, Queensmead, Solartron Road, The Mead, Victoria Road, Westmead, and town centre stakeholders Legal and General Property, St Modwen, XLB Property and Wilky Property Holdings.

A Statement of Community Involvement has been submitted with the application. It outlines the methods of consultation, including the holding of public exhibitions in the Princes Mead shopping centre and publicity in the local media in the week before the event. The feedback received was generally positive and members of the public welcomed that larger retailers were being brought back into Farnborough town centre. Most visitors voiced an opinion about the type of operator they would like to see e.g. a mens clothing shop and specific retailers were referenced multiple times such as M&S Simply Food and Primark. There was broad support for a toy retailer like Smyths Toys. Some individuals had questions about the future of the market but no objection was raised to its relocation to Queensmead (officer note: where it has proved to be a great success). Most concern was raised about car parking provision in Farnborough town centre. Criticism of parking charges and the prevalence of short stay only spaces were also referenced on a number of occasions (officer note: this falls outside the terms of the submitted application)

Neighbour comments

Representations have been received from 165 Keith Lucas Road and Barton Willmore on behalf of the Mall Shopping Centre, Camberley (received 12 June) objecting to the proposal on the following grounds:

- the stopping off of the highway will exacerbate an existing problem regarding pedestrian flow when Princes Mead is closed during the evenings and could do harm to Farnborough's intended expansion of the evening economy;
- the stopping off will further restrict visibility into the mall.;
- the former Alders site in Camberley town centre is sequentially preferable to the development site in that it is available, suitable and viable for development

Representations have been received from 1 and 3 Empress Court Hawthorn Road making the following comments:

- the only thing we really need is a Zebra crossing on Hawthorn Road;
- no objection to the proposal on the proviso that Hawthorn Road is maintained in good order given use by HGVs and there will not be any "on street" waiting adjacent to Empress Court by vehicles awaiting delivery time slots into the service yard, or fill out job completion sheets on leaving or to take obligatory rest periods for drivers.

Policy and determining issues

The site is within the built up area of Farnborough as defined by the Rushmoor Core Strategy and "saved" Rushmoor Local Plan Review 1996-2011. As such policies SS1 (The Spatial Strategy), SP3 (Aldershot town centre), SP4 (Farnborough town centre), CP1 (Sustainable Development Principles), CP2 (Design and Heritage), CP3 (Renewable Energy and Sustainable Construction, CP4 (Surface Water Flooding), CP10 (Infrastructure Provision), CP15 (Biodiversity), CP16 (Reducing and Managing Travel Demand) and CP17 (Investing in Transport) of the Rushmoor Core Strategy and "saved" local plan policies ENV13 (Trees and Existing Landscape Features), ENV16 (General Development and Design Criteria), ENV19 and 20 (New Landscaping Requirements), ENV21 and ENV22 (Access for People with Disabilities), ENV48, ENV49, ENV50 and ENV52 (Environmental Pollution and Noise), TR10 (Transport and Development), TR12 (Rear Servicing for Commercial Premises), TC1 (Policies for Aldershot and Farnborough town centres and North Camp district centre) and TC4 (Development outside the shopping core) are relevant to the consideration of this proposal as is the advice contained in supplementary planning documents on Farnborough Town Centre and accompanying Prospectus, Car and Cycle parking standards (2012), Planning Contributions: Transport and Sustainable Design and Construction SPD and the National Planning Policy Framework (NPPF)/Practice Guidance.

The main determining issues are the principle of development, the impact on the character of the area, the impact on neighbours, flood risk and the water environment, highway considerations, provision of facilities for people with disabilities and sustainable construction and renewable energy

Commentary

1. The principle of development -

The NPPF sets out a presumption in favour of sustainable development. It supports town centre vitality and viability and sets out the requirement for sites to comply with the sequential test to site selection. In addition an impact assessment is required to assess:

- the impact on existing, committed and planned public and private investment in the town centre
- the impact on town centre vitality and viability, including local consumer choice and trade in the town centre.

If the application is likely to have significant adverse impact on one or more factor it should be refused. The impact of the proposal on the revitalisation and regeneration of Farnborough is a key determining issue on the principle of development.

Saved Policy TC1 focuses upon the importance of the vitality and viability of Farnborough and Aldershot town centres and is therefore relevant. The Core Strategy sets out one of the key challenges as the regeneration and revitalisation of Farnborough town centre. It seeks to encourage a mix of town centre uses, requires a high quality environment and to promote accessibility and transport improvements. Policy SS1 sets out that town centre uses, including, retail development will be located within Aldershot and Farnborough town centres to support regeneration. The policy sets out that the sequential approach to site selection will be applied with retail development direct first to the primary shopping area within the town centres.

The Core Strategy also includes individual policies for Farnborough and Aldershot town centres. Policy SP4 sets out the objective of promoting a thriving, accessible and revitalized town centre by permitting development which is of good design, encourages vibrancy, supports the retail core and enhances the quality of the retail offer and improves leisure, cultural and entertainment facilities. Policy SP3 for Aldershot town centre sets out a similar approach to regenerate the town centre.

In recognition of the need to improve the town centres the Council has also adopted supplementary planning documents for both Farnborough and Aldershot, which set out more detailed guidance, including site specific development opportunities. In addition, corporate work has led to a review of development opportunities and environmental improvements in the town centres and the production of the Farnborough Prospectus.

The Head of Planning Policy and Conservation has been consulted on this application and confirms that the application is accompanied by a Planning and Retail Statement and this examines sequentially preferable sites. The application site lies within the town centre and immediately adjacent to the primary shopping area. The information included within the statement sets out that there are no other suitable and available sites within the primary shopping areas to accommodate the proposed development. Significantly the potential for future retail development on this site is identified in the Core Strategy, Farnborough Town Centre SPD and Farnborough Prospectus. The Core Strategy specifically identifies this site as the preferred location for new retail development that adds to the vitality and viability of the town centre once appropriate opportunities within the town centre are exhausted. Whilst not all the detailed conclusions set out in the Planning and Retail Statement are accepted, the overall conclusions that the development cannot be accommodated within a more central

location with a primary shopping area are accepted. The application is therefore considered to satisfy the sequential test as set out in the NPPF and Policy SS1 of the adopted Core Strategy. A late objection has been received on behalf of the Mall Shopping Centre Camberley advising that there is a sequentially preferable site in Camberley town centre (the former Alders building). This is under consideration. The applicant has also been advised of this representation and an update on this issue will be given to the meeting.

The Planning and Retail Statement includes an impact assessment, which focuses on the impact of the application on town centre trade. This identifies an impact on stores within Farnborough of 1.77% on the town's comparison turnover in 2019. Whilst all the detailed assumptions in the Planning and Retail Statement are not accepted, the overall level of impact from the proposed development is accepted to be low and is not considered to cause any significant adverse harm to Farnborough town centre's vitality and viability. In addition, the location of the proposed development forming an extension to Princes Mead means the proposal will function as an integrated part of Farnborough town centre and the introduction of new retailers has the potential to claw back trade lost to other centres. On the basis of this particular proposal and specifically taking into account the location, amount and type of floorspace proposed, it is not considered to adversely impact upon town centre investment. However it is considered appropriate to control the maximum amount of permitted net retail sales floorspace, the use of the mezzanine of unit 3 to storage only, a limit on the sale of food goods and the subdivision of units. These matters may be secured by way of condition. Subject to this and having regard to the above the application is considered to satisfy the requirements of the NPPF, Core Strategy policies SS1 and SP4 and Farnborough Town Centre SPD and is acceptable in principle.

2. Impact on the character of the area -

As existing the site is largely an open area characterised by hard surfacing with trees planted adjacent to car parking spaces along the common boundary with Hawthorn Road. The proposal represents a significant change to the character of the area as a result of new built form, in terms of footprint, design, height and massing. The proposed extension will be different when viewed in the context of the existing centre which is characterised by facing brick and pitched roofs. With the introduction of cladding, feature glazed shopfronts and the predominant use of flat roof, the proposal has a contemporary feel and, whilst different is considered to be compatible with, and complementary to, the existing centre. The proposed refurbishment of the feature tower and associated works to the Princes Mead shopping centre to facilitate the development are considered to be acceptable in visual amenity terms. Eight trees are shown to be removed to facilitate the new development. An area for replacement planting has been identified to the north of the site and it is considered that there are also opportunities for new tree planting in the revised car parking area. The Council's Arboricultural Officer has been consulted on this application and he raises no objection to the proposal subject to the implementation of a satisfactory mitigation tree planting scheme which may be secured by way of condition. Subject to this and the imposition of conditions relating to the use of materials, the proposal is considered to have an acceptable impact on the character of the area and is an intrinsic part in promoting the town centres as a shopping destination.

3 Impact on neighbours -

The proposal is likely to have the greatest impact on the closest residential occupiers who are located at Empress Court, to the north east of the site. As existing there is an established pattern of vehicle movement associated with the use of the existing car parks

and Hawthorn Road as a link between Solartron Road and Westmead/Northmead. This impact is not considered to materially alter as a result of this proposal. However the introduction of a rear service yard to the south of Empress Court has the potential to give rise to noise and disturbance. During daytime hours this is not considered to give rise to a material loss of amenity to these residents which is reflected by the conclusions in the submitted Noise Assessment. However night time deliveries can create noise nuisance impacting on residential properties in the area as a result of, for example, such as banging of vehicle tailgates, metal cages, and reversing alarms. This is also the conclusion reached in the submitted Noise Assessment. The Head of Environmental Health and Housing has considered this application and agrees with these conclusions. A condition is recommended to restrict the delivery hours for the operation of the service yard to prevent significant adverse impact on night time amenity. The Noise Assessment has also considered the proposed compactor to be located within the service yard. The report recommends appropriate noise levels that this piece of plant should not exceed. In the absence of any detailed information in this regard, it is also recommended that noise limits and any required mitigation are secured by way of condition. Furthermore no details of external lighting for the service yard have been proposed and it is also considered appropriate to secure these details by way of condition. The proposed extension is to the south of Empress Court.

A sunlight and daylight analysis has been submitted with the application which demonstrates that the proposed development is unlikely to impact the daylight provision by virtue of the separation distances retained between the buildings (in excess of 40 metres). The assessment demonstrates that there will be some impact on the occupiers of 124 Victoria Road but this is not considered to result in material harm in planning terms. Immediately adjoining occupiers to the site are retail, commercial or leisure operators. The proposal is not considered to give rise to a material loss of amenity to these occupiers who will in any event benefit from the controls to be imposed to protect residential amenity. Subject to the imposition of conditions as set out above, the proposal is considered to have an acceptable impact on adjoining neighbours

4 Flood risk and the water environment -

The application is accompanied by a foul and surface water drainage strategy, a flood risk assessment and a Phase I Desk Top Study. Thames Water has been consulted on this application and raises no objection to the proposal. The Environment Agency has also been consulted and their views are awaited. Any views received will be updated at the meeting. Subject to no adverse comments being received, the proposal is considered to be acceptable in flood risk and drainage terms..

5. Transport and parking issues -

With regard to car parking implications of the development, the proposal will result in a net loss of 196 car parking spaces at Princes Mead to enable the development. The Transport Assessment (TA) includes a thorough analysis of the existing situation, based upon a parking survey of the three Princes Mead car parks and the B&Q car park on a consecutive Friday and Saturday in June 2013. While the survey is nearly two years old the Council's Transportation Strategy Officer is satisfied that it still represents a reasonable assessment of the existing use of the car parks that would be expected to support this development. The Princes Mead car parks are charging public car parks while the B&Q car park is a private car park aimed at providing free parking to users of that store. For this period in June the survey shows that Princes Mead A and Princes Mead B (with capacities of 86 and 52 respectively) are at capacity for much of the day while Princes Mead, Asda and Shoppers car parks with a

current capacity of 704 spaces reached a maximum occupancy of 508 and 522 (for the Friday and Saturday respectively). For completeness, the B&Q car park shows a maximum occupancy of 211 and 276 for the 401 space car park, however it should be assumed that the owners of this car park could impose management restrictions for customers only use of this car park (while the Solartron Retail Park has not been surveyed the situation is still the same as for B&Q as this is also a private car park). On the basis that the development would result in the capacity of the Princes Mead, Asda and Shoppers car park reducing by 196 spaces; a resulting capacity of 551 spaces, then it can be concluded that the resulting car park capacity for June will be less than the reduced capacity of the car park. Further to this, at pre-application discussions, the applicant was also asked to provide an assessment of the changes in use of the existing use of the car park between June and prior to Christmas in December. This work, which was based upon information from ticket sales provided by the Council actually suggests a slight reduction in the ticket sales between June and December, however it is concluded that the car park would be likely to be at capacity at this seasonal period. Finally in terms of understanding the existing use of the car park the applicant has recognised that from 1st March this year due to a change in the management of the car park, the tariff for the Princes Mead car park now limits parking in these car parks to three hours maximum. The TA has demonstrated from the car park usage that around 85 vehicles were normally parking in the car parks for over three hours; it is reasonable to assume that this will free up the capacity of the car park to use for the new store for which the additional car parking demand has been estimated at 62 spaces. The applicant has considered the capacity in other long stay car parks in the town and it has been successfully demonstrated that this displacement (which has already happened) can be accommodated with future committed development in the town. In conclusion the Council's Transportation Strategy Officer is satisfied that it has been successfully demonstrated in the Transport Assessment that there should be capacity within the existing and modified car parks in the vicinity of the proposed store to accommodate the additional demand and the loss of spaces to enable the development of the new store.

With regard to the proposed layout, the development is sited on land currently forming part of the Princes Mead car park. Vehicular access to the development will use Hawthorn Road to service the three new retail units from the rear. The existing west to east pedestrian colonnade through the car park will be demolished allowing the parking spaces in the front of the new store to be better integrated with the Asda shoppers' car park. The existing two way vehicular route from Hawthorn Road to the existing car park will be divided into a separate north bound and southbound aisle to the car park with a row of parking spaces and narrow margin separating the two aisles. This layout, which also encourages pedestrians to cross Hawthorn Road at the rear of Unit 3 to follow a new pedestrian route around the development also means traffic from Hawthorn Road would enter the car park at the rear of Unit 3. Traffic speeds on this section of road have historically been of concern and the Transportation Strategy Officer envisages that this arrangement to be an improvement by introducing more activity in this area. The layout of the parking area and the sight lines available at points of potential conflict appear to be satisfactory from the layout. He is also satisfied with the layout of the service yard in terms of access, servicing of and parking for the three retail units.

15 cycle spaces are to be provided. The Transportation Strategy Officer is satisfied that this is appropriate to serve the development, and raises no objection to the proposal in this regard.

Due to the size of the development, the County Highway Authority (CHA) has also been consulted on this application. Concerns were initially raised about the impact of the proposal

on pedestrian users of the footpath which runs parallel with the Princes Mead shopping centre, which would be removed/stopped up as a result of this proposal, and on the Northmead junction with Victoria Road and Elmgrove Road. The proposal includes a new pedestrian crossing on Hawthorn Road and a new footpath along the west elevation of the extension. This revised pedestrian route was deemed to be unsuitable by the CHA due to the increase in distance pedestrians would have to walk. In responding to this concern the applicant is proposing to introduce a new pedestrian link through the Princes Mead shopping centre which also reflects the aspirations for improved access through the centre as set out in the Farnborough Prospectus. Whilst recognising that this route would only be available for use during the hours in which the shopping centre doors are open, which is currently 8:30am - 5:50pm Monday to Saturday and 9:30am - 4:00pm on Sunday and Bank Holidays. The CHA has reviewed the pedestrian survey data submitted within the TA against the above door opening times and have calculated that out of the total 648 pedestrian movements surveyed on the Monday, 421 of pedestrian movements (65%) occurred between 8:30am - 5:45pm and would therefore be able to utilise the proposed route through the shopping centre. 700 out of the total 880 pedestrian movements (88%) surveyed on the Saturday occurred between 8:30am - 5:45pm. This demonstrates that the proposed route could be utilised by the majority of pedestrians who currently use the existing footway should it be Stopped Up and therefore represents a suitable alternative pedestrian route.

Further information has been submitted in relation to the impact of the development on the Northmead junction with Victoria Road and Elmgrove Road. Queue surveys were carried out on site Friday 15th and Saturday 16th May 2015. These demonstrate the maximum queues observed support those predicted by the model. The CHA is satisfied that the increase in traffic generated by the proposed development is not expected to have a severe impact on this junction in terms of queuing and delay.

It is stated in the technical note that the increase in HGV movements as a result of the proposed development are expected to be approximately 3 per day, although the end users are not known at this time. Given the junction is already used for servicing of existing retail units this impact is not considered severe.

Regarding sustainable access, should the development come forward it will increase pedestrian and vehicular flows through Northmead Junction with Victoria Road and Elm Grove Road. The Technical Note states that a contribution towards pedestrian improvements at this junction provides suitable mitigation. The Highway Authority agrees with this conclusion which may be secured by way of a section 106 legal agreement. All contributions sought are in compliance with the CIL regulations.

The size of the development also generates the requirement for a travel plan. A Framework Travel Plan has been submitted as part of this proposal. The County Highway Authority is satisfied with the submitted document subject to the completion of a planning obligation to secure the adoption and implementation of the Travel Plan, including provision for payment of monitoring fees. The applicant has agreed to this and is in the process of completing the requisite agreement in relation to both the travel plan and the contributions.

Subject to the completion of the legal agreement, as outlined above, and appropriate conditions the County Highway Authority and the Transportation Strategy Officer are satisfied that the proposed development will not have a materially detrimental impact on the operation of the local highway network and no objection is therefore raised to the proposal on transport or parking grounds.

It is not the role of the planning process to intervene in matters which are dealt with by other legislation. The footpath which runs parallel with Princes Mead shopping centre is subject to highway legislation and the pay and display car park is subject to car park legislation. Before the applicants undertake works which affect either of these areas, they will need to ensure that other legislative requirements are met.

6. Provision of facilities for People with Disabilities -

The proposed shopfronts would have level thresholds and be wheelchair accessible which are acceptable. The proposed car park provides 6 parking spaces specifically for people with disabilities in front of the proposed units. It is considered that the proposal would provide appropriate facilities for people with disabilities which are acceptable.

7. Sustainable Construction and Renewable Energy -

Policy CP3 sets out a requirement for new developments to demonstrate how they help to deliver the Energy Opportunities Plan. The EOP shows that Farnborough Town Centre would be suitable for District Heating.

It is, however, recognised, that it would be difficult for a District Heating network to be initiated from a development of this scale - and that it would require wider partnership working across the town centre to achieve a suitable mix of uses and a viable scale. If a network had been in place, the Council would have expected the developer to connect into it, however in this instance this requirement does not apply as there is no existing network.

Instead, the Council would expect the development to incorporate sustainable construction standards and techniques. There would be a requirement for the new building to be constructed to BREEAM Very Good standard. The application is accompanied by a BREEAM 2014 New Construction - Sustainability Statement which indicates that the development should achieve a BREEAM Very Good standard. It is therefore proposed to impose a condition to ensure this standard is achieved.

Extension of Time

Due to the ongoing discussions which took place relating to highway matters, there has been a delay in confirming the contributions relevant to this proposal to the applicant. Consequently a request has been received from the applicant to extend the time for the determination of this application to 24 July 2015 to enable the agreement to be completed. This has been agreed.

In conclusion the proposed scheme makes an important contribution to the improvement of the town centre. It meets criteria adopted by the Council in the development plan and the relevant supplementary planning documents and reflects advice contained in the National Planning Policy Framework/Practice Guidance.

Full Recommendation

It is recommended that subject to consideration of the submissions regarding a 'sequentially preferable site' and the views of the Environment Agency as set out above, and the completion of a satisfactory planning obligation under section 106 of the Town and Country Planning Act 1990 by 23 July 2015 to secure

- A contribution towards accident reduction of £15,000 and £10,000 for Clockhouse and Pinehurst roundabouts respectively;
- A contribution towards Farnborough Wayfinding Scheme of £15,000 to update mapping to include Princes Mead and further totem signage to
- identify the shopping areas and links between them, facilitating linked trips;
- A contribution of £25,000 towards pedestrian improvements at Northmead Junction with Victoria Road and Elmgrove Road and
- submission and implementation of a Full Travel Plan, payment of the Travel Plan approval and monitoring fees, and provision of a surety mechanism to
- ensure implementation,

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

B) In the event that a satisfactory planning obligation is not received by 23 July 2015 the Head of Planning, in consultation with the Chairman be authorised to REFUSE planning permission on the grounds that the proposal does not make satisfactory provision for a Transport Contribution or a travel plan in accordance with the Council's adopted SPD 'Planning Contributions - Transport

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 No works shall start on site until a schedule and/or samples of the external materials to be used in the development have been submitted to, and approved in writing by, the Local Planning Authority. The Development shall be completed and retained in accordance with the details so approved.

Reason - To ensure satisfactory external appearance.*

3 No works shall start on site until a schedule and/or samples of surfacing materials, including those to access driveways/forecourts to be used in the development have been submitted to, and approved in writing by, the Local Planning Authority. The development shall be completed and retained in accordance with the details so approved

Reason - To ensure satisfactory external appearance and drainage arrangements.*

4 Prior to occupation or use of any unit within the new development hereby approved, details of satisfactory provision for the storage and removal of refuse from the unit to which it relates shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and retained in accordance with the details so approved.

Reason - To safeguard the amenities of the area.*

5 No machinery shall be operated within the service yard, nor shall any deliveries or refuse collections be made to or from the site or unloaded within the service yard outside the following times:

0700-2200 hours Mondays to Saturdays and
0800-1300 hours on Sundays and Bank or Statutory Holidays.

Reason - To safeguard the amenities of neighbouring occupiers

- 6 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.

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

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

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

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

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

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

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

Reason - To protect the amenity of neighbouring occupiers.*

- 9 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

- 10 Unless otherwise agreed in writing and notwithstanding any details submitted with the application, no works shall start on site until a fully detailed landscape and planting scheme (to include, where appropriate, both landscape planting and ecological enhancement) has been submitted to and approved in writing by the Local Planning Authority. Once approved the scheme shall be implemented in full prior to the first occupation of the development or the first available planting season whichever is the sooner. Any tree/shrub removed, dying or becoming seriously diseased shall be replaced by trees/shrubs of similar size and species to those originally required to be planted.

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

- 11 The development hereby approved shall not be occupied until the car, motorcycle and cycle parking facilities shown on the approved plans have been completed and made ready for use. The parking facilities shall be thereafter retained solely for parking purposes (to be used by the occupiers of, and visitors to, the development). *

Reason - To ensure the provision and availability of adequate off-street parking and to promote sustainable transport.

- 12 With the exception of the seasonal storage are shown on the approved plans no display or storage of goods, materials, plant, or equipment shall take place other than within the building.

Reason - To protect the amenities of the area and neighbouring property

- 13 Prior to the commencement of development details of a lighting strategy for the site shall be submitted to and approved by the Local Planning Authority. Once approved the lighting strategy shall be implemented prior to the first occupation of the development and thereafter retained unless otherwise agreed in writing.

Reason - In the interests of the visual amenities of the area and the residential amenities of adjoining occupiers.

- 14 The new development hereby approved shall not be subdivided in any way (ie to create larger or smaller units) without the prior written approval of the Local Planning Authority.

Reason - To accord with the terms of the application and supporting information and to safeguard the vitality and viability of Farnborough town centre

15 The net retail sales floorspace within the development shall not exceed 3292 square metres.

Reason - To accord with the terms of the application and supporting information and to safeguard the vitality and viability of Farnborough town centre

16 The use of the mezzanine floor proposed within unit 3 shall be restricted to ancillary storage purposes only. In the interests of clarity it shall not be used for any retail sales.

Reason - To accord with the terms of the application and supporting information and to safeguard the vitality and viability of Farnborough town centre

17 With the exception of 30% of the net sales area, the use of the development shall be restricted to the retail sale of non food goods only, and for no other purpose within Class A1 of the Town and Country Planning (Use Classes) Order 1987 as amended and in particular shall not be used for the general sale of food items.

18 No works shall start on site until a construction method statement has been submitted to and approved in writing by the Local Planning Authority, which shall include:

- i. programme of construction work;
- ii. the provision of long term facilities for contractor parking;
- iii. the arrangements for deliveries associated with all construction works;
- iv. methods and phasing of construction works;
- v. access and egress for plant and deliveries;
- vi. protection of pedestrian routes during construction;
- vii. location of temporary site buildings, site compounds, construction materials and plant storage areas;
- viii. controls over dust, noise and vibration during the construction period;
- ix. provision for storage, collection and disposal of rubbish from the development during the construction period
- x. lorry routing; and
- xi. provision for the on-site parking and turning of construction vehicles

Construction shall only take place in accordance with the approved method statement.

Reason - To protect the amenities of neighbouring, to prevent pollution and to prevent adverse impact on highway conditions in the vicinity.*

19 Unless otherwise agreed in writing, within 6 months of the completion of the development a copy of a final BREEAM certificate shall be submitted for the approval of the Local Planning Authority certifying that BREEAM 'Very Good' standard has been achieved for the development.

Reason - To ensure the sustainability of the development in accordance with Core Strategy Policy CP3.

20 The pedestrian crossing on Hawthorn Road as shown on the approved plans shall be provided and made available for use prior to the first occupation of the development.

Reason - In the interests of pedestrian safety

- 21 Prior to the removal of the footpath from public use that runs parallel with the Princes Mead shopping centre, an alternative pedestrian route through the Princes Mead shopping centre shall be provided in accordance with a scheme to be submitted to the Local Planning Authority for approval. Once approved the scheme shall be fully implemented in accordance with the approved scheme and thereafter retained.

Reason - In the interests of pedestrian safety and to promote sustainable transport choices

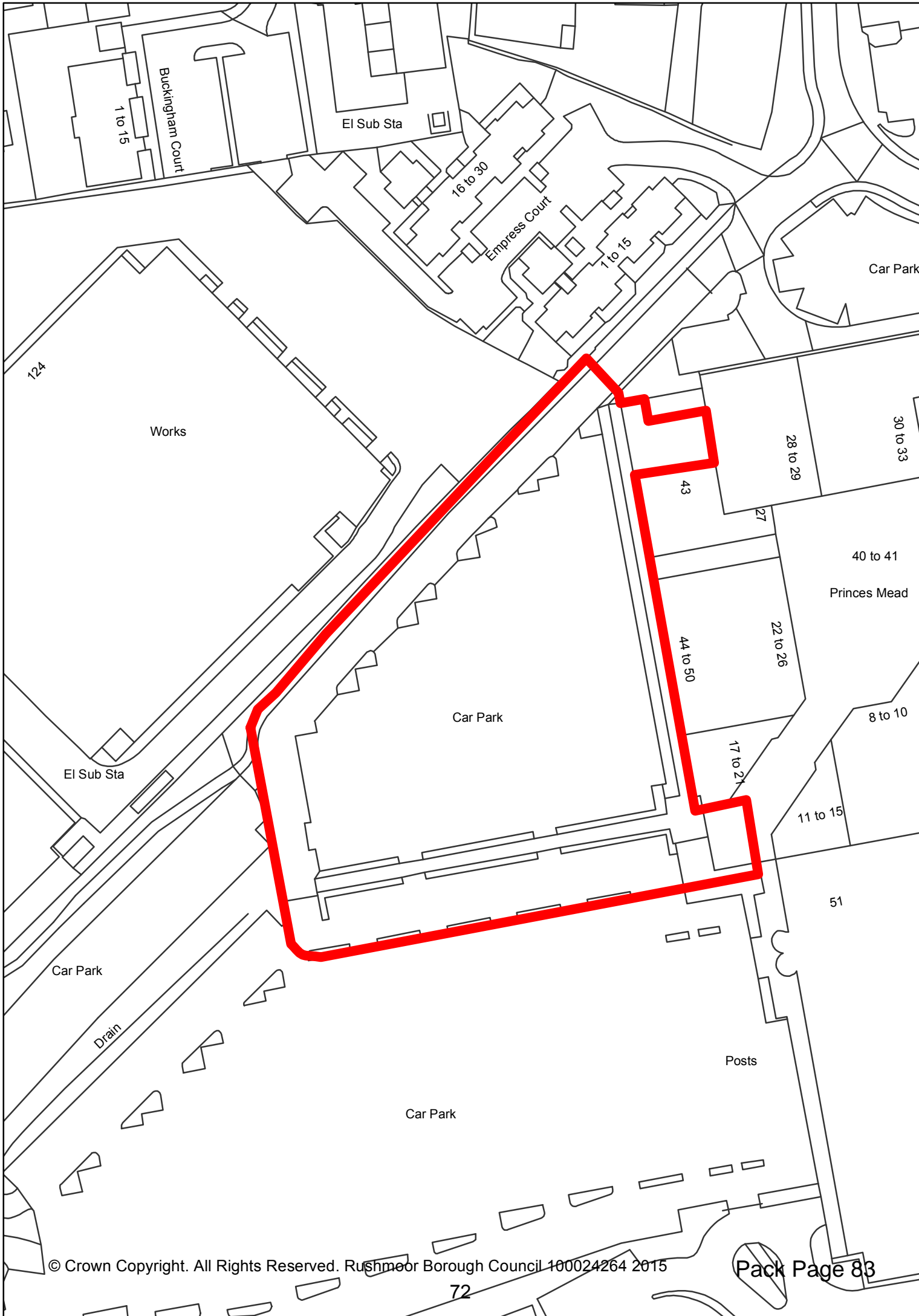
- 22 The permission hereby granted shall be carried out in accordance with the following approved drawings - P-001, 002, 003, 004 rev A, P-100, P-101, P-102, P-103, P-104 rev A, P-200, P-300 rev A, P-301, P-302, P-350, P-351, P-352, 12/205/100-A, 100-B and 100-C

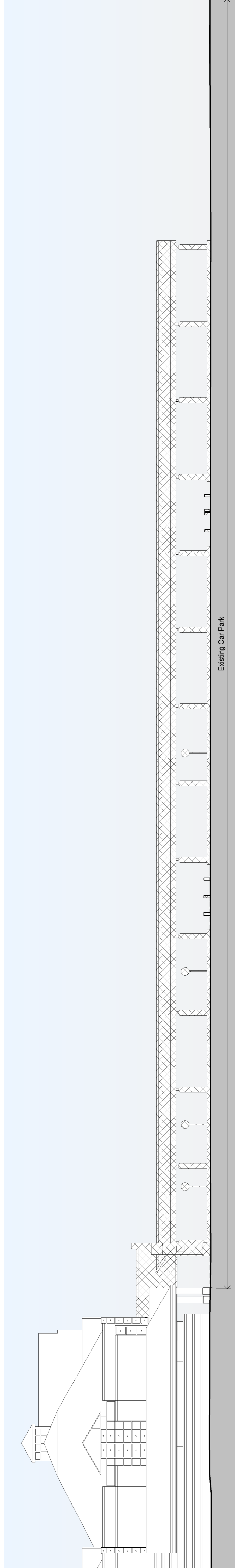
Reason - To ensure the development is implemented in accordance with the permission granted

Informatives

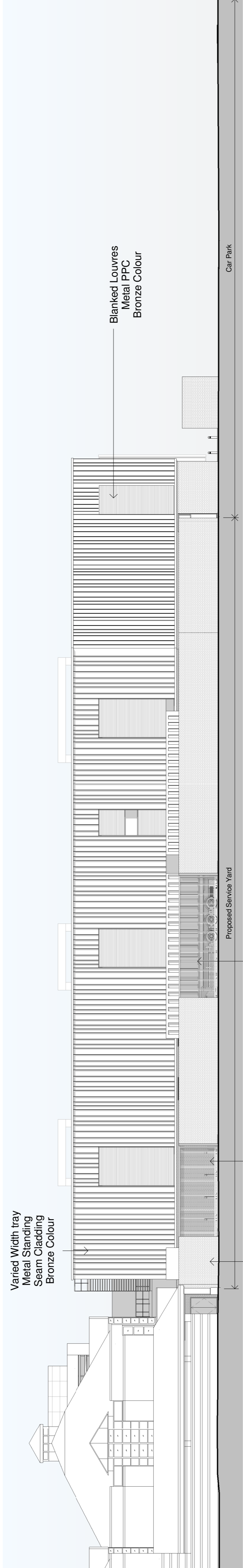
- 1 INFORMATIVE - The Local Planning Authority's commitment to working with the applicants in a positive and proactive way is demonstrated by its offer of pre-application discussion to all, free of charge, and assistance in the validation and determination of applications through the provision of clear guidance regarding necessary supporting information or amendments both before and after submission, in line with the National Planning Policy Framework.
- 2 INFORMATIVE - REASONS FOR APPROVAL - The Council has granted permission because 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.
- 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 WORKS START ON SITE or, require works to be carried out BEFORE COMMENCEMENT OF USE OR FIRST OCCUPATION OF ANY BUILDING. Development started, carried out or occupied without first meeting the requirements of these conditions is effectively development carried out WITHOUT PLANNING PERMISSION. The Council will consider the expediency of taking enforcement action against any such development and may refer to any such breach of planning control when responding to local searches. Submissions seeking to discharge conditions or requests for confirmation that conditions have been complied with must be accompanied by the appropriate fee.
- 4 INFORMATIVE - This permission is subject to a planning obligation under Section 106 of the Town and Country Planning Act 1990 (as amended).

- 5 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 for the production of electricity and heat.
- 6 INFORMATIVE - The applicant is advised to follow good practice in the demolition of the existing buildings on site including the re-use of all material arising from demolition as part of the redevelopment wherever practicable. Please contact Les Murrell, Strategy Co-ordinator (Sustainability) at Rushmoor Borough Council on 01252 398538 for further information.
- 7 INFORMATIVE - The planning permission hereby granted does not authorise the applicant, or his agents, to construct a new/altered access to, or other work within, the public highway. A separate consent for works within the highway must first be obtained from the highway authority who may be contacted at the following address:- Hampshire County Council Highways Sub Unit, M3 Motorway Compound, Hook, Hampshire, RG27 9AA.
- 8 INFORMATIVE - Measures should be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway throughout the construction period.
- 9 INFORMATIVE - Desk top studies and site investigation reports dealing with Land Contamination should be prepared in accordance with guidance in Contaminated Land Research Report Nos. 2 & 3 and BS10175: 2001
- 10 INFORMATIVE - Assessment and remediation of Land Contamination should be carried out in accordance with DEFRA and Environment Agency's 'Model Procedures for the Management of Land Contamination CLR11'.
- 11 INFORMATIVE - No materials produced as a result of site preparation, clearance, or development should be burnt on site. Please contact the Head of Environmental Health for advice.
- 12 INFORMATIVE - Future occupiers of the development should be made aware that aircraft approaching and departing TAG Farnborough Airport could be seen, and (dependent on weather conditions and ambient noise from other sources) heard from the application site.
- 13 INFORMATIVE - The applicant is advised that there may be a need to comply with the requirements of the Party Wall (etc.) Act 1996 before starting works on site. The Party Wall (etc.) Act is not enforced or administered by the Council but further information can be obtained from the Chief Building Control Officer.

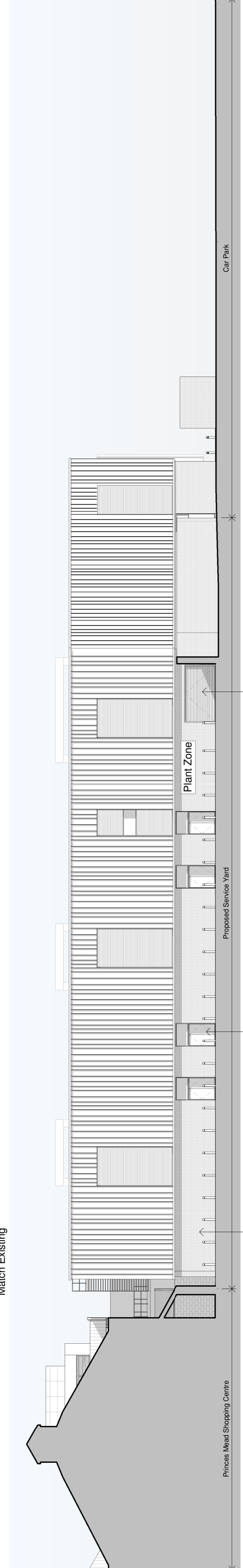




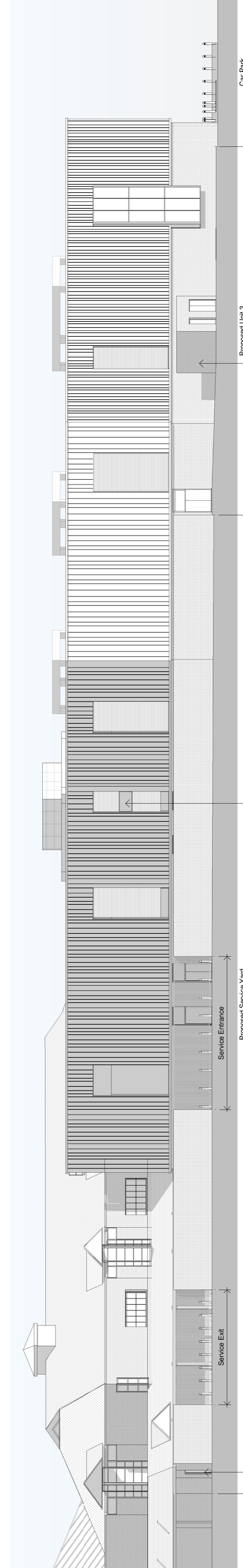
1 Existing North Elevation
1:200



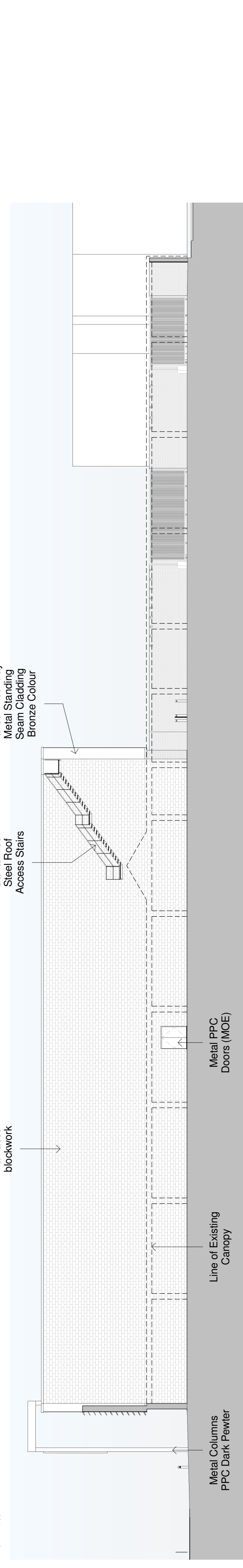
2 Proposed North Elevation
1:200



3 Proposed North Elevation (Service Yard)
1:200

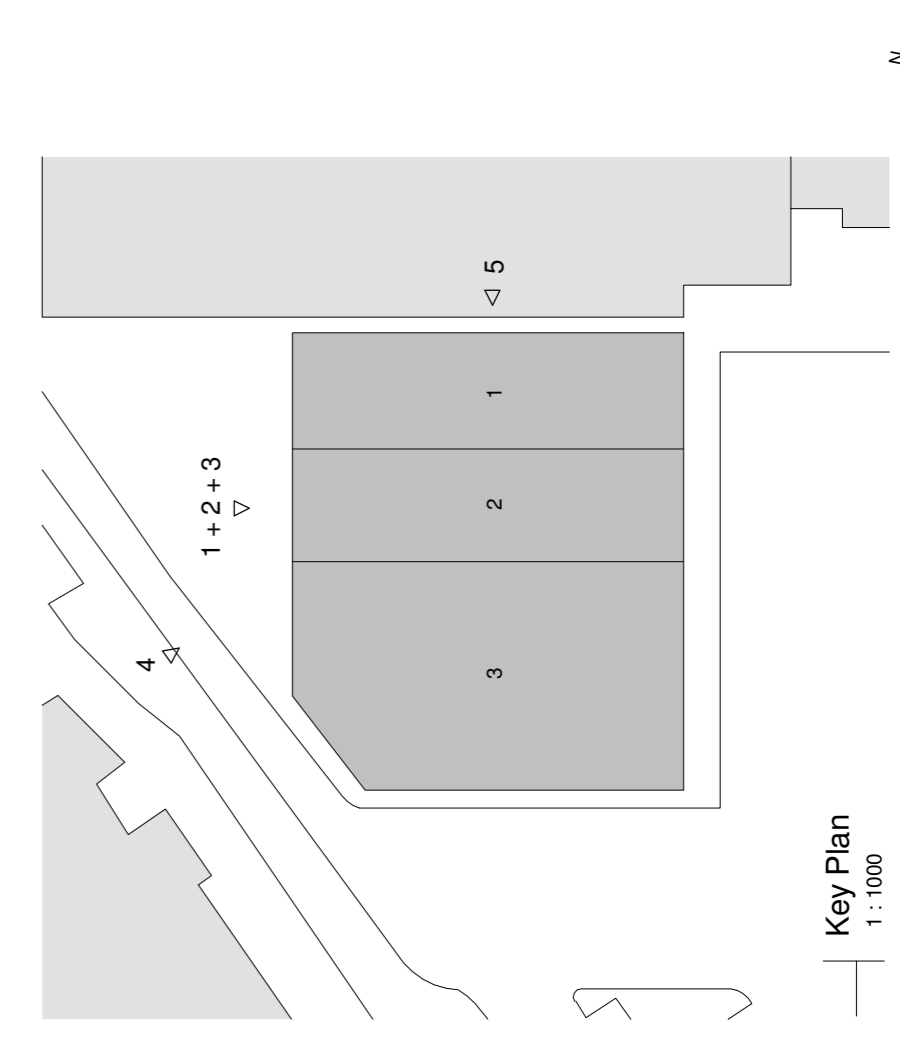
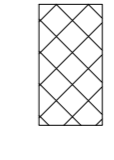


4 Proposed Service Yard Elevation
1:200

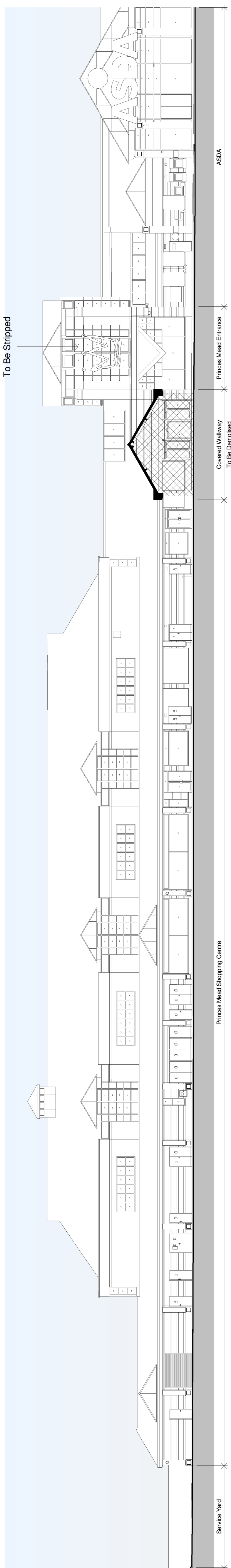


5 Proposed East Elevation
1:200

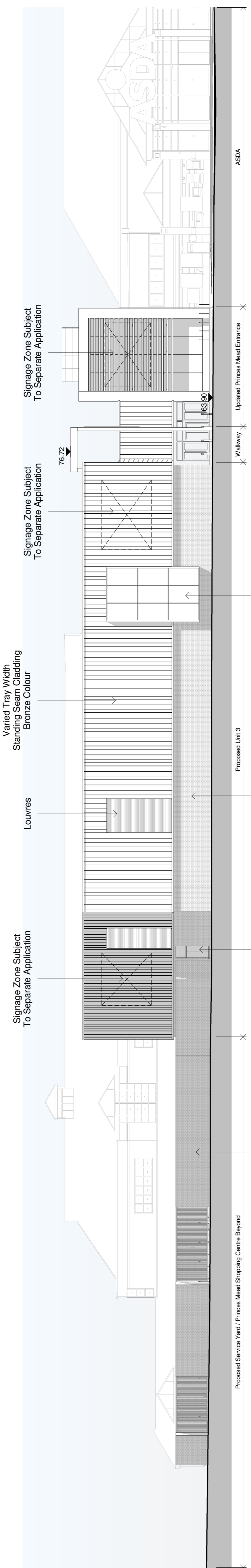
ELEMENTS TO BE DEMOLISHED



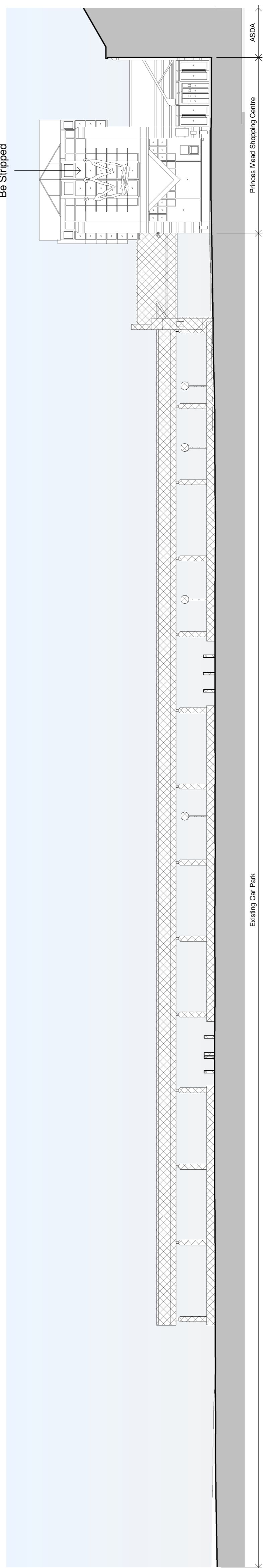
Key Plan
1:1000



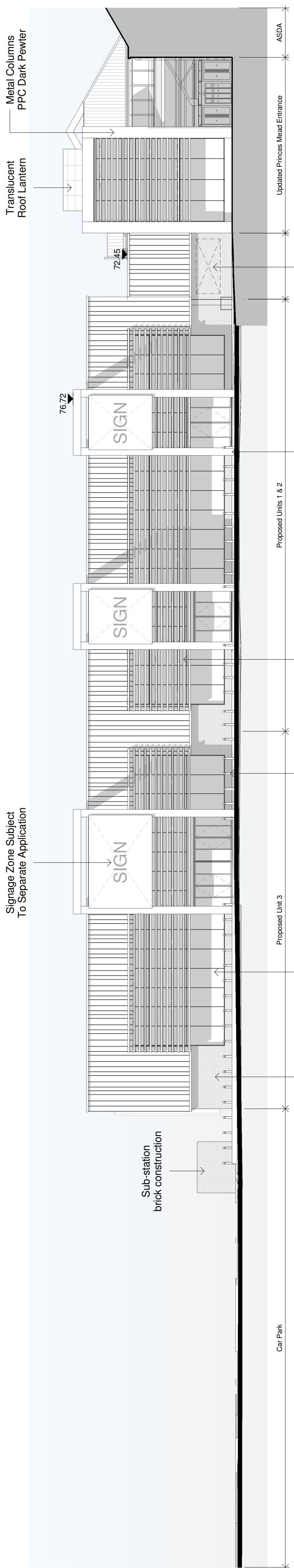
1 Existing West Elevation
1:200



2 Proposed West Elevation
1:200



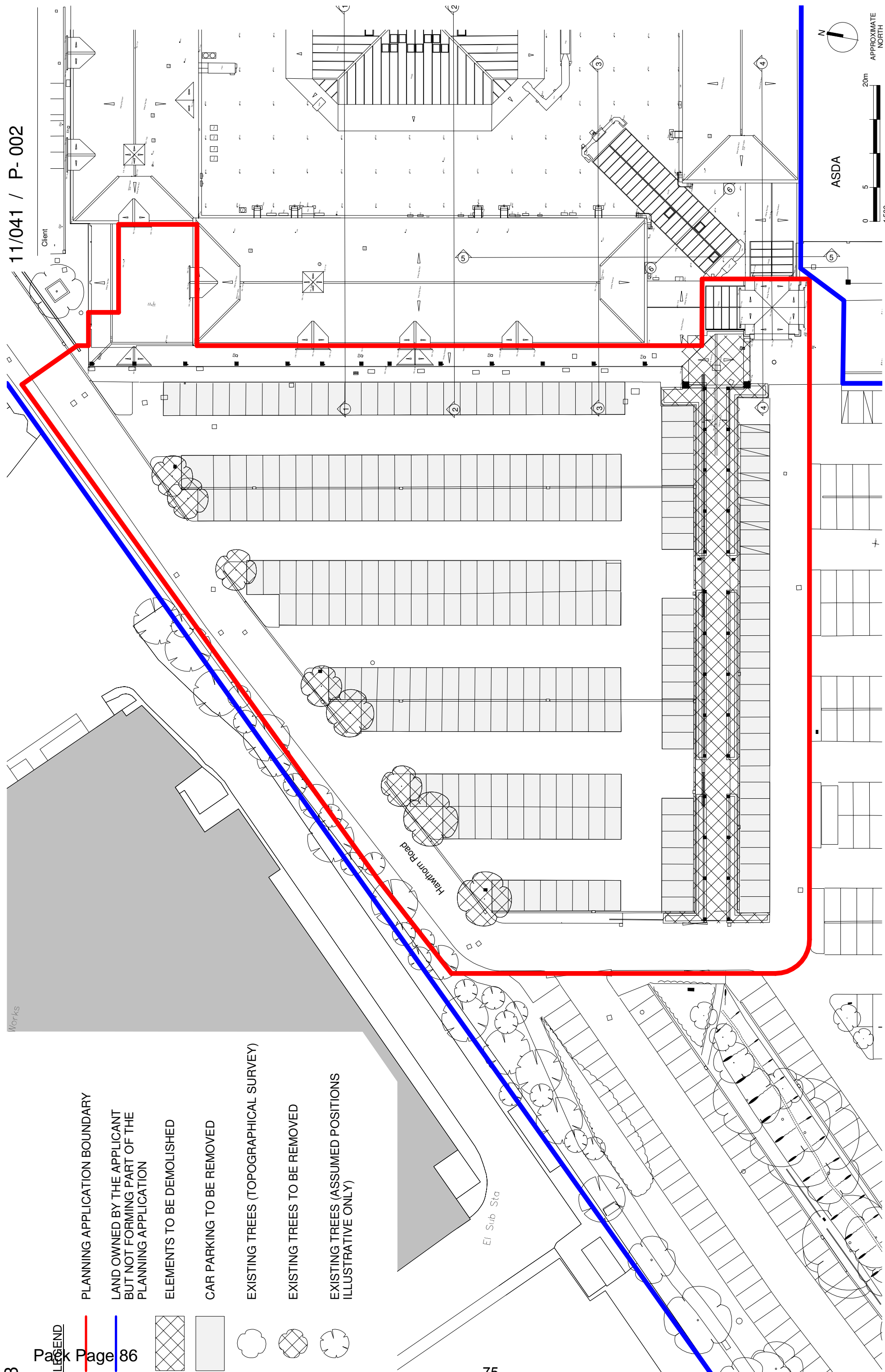
3 Existing South Elevation
1:200



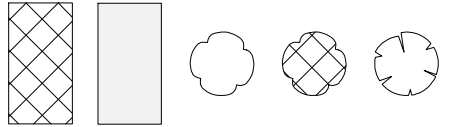
4 Proposed South Elevation
1:200



Key Plan
1:1000



- PLANNING APPLICATION BOUNDARY
- LAND OWNED BY THE APPLICANT BUT NOT FORMING PART OF THE PLANNING APPLICATION
- ELEMENTS TO BE DEMOLISHED
- CAR PARKING TO BE REMOVED
- EXISTING TREES (TOPOGRAPHICAL SURVEY)
- EXISTING TREES TO BE REMOVED
- EXISTING TREES (ASSUMED POSITIONS ILLUSTRATIVE ONLY)

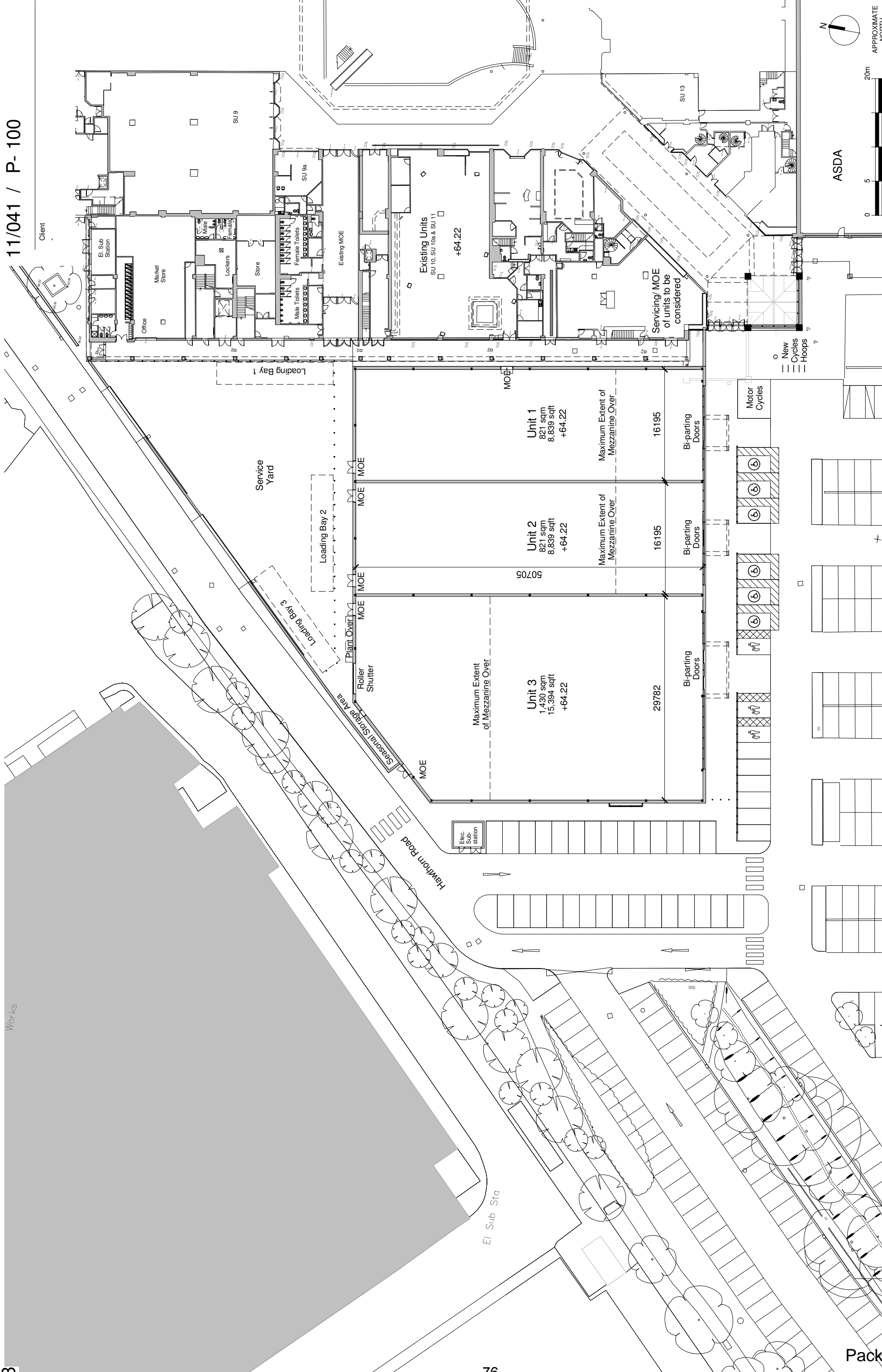


Job N	11/041 / P-002	Scale	1 : 500	Status	PLANNING
Date	06/03/2015	Director	JA	Author	MA
		Check	RDW		

Job Princes Mead Extension, Farnborough
Drawing Existing Site Plan

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NOTE: All figures are approximate and have been measured and expressed in a manner as defined by the current edition of the FICSI/BSA Code of Measuring Practice. Figures relate to the current stage of the project and any development decisions to be made on the basis of this information should include due allowance for the increases and decreases inherent in the design and building processes.
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1ero Brewery, Cricket Green, Hartley Wintney, Hants RG27 8QA
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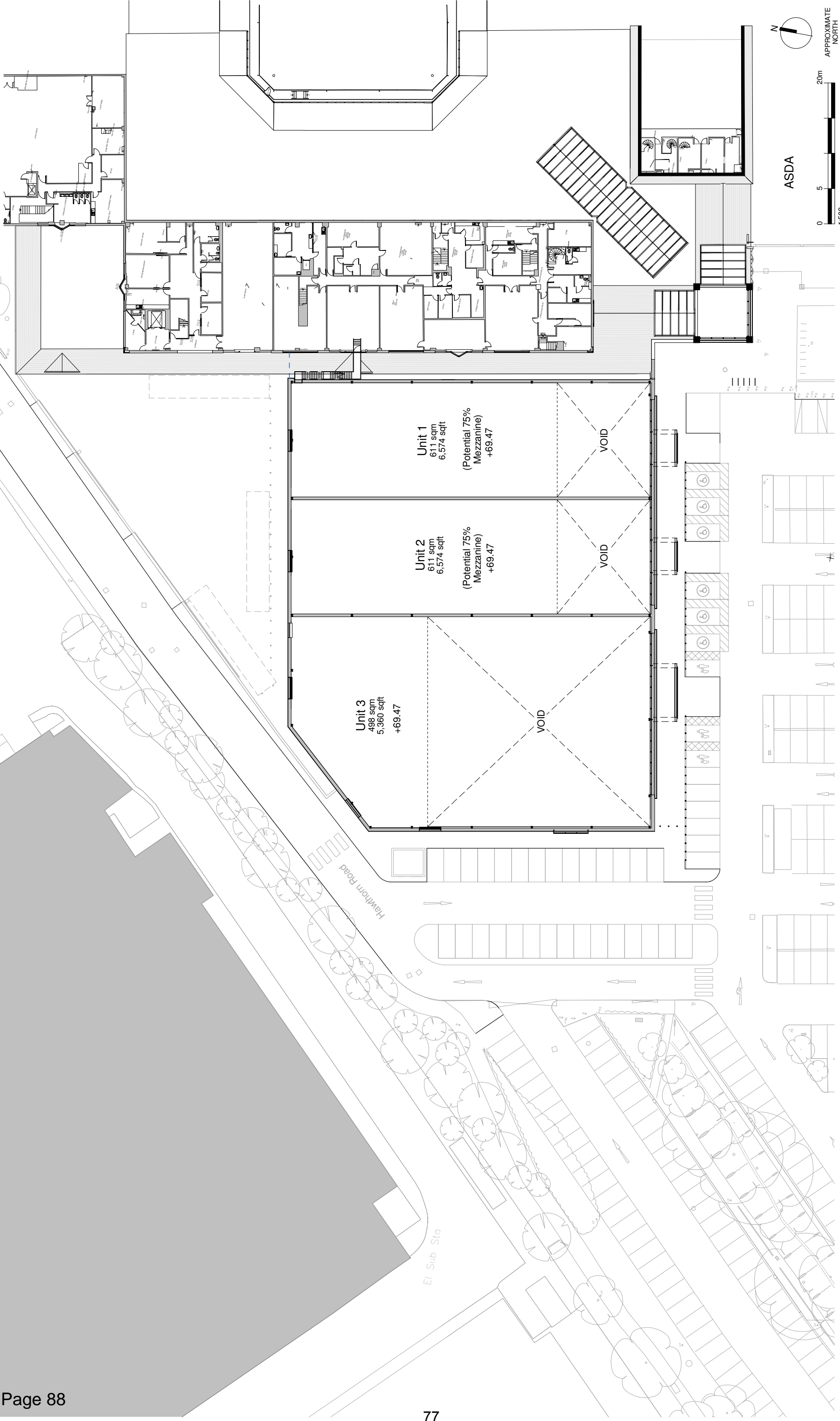
Job N	Drig N	Rev	Scale	Status
11/041 / P-100			1 : 500	PLANNING
Date	Director	Author	Check	
06/03/2015	JA	DMA	RDW	

Job Princes Mead Extension, Farnborough
 Drawing Proposed Ground Floor Plan
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Client



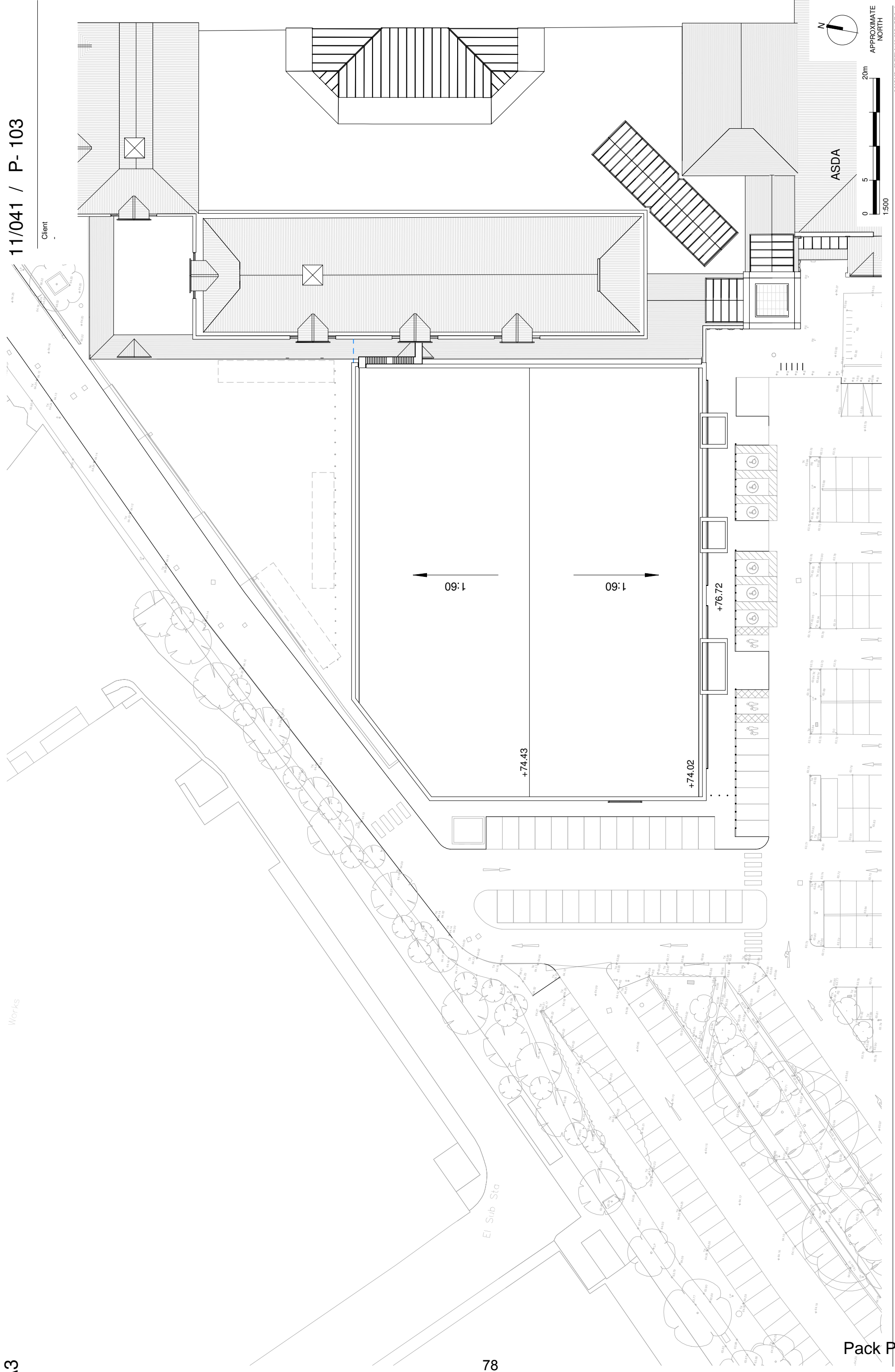
Job	Princes Mead Extension, Farnborough
Client	ASDA
Scale	1 : 500
Status	PLANNING
Author	DMA
Director	JA
Check	RDW
Date	03/04/2015
Job N	11/041 / P-101

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 Drawing
 Proposed Mezzanine Plan

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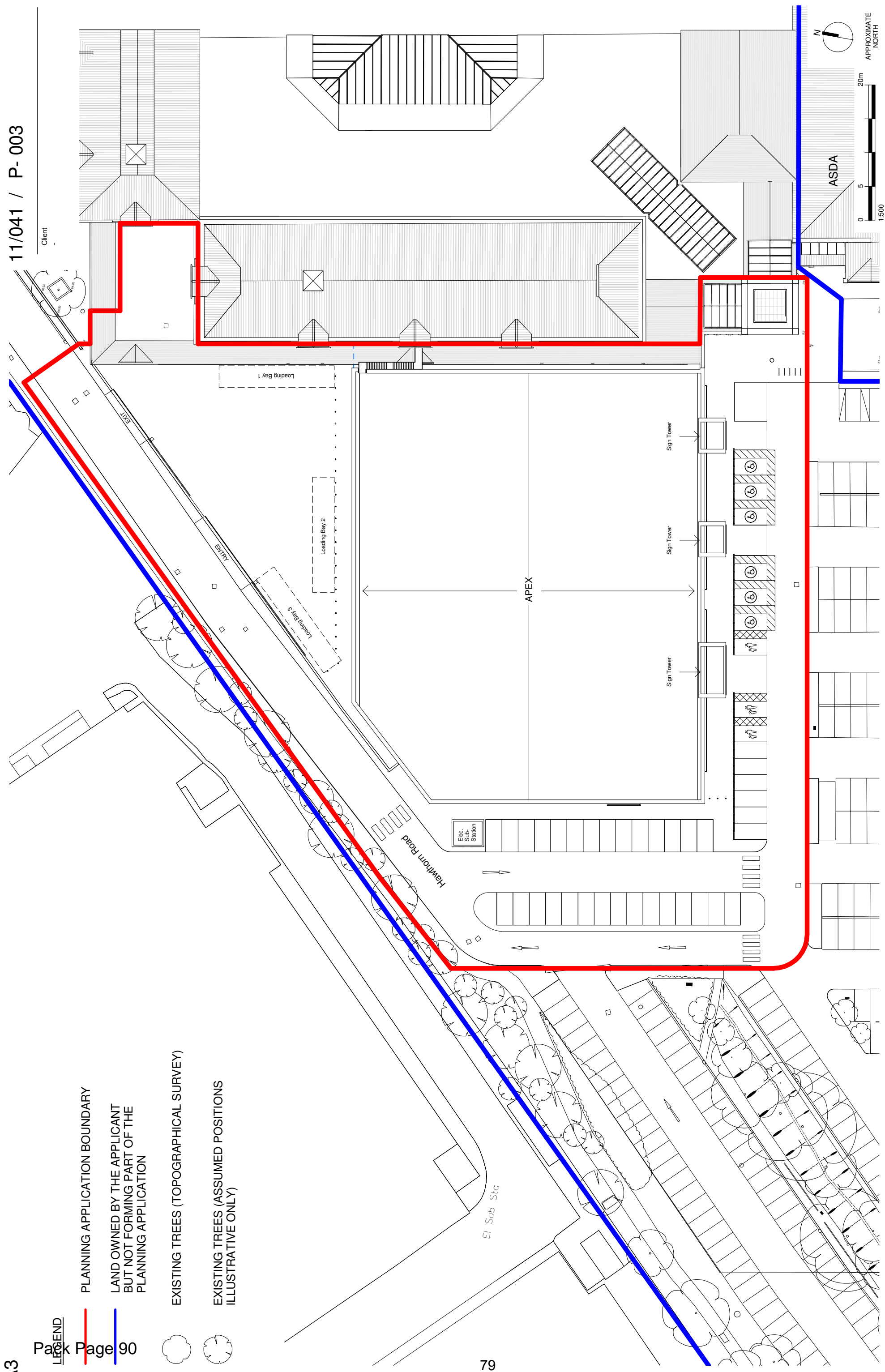
Job	Princes Mead Extension, Farnborough
Client	ASDA
Date	06/03/2015
Job N Drg N	11/041 / P-103
Scale	1 : 500
Rev	
Status	PLANNING
Author	DMA
Director	JA
Check	RDW
Drawing	Proposed Roof Plan

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- PLANNING APPLICATION BOUNDARY
- LAND OWNED BY THE APPLICANT BUT NOT FORMING PART OF THE PLANNING APPLICATION
- EXISTING TREES (TOPOGRAPHICAL SURVEY)
- EXISTING TREES (ASSUMED POSITIONS ILLUSTRATIVE ONLY)



11/041 / P-003

Client

ASDA

APPEXIMATE NORTH

0 5 10 20m

1:500

Job Princes Mead Extension, Farnborough

Status PLANNING

Scale 1 : 500

Rev

Author MA

Director JA

Check RDW

Date 06/03/2015

Job N Drg N 11/041 / P-003

Drawing Proposed Site Plan

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Nevo Brewery, Cricket Green, Hartley Winney, Hants RG27 8QA
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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	Sarita Jones
Application No.	15/00194/FULPP
Date Valid	23rd March 2015
Expiry date of consultations	14th April 2015
Proposal	Erection of a part two, part three storey building to provide 29 one, 3 two and 2 three bedroom residential units (34 in total) for disabled or vulnerable veterans and their dependents, shared common room, staff accommodation, car and cycle parking, refuse storage, landscaping and associated works.
Address	Site of Former Christmas Lodge Evelyn Avenue Aldershot Hampshire
Ward	Manor Park
Applicant	Stoll
Agent	Miss Jill McGregor
Recommendation	GRANT subject to legal agreement

Description

This largely rectangular site of some 0.51 hectares is located to the north of Brickfields Country Park and east of Evelyn Avenue. It was formerly occupied by the Christmas Lodge Older Persons Home run by Hampshire County Council which provided accommodation for 32 older people with 5 live in staff. This facility was declared surplus to requirements in 2006 with existing residents being transferred to Ticehurst Older Persons Home located in Whitchurch Close. The building was demolished in 2007 following substantial fire damage. Whilst the concrete slab for the former building may be seen, the site is undeveloped and part-covered by established trees, shrubs and self-seeded vegetation. Vehicular and pedestrian access from Evelyn Avenue is from the south east corner of the site. There is a significant difference in levels across the site. It rises from the southern boundary with the park to the northern boundary by some 5.66 metres (maximum) and some 3.5 metres (maximum) from the western boundary to the common boundary with 11 Evelyn Avenue. Trees of amenity value within the site, and also within the garden of 11 Evelyn Avenue, are subject to Tree Preservation Order 460A. An electricity substation is enclosed by the northern boundary which is serviced from the public right of way which runs the length of that

boundary. Evelyn Avenue to the east of the site comprises two storey detached and semi-detached houses. The width of the carriageway leading into the site from Evelyn Avenue and parallel to 91 Jubilee Road is just over 4 metres. Evelyn Avenue leads to Jubilee Road which provides access onto the wider highway network at its junction with Boxalls Lane. Given the age of the houses and the lack of curtilage parking, Jubilee Road experiences significant demand for on-street car parking on both sides of the road. This makes large sections of Jubilee Road effectively a single lane carriageway. This is particularly evident in the evenings. Pedestrian access into Brickfields Country Park from the site is via footpath 104 with Highfield Gardens beyond to the west. Highfield gardens also contains pairs of semi-detached and detached two storey houses. Southmead is similar in residential character and lies to the north of the site and public right of way 104.

The applicant, Stoll, provides housing and support of veterans and ex-service personnel aged 18 upwards, including single people, couples and families, people with disabilities (both physical disabilities and mental ill-health). It seeks to meet the needs of those who are homeless or vulnerable to homelessness on leaving the services. It offers an extensive reintegration programme, including training and employment programmes, enabling ex-service personnel to feel part of the local community while helping them live independently.

Each tenant is given a care, advice and support package tailored to his or her individual needs. Stoll employ a project manager who is responsible for carrying out an assessment and developing an action plan covering all areas of a tenant's life. Some of these areas include physical and emotional health, work and meaningful use of time, social networks, debt and money issues and creating a home.

The accommodation proposed at the Christmas Lodge site would provide medium to long term housing for vulnerable Veterans of any age who have been assessed as being able to live independently with some support. The proposed tenancies will be periodic assured tenancies with a starter period for the first 12 months to ensure the Veteran can manage the tenancy appropriately. Rents will be set to enable those Veterans, who are able, to gain employment and be better off in work.

The Government announced in December 2014 that £8.5 million has been awarded to the "The Aldershot Veterans Pathway" designed to meet the needs of homeless veterans in and around the Aldershot area. This consists of three steps towards fully independent living - the Mike Jackson House facility which provides 25 temporary beds, the Christmas Lodge supported housing scheme and 25 independent homes provided by Haig Housing within the community.

The current proposal seeks permission for a part two, part three storey building comprising 29 one, 3 two and 2 three residential units (34 in total), shared common room, staff accommodation, car and cycle parking, refuse storage, landscaping and associated works. The development will be staffed during office hours with an emergency call out system for out of hours support. The proposed building has a "U" shaped footprint and is largely located in the centre of the site. The building typically has a regular pattern of windows, doors and balconies, where shown, which gives the building a visual cohesion. The roofscape has been designed to articulate the three wings with the end gables rotated 90 degrees to address the approach from Evelyn Avenue. The proposed materials include facing brickwork in 2 colour finishes, coloured render, plain roof tiles and powder coated windows and doors. The slightly angled lines of the north, south and west site boundaries and the "U" shape design of the building has resulted in varying separation distances between 5.5 metres increasing to 26 metres to the south boundary, 2.5 metres to 15 metres

to the north boundary and 11.5 metres to 18 metres to the west boundary. The separation distance to the common boundary with 11 Evelyn Avenue varies between 23 metres and 25.5 metres. Due to the significant changes in site level, the proposed building varies in height between some 10.5 - 15 metres. A finished floor level of 92.18 is proposed. This means that southern elevation will be slightly higher when compared to the existing ground level with the north elevation being set into the site by between some 2.74 metres (east) to about 0.75 metres (west).

All flats will be adaptable for residents with physical disabilities with two of the flats being designed for wheelchair use. Within the building the communal facilities and the main entrance (east elevation) are on the ground floor. The first floor of the building provides one and two bedroom flats with the upper floors of the maisonettes on the west side of the building. The second floor plan replicates the first floor with the exception of one-bedroom flats above the maisonettes. All dwellings are entered from communal circulation corridors to promote social interaction between residents. The corridors generally benefit from natural daylight. Two lifts are provided to ensure continued access in the event of break down and are located in entrance area. Two wheelchair accessible flats are located on the ground floor in proximity to the lifts, communal facilities and disabled parking.

The Arboricultural Impact Assessment confirms that four category B trees, including three Silver Maples and a Norway Maple which is subject to TPO460A and 11 category C trees including a Cherry, a Flowering Cherry, three Field Maples, a Laburnum and five Apple trees. The two category A trees (English Oaks), one of which is located next to the north of the access with the other located on the north site boundary some 16-20 metres (canopy/trunk) to the east of the electricity sub- station, are shown to be retained. The proposed landscape strategy divides the amenity space into a number of functional and distinct zones including a formal garden with ornamental shrubs which is enclosed by the building, an allotment garden to the north of the parking area with children's play space/private gardens to the west of the building

A new 1.8 metre high timber close boarded fence is proposed along the north, west and part of the south boundary. This is continued with a vertical bar fence bordering Brickfields Country Park. The existing fence along the east boundary with 11 Evelyn Avenue will be retained and repaired where required. A secure boundary, with access controlled gates, between the communal garden and the entrance forecourt/parking area is proposed to safeguard the private and peaceful use of the garden by residents. All residents will have access to a private outdoor seating area, provided by either by a patio/decked area, a recessed balcony or a cantilevered balcony and a large part of the communal garden.

Vehicular and pedestrian access is from the existing entrance at the end of Evelyn Avenue. The car parking area to serve the development is shown between the proposed east elevation and the common boundary with 11 Evelyn Avenue. A total of 15 spaces, including 3 disabled spaces are shown (one for each wheelchair accessible flat and one for visitors), an area with capacity for 6 additional reserve spaces is also identified. The applicants advise that these reserve spaces could be implemented if required following monitoring of car ownership and usage through a Parking Management Plan. Secure cycle storage for 19 bicycles will be located at the northern end of the car parking area with 3 visitors cycle parking spaces adjacent to the main entrance. Refuse bin storage (capacity of 8 Eurobins) is proposed within an enclosure located at the northern end of the car parking area.

The application is accompanied by a planning statement, design & access statement, a flood risk assessment and sustainable drainage strategy, a transport statement; a noise impact

assessment; an arboricultural impact assessment, an ecological appraisal; draft Heads of Terms for the legal agreement; a Statement of Community Involvement, a Code for Sustainable Homes Pre-Assessment, a Regulations Compliance report and Code for Sustainable Homes Statement.

In April 2015 a screening opinion was issued, 15/00209/SCREEN, confirming the Council did not regard the scheme as EIA development.

Consultee Responses

Parks Development Officer	raises no objection to the proposal subject to a financial contribution towards open space.
Head Of Community	no objection in terms of Brickfields Country Park.
Ecologist Officer	raises no objection to the proposal subject to the implementation of the recommendations in the Ecological report.
Scottish & Southern Energy	raises no objection to the proposal.
Environment Agency	advises that the proposal has a low environmental risk.
Hampshire Fire & Rescue Service	advises that the development should be undertaken in accordance with Approved Document B5 of the Building Regulations and section 12 of the Hampshire Act 1983. Recommendations are also made about access for high reach appliances, water supplies, the use of sprinklers, firefighting and the environment and timber framed buildings.
Environmental Health	raises no objection to the proposal subject to conditions.
Housing	raises no objection to the proposal subject to the provision of 35% of the development as affordable housing.
Planning Policy	raises no objection to the proposal.
HCC Rights Of Way	raises no objection to the proposal.
Transportation Strategy Officer	has raised concerns about the level of car and cycle parking to be provided.
Aboricultural Officer	raises no objection subject to the development being carried out strictly in accordance with the submitted arboricultural details and recommendations.
County Archaeologist	raises no objection to the proposal on archaeological grounds.
Community - Contracts Manager	advises that larger bin stores are required.

Neighbours notified

In addition to posting a site notice and press advertisement, 186 individual letters of notification were sent to properties in Avondale Road, Blackman Gardens, Boxalls Lane, St Michaels Church Of England Junior School, Church Lane East, Coronation Road, Evelyn Avenue, Highfield Gardens, Jubilee Road, St Michaels Church Of England Infant School, Park Road and Southmead Road.

Neighbour comments

Representations have been received from 62 Coronation Road, 4, 5, 7 and 11 Evelyn Avenue, 40, 68 and 90 Jubilee Road, 22 and 28 Southmead Road and 8 Upper St Michaels Road raising the following concerns;

- although the submitted traffic survey notes that access to the site is via residential streets where on street parking is prevalent, it fails to mention that this effectively makes the streets one way with traffic usually queuing at the Boxalls Lane end of both Jubilee Road and Coronation Road until oncoming traffic has cleared (similar situation with Park Road and queuing traffic onto Church Road East at the junctions with Jubilee Road and Coronation Road) with a particular issue seen during the daily "school run";
- the survey does not take into account traffic movements associated with construction traffic and movement of heavy plant during the construction period;
- will add to existing traffic issues associated with the replacement of gas pipelines on Lower Farnham Road and future replacement of water mains;
- 34 units is too many for this size of site;
- unacceptable increase in population density which is out of character with area;
- the building is too high for its neighbours in Jubilee Road and Evelyn Avenue;
- insufficient and inadequate car parking provision given it is already an extremely busy area in terms of congestion with the roads leading to Christmas Lodge being already overcrowded with cars/pedestrians and associated difficulties for existing residents parking outside their own properties;
- other Stoll residences are situated in outer London with Countess of Wessex House being close to Heathrow where parking is at a premium and so public transport links are good. Sir Oswald Stoll Mansions are next to Chelsea football club and also have excellent transport links. This negates the need for residents of these two properties to own their own transport;
- Stoll compare the level of car parking to the sites they own in London - but Aldershot and London are not valid comparisons in terms of car ownership, access to public transport and traffic flows;
- assumption that residents will not be able to afford cars because of their income is not correct, if they are disabled they will have access to the Motability Scheme for either them or their carer/partner to drive;

- just because the occupiers are ex-military (and it is noted that the applicants have not offered any restriction on this in the section 106 Heads of Terms) does not mean that they will not drive;
- no way of enforcing a policy where residents will not be allowed to park on the local streets which will cause issues for local residents as well as people dropping children off at St Michael's School;
- concerns about access for emergency vehicles;
- increased traffic movements of staff/deliveries/visitors which will impact on residents in surrounding residential roads given existing impact from St Michael's Schools;
- lack of explanation for the plan, given that when questioned on parking provision at the exhibition advises "these kind of people won't have cars";
- the height, bulk and design with balconies are not in keeping with the surrounding areas;
- there appears to be no consideration of the impact of this development on the use/enjoyment of the most regular visitors to the Brickfields Country Park;
- worried about people with mental health issues being located near schools and being able to come and go as they please without adequate security measures being in place;
- worried about the visitors residents may have and who will be controlling this;
- increased overlooking/loss of privacy from development and security cameras;
- concerns about potential impact from external lighting;
- local health providers and support groups are at full capacity and any further increase in the local population would put local residents at risk of not being able to receive the medical care and support that they are entitled to;
- they are offering the site as open market residential dwellings rather than any special accommodation even though they say in the supporting documents that it is for existing military personnel;
- they seek to justify the lack of parking on the basis of it being a "care home", if it is a care home then they should be applying for it to be a care home not open market residential;
- as they are offering the site as open market residential dwellings they should be subject to the standard planning restriction with respect to parking spaces and the application as it stands should be rejected;
- in the public consultation meeting they did mention when asked that at least 20% of the residents would have drug and alcohol issues, the only access is next to an infant

school and junior school and the positioning of a large concentration of people with such issues close to two schools is not appropriate;

- Stoll has stated that they will be installing CCTV which will be connected out of hours directly to the local police, they would only do this if they were expecting problems which given the quiet residential nature of the area gives rise to concern;
- the entire application is misleading and they are preying on Rushmoor's pro-military mindset;
- concern about noise at night as there will be a lot of single men/women living there and that would be the time that they and the visitors (and any visitors) would transit along Evelyn Avenue from visits to Aldershot;
- the area around Evelyn Avenue is a residential area with no social housing and although Stoll is a charity it is still social housing - the acreage of the site is less than the law say must include building of any social housing;
- accommodation would be more suitably provided on the site of the old barracks on Queens Avenue as it has better accessibility to Aldershot, Farnborough, Fleet and Camberley and the Aldershot Centre for Health;
- conflicts with the Council's guidelines for development on the site in that the development is nearly 50% larger than the footprint for the former Christmas Lodge site;
- all occupied units to be inwardly facing except the south aspect overlooking Brickfields;
- at least 26 patio doors and windows and 8 balconies would directly overlook 11 Evelyn Avenue and proposed planting to address this would be so tall that it would cause overshadowing/loss of natural sunlight of its rear garden;
- cantilever balconies will overlook the bedrooms at 11 Evelyn Avenue;
- recessing balconies will not stop overlooking and will cause an additional problem of acting as a speaker, amplifying noise from the balconies and projecting this outwards towards 11 Evelyn Avenue;
- if balconies are a genuine requirement for the development, the internal layout could be amended such that the flats would have an inward view overlooking the communal area which would leave the south wall as a blank wall or fitted with opaque glass windows;
- lack of information about the relationship between the proposed development and existing housing e.g. overall eaves height to enable a good understanding of impact of development;
- inaccurate tree information;
- concern about turning and manoeuvrability of refuse vehicles on site particularly when parking spaces are occupied;

- vehicles should park head in adjacent to the common boundary with 11 Evelyn Avenue to avoid toxic fumes spreading into the garden, windows and seating area of 11 Evelyn Avenue;
- concern about sightline from CCTV and potential invasion of privacy to surrounding houses;
- walking distances and time to bus stops/the train station seem ambiguous and meaningless (given as 800 metres as the crow flies) as people do not fly, the actual route to the station is probably twice this distance up and down hills with several roads to cross and a lot of steps over a bridge, difficult to do in 15 minutes given that the proposal is for people with disabilities and issues;
- time to reach the nearest bus stop (not 400 metres) is more than a 5 minute walk.

Representations have been received from 43 and 83 Jubilee Road who write in support of the proposal including the following comment:

- nice to see site being developed for such a good cause as seeing the existing site deteriorating as time goes by is sad;

Representations have been received from 45 Highfield Gardens raising no objection to the proposal.

Representations have been received from 49 Highfield Gardens, 29 and 35 Jubilee Road and 33 Northbrook Road raising the following questions/making the following comments;

- has consideration been given to providing pedestrian access into the Brickfields Nature Reserve from Evelyn Avenue to open up access for the benefit of existing and new residents?;
- confirmation of traffic usage in Jubilee Road while building is going on;
- the proposed fence will not help security issues for the development due to existing antisocial behaviour in this area of the park, will only exacerbate it as the fence will attract graffiti and vandalism. Recommends the use of a high chain link fence interplanted with spiky vegetation;
- a new segregated entrance to the park from the existing footpath will eliminate the behaviour and benefit the community and development;
- will the top entrance into the Brickfields Country Park still be available to the public?;

The Aldershot Civic Society notes that the Christmas Lodge site has not been designated for any specific purpose on the current Proposals Map i.e. not marked for either new housing or new housing already developed. In 2007 the Council had issued a Planning Brief, at this time the site was earmarked for residential development, the community was entitled during the public consultation process for the current Proposal Map/Core Strategy to assume that this use was no longer part of the planning process. It comments that it has no evidence that HCC, prior to the sale of the site, had carried out public consultation on the future use of the

land or indeed given the community an opportunity to purchase the site as it was required to do. It concludes its representation by requesting that the Council carry out a full and proper public consultation to establish whether the community agrees to the use of the land for development or indeed whether a community wishes to purchase the site to ensure a continued community use.

The Friends of Brickfields Country Park have made detailed representations about the proposed boundary fencing onto the park in terms of its design/use of materials, the potential for enhanced landscaping and lack of an entrance from Evelyn Avenue

Cllr Crawford supports the development as good use of this relatively secluded site particularly as the Home of the British Army needs to play a good part in making provision for ex-military personnel but raises a concern about parking provision given that there are no buses on a Sunday and very limited service in weekday evenings so residents and visitors are more likely to drive there. He notes the comment about being able to provide 6 extra spaces, if needed, so it may be better to do so from the outset.

Policy and determining issues

The site is located within the built up area of Aldershot. Policies SS1 (The Spatial Strategy), SP7 (Neighbourhood Renewal), CP1 (Sustainable Development Principles), CP2 (Design and Heritage), CP3 (Renewable Energy and Sustainable Construction), CP4 (Surface Water Flooding), CP5 (Meeting Housing Needs and Housing Mix), CP6 (Affordable Housing), CP10 (Infrastructure Provision), CP12 (Open Space, Sport and Recreation), CP13 (Thames Basin Heaths Special Protection Area), CP15 (Biodiversity), CP16 (Reducing and Managing Travel Demand) and CP17 (Investing in Transport) of the Rushmoor Core Strategy and "saved" Local Plan Policies ENV13 (Trees), ENV16 (Development Characteristics), ENV19 (New Landscaping Requirements), ENV41-44 (Flood Risk), ENV48, ENV49, ENV50 and ENV51 (Environmental Pollution and Noise), H10 (Special Needs Housing), H14 (amenity space), TR10 (Contributions for Local Transport Infrastructure, and OR4/OR4.1 (Open Space) are relevant to the consideration of this proposal.

The Council's adopted planning documents (SPD) on 'Housing Density and Design' (May 2006), 'Planning Contributions - Transport' 2008; and 'Car and Cycle Parking Standards', 2012, the Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy as updated July 2014 and the advice contained in the National Planning Policy Framework/Practice Guidance are also relevant.

The main determining issues are the principle of development, the effect on the character of the area including trees and landscaping, the impact on neighbours, the living environment created, the provision of affordable housing, flood risk and drainage issues, highway and parking considerations, open space provision, nature conservation and renewable energy and construction

Commentary

The proposal will result in the loss of a site formerly occupied by a community facility. The proposal therefore needs to be considered against Policy CP10 (Infrastructure Provision) of the Core Strategy and paragraph 70 of the NPPF.

Criterion (f) of Policy CP10 states that development will be permitted provided that:

f. There is no loss or reduction in capacity of existing infrastructure, including community facilities. These will be protected unless:

- (i). It can be proven that there is no longer term need for the facility, either for its original purpose or for another facility that meets the needs of the community; or
- (ii). It is to be re-provided elsewhere to the satisfaction of the Council.

Paragraph 70 of the NPPF states that planning decisions should "guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs".

Criterion (f)(i) states that if the applicant can prove there is no longer term need for the facility, either for its original purpose or for another facility that meets the needs of the community, then its loss is acceptable in principle. Criterion (f)(ii) states that if the facility is to be re-provided elsewhere to the satisfaction of the Council, then its loss is acceptable in principle.

In this case the Hampshire County Council declared Christmas Lodge surplus to its operational requirements as it was considered to be beyond economic repair and refurbishment. The nearby Ticehurst Older Persons Home was extended and the residents from Christmas Lodge was transferred to this new accommodation in 2006. The policy has therefore been appropriately addressed and there is no objection to the principle of development subject to the consideration of the following planning matters.

The effect on the character of the area, including trees and landscaping

Whilst the surrounding area is generally characterised by two storey semi-detached and detached dwellings, the former Christmas Lodge building had the appearance of a flat development. The proposal is for purpose built residential accommodation and whilst different from the established pattern of development, the principle of one building on the site is considered to be acceptable in visual amenity terms. There is a significant difference in levels with the land rising upwards from the south boundary to the north boundary. The proposal is for a part two storey part three storey building with a "U" shaped footprint. The proposed site level is shown at 92.18 which means the rear elevation will, in part, be set into the site by some 2.7 metres. As the site has been undeveloped for some time and is near the top of a hill, the proposed building will represent a significant change and presence in the local street scene. It has been designed to reflect existing housing by the use of pitched roofs and facing brickwork. It is considered that given the space retained around the built form, the proposed landscaping strategy and the use of site levels to minimise its visual impact, the proposed building would have an acceptable impact on the character of the area.

An Arboricultural Impact Assessment has been submitted with the application, which indicates that four category B trees and 11 category C trees will be removed to facilitate the development. The application is also accompanied by a detailed landscape strategy which proposes replacement and additional tree planting.

The Council's Arboricultural Officer has considered the proposal and, subject to the development being undertaken in strict accordance with the submitted arboricultural details and recommendations, raises no objection to the proposal. To ensure that the landscape

character of the site is retained, it is considered appropriate to impose conditions to secure the implementation of the proposed landscape strategy. It is noted that close boarded fencing is proposed to the west and south (in part) boundaries. Given the landscape character of the Brickfields Country Park, a landscaped approach to boundary treatment is considered appropriate which may be secured by way of condition. Subject to the imposition of the aforementioned conditions, no objection is raised to the proposal in visual amenity grounds.

The impact on neighbours

The property most affected by the proposed development is 11 Evelyn Avenue. This property adjoins the application site to the west and comprises a detached two-storey dwelling. As with the application site, levels within this property increase from the building up to its rear boundary with the public footpath. The rear garden, the side of the property and the rear balcony will be overlooked by windows and balconies in the east elevation of the proposed building (it is noted that there were windows in the side elevation of the former Christmas Lodge overlooking 11 Evelyn Avenue). However given the separation distances proposed between these openings, varying between 23-25.5 metres to the common boundary, it is considered that the resultant loss of privacy is not materially harmful to the extent that planning permission could be reasonably refused on this ground. The new building will represent a significant visual presence, particularly when viewed from the rear garden, having regard to the height of hedge situated on the common boundary. However, given the separation distances and proposed levels the proposal is not considered to give rise to unacceptable overbearing or overshadowing impacts.

91 Jubilee Road is located to the south east of the application site and would be overlooked by windows and balconies in the east and south elevations. The proposed minimum separation distance from the balconies/building to the closest part of the rear boundary of 91 Jubilee Road is shown to be 19 metres, this is considered sufficient to safeguard appropriate levels of privacy. Whilst the outlook from this property will change as a result of this proposal, given the location of the building within the site, and the separation distances proposed no material overbearing or overshadowing impacts are considered to result

The outlook from properties in Southmead to the north of the site and Highfield Gardens to the west will change as a result of this proposal, particularly as a result of the height and massing of the proposed building. However given the proposed separation distances between buildings (in excess of 30 metres for Southmead and 40 metres for Highfield Gardens) no material loss of privacy or unacceptable overbearing/overshadowing impacts are considered to result.

As the site is currently undeveloped, it does not give rise to noise or disturbance. The re-use of the site for residential purposes will re-introduce noise and activity. However, given the residential character of the surrounding area this is not considered to result in a material loss of amenity to adjoining occupiers.

It is noted that a CCTV system is proposed as part of this proposal. To ensure appropriate levels of privacy are retained, further details of what is to be installed are required. This is to be secured by way of condition. It is also considered appropriate to impose a condition securing details of any external lighting in terms of both residential amenity and also in the interests of biodiversity given the proximity of Brickfields Country Park as set out below.

Having regard to the above and subject to the proposed conditions no material loss of amenity to adjoining occupiers is considered to result from the proposal and no objection is raised to the proposal in this regard.

The living environment created including mobility housing and facilities for the disabled

The supporting statement confirms that all homes will be adaptable for residents with physical disabilities and two units are designed for wheelchair use. The flats are provided with wide corridors and doors to ensure ease of movement throughout. The bathrooms and kitchens are larger than those required by Lifetime Homes standards. In a typical one bedroom flat, the open plan living/dining/kitchen has a window end and a glazed patio door onto a private terrace or balcony. The kitchen window looks out onto the circulation corridor with the living room window overlooking the garden.

The agent has advised that the proposal responds to the specific requirements for Veterans housing as identified by Stoll i.e. safety and security, accessibility and community, and include the following:

- one communal entrance to allow staff to monitor who is in the building;
- a secure boundary with access controlled gates between the communal gardens and the parking area to maintain the gardens for the private and peaceful use of residents;
- the family units should have access to a children’s play area separate from the main communal gardens (the family units are grouped together in the west wing to make this possible);
- all homes are entered from a communal corridor to encourage social interaction between residents;
- all homes have level access from the lifts and into the gardens;
- the wheelchair accessible flats are located near to the lift, the communal facilities and disabled parking;
- the layout is designed in response to orientation and outlook in terms of daylight/sunlight and views over the gardens/park

The accommodation proposed is considered to create acceptable layouts and outlook to meet the occupational needs of future residents. Furthermore lifts are provided within the development. Each dwelling would have access to both private and/or public amenity space close by and overall it is considered that the proposal would create a satisfactory living environment for future residents.

There has been discussion between the applicant and the Council's Contract Manager about the amount of refuse storage to be provided. Amended plans have been received which propose 4x 1100L refuse bins, 4x 1100L recycling bins and 2x 240L glass recycling bins. The Council's Contracts Manager advises that the proposed refuse facilities are acceptable, but states that they are the absolute minimum required for a development of this size. Furthermore as the Council has a zero excess waste policy, any excess waste produced will have to be disposed of by the owner/managing agent of the site at their expense.

The provision of affordable housing

Policy CP6 of the Rushmoor Core Strategy requires provision of 35% affordable housing with developments of 15 or more net dwellings. The proposal provides for a minimum of 35% affordable housing on the site. The Head of Environmental Health and Housing has confirmed that this arrangement is satisfactory. Subject to satisfactory completion of a legal agreement to secure this provision it is considered that the proposal complies with development plan policy in this regard.

Flood risk and drainage issues

The application is accompanied by a flood risk assessment and sustainable drainage strategy. The Environment Agency advises that the proposed development is of low environmental risk in terms of flooding. The views of Thames Water are awaited and will be reported at the meeting. Subject to the imposition of conditions as appropriate to secure an acceptable drainage strategy for this site once this response is received, no objection is raised to the proposal in terms of flood risk or drainage grounds

Highway considerations

The proposal does not comply with the Council's adopted Car and Cycle Parking Standards 2012 and, on this basis, the Council's Transportation Strategy Officer initially raised objection to the proposal. The standard requisite parking provision for an open market housing development of this size is 60 spaces. 15 are proposed with potential for 6 more being provided. The question therefore is whether there are any special circumstances or controls which can justify the proposed levels of car parking to ensure no adverse impact on traffic and parking conditions in the vicinity given the conflict with adopted policy.

This issue has been the subject of extensive discussion with the applicants. The applicant has explained in some detail the car parking and ownership levels on their other sites and how their particular operation and occupiers result in very low levels of car ownership. They are aware of the needs to demonstrate that, given the shortfall from the adopted standard and existing car parking capacity issues on Evelyn Avenue and Jubilee Road, there will be no demand for parking beyond the site as a result of this development.

The applicant has agreed to a restriction on the use of the development to Veterans and their families, the submission of a parking management plan to include details of the criteria for the allocation of the proposed off-street parking spaces which would establish how the number of eligible residents' vehicles will not exceed the number of off-street parking spaces within the site and how parking spaces will be allocated, together with suitable measures to be implemented in the event that car ownership gives rise to demand in excess of the capacity of the car park (through the provision of 6 reserve spaces). Conditions and controls to this effect would, it is considered, provide sufficient safeguards to manage parking demand to the extent that no objection is raised to the proposal in this regard.

The Council's Transportation Strategy Officer is satisfied that the site layout provides satisfactory parking areas with acceptable access arrangements. It has been satisfactorily demonstrated that a refuse freighter can enter, turn and leave the site.

With regard to the need for a transport contribution, this should only be sought where a relevant improvement is listed in the Rushmoor Transport Statement to mitigate the development. As there is no relevant improvement published in our list, a transport contribution is not considered appropriate in respect of this proposal.

Open Space Provision

The Local Plan seeks to ensure that adequate open space provision is made to cater for future residents in connection with new residential developments. Policies OR4 and OR4.1 allow provision to be made on the site, or in appropriate circumstances a contribution to be made towards upgrading facilities nearby. The policy does not set a threshold of a particular number of dwellings or size of site above which the provision is required.

The site is not big enough to accommodate anything other than the development proposed and any associated garden/private amenity space. This is a circumstance where a contribution towards off-site provision, in this case for dredging and improvements to pond area and provision of natural play features at Brickfield Country Park, and pitch improvements at Aldershot Park by way of a planning obligation may be appropriate. Subject to the completion of this agreement no objection is raised to the proposal within the terms of Policy OR4.

Nature Conservation

The third phase of the Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy is now in place. This comprises the Suitable Alternative Natural Greenspace (SANG) at Rowhill Nature Reserve in order to divert additional recreational pressure away from the Thames Basin Heaths Special Protection Area (TBHSPA) and a range of Strategic Access Management and Monitoring Measures to avoid displacing visitors from one part of the TBHSPA to another and to minimize the impact of visitors on the TBHSPA. The proposal meets the criteria against which requests to allocate capacity at Rowhill Nature Reserve SANG will be considered. In accordance with the strategy the applicant has agreed to make a financial contribution towards the SANG at Rowhill Nature Reserve which is to be secured by way of a section 106 legal agreement. Subject to the completion of the requisite legal agreement to secure this contribution, the proposal is considered to have an acceptable impact on the TBHSPA.

The application is supported by an ecological survey. The Council's Ecologist has been consulted on this application and he advises that he has no additional ecological records relevant to the application than those listed in the ecological report. However, it is known that the nearby pond in Brickfields Park has been subjected to a survey for great-crested newts as part of a monitoring project and none were found. In his view the application site has developed some biodiversity interest, primarily in the mature trees around the perimeter of the site. These are set to be retained under the current proposals. The site itself has developed some ruderal and ephemeral vegetation which also had some potential to support protected species. The ecological report by Hampshire County Council undertook and extended Phase 1 Habitat survey and additional reptile and bat surveys. No reptiles were found during the survey although low numbers of individuals combined with a high number of resting/basking areas could mean they are harder to detect. The report suggests mitigation assuming that small numbers are present on the site and this approach is supported as is the recommendation for the retention and enhancement of the boundary, particularly that along the southern edge of the proposed development. He recommends that the planting should ideally be native and reflect that which already exists in the adjacent Brickfields Park SINC. The development of a lighting scheme which minimises light spill onto boundary features is also desired, especially boundaries are presently unlit. These measures may be secured by way of condition. Subject to the recommendations in the Hampshire County Council Ecological report being implemented in full, which may be secured by way of condition, no objection is raised to the proposal on biodiversity grounds.

In their representation the Friends of Brickfields Park sought the introduction of a pedestrian access from the site into Brickfields Park. The applicant has confirmed that a single controlled entry point and quiet seclusion are considered essential for residents and therefore such a new entrance could not form part of their proposals.

Renewable Energy and Sustainable Construction

The application is accompanied by an assessment to address the requirements of policy CP3. In this regard it is noted that the submission demonstrates the development will attain Code Level 4 for Sustainable Homes. However since the submission of the application, following the Royal Assent of the Deregulation Bill 2015 (26 March 2015) the government's current policy position is that planning permissions should not be granted requiring or subject to conditions requiring, compliance with any technical housing standards for example the Code for Sustainable Homes, other than for those areas where authorities have existing policies. In Rushmoor's case this means that we can require energy performance in accordance with Code Level 4 as set out in policy CP3 of the Rushmoor Core Strategy. Such measures may be secured by way of condition and on this basis no objection is raised to the proposal in terms of policy CP3.

In conclusion the proposal is considered to have an acceptable impact on the character of the area. It has been satisfactorily demonstrated that the proposal would have an acceptable impact on the local ecology, and that it will create a satisfactory living environment for future occupiers, have an acceptable impact on adjoining residents and meet the functional requirements of the development. The proposal is acceptable in highway terms, provides appropriate safeguards to control car parking demand, makes satisfactory provision for public open space and an appropriate contribution towards SPA mitigation measures.

Full Recommendation

It is recommended that subject to the completion of satisfactory planning obligation to be agreed by the Head of Planning in consultation with the Solicitor to the Council to secure:

- a) a minimum of 35% of affordable housing in accordance with the requirements of the Head of Environmental Health and Housing;
- b) a financial contribution towards open space provision namely for dredging and improvements to pond area and provision of natural play features at Brickfield Country Park and pitch improvements at Aldershot Park
- c) a financial contribution towards Rowhill Copse Suitable Alternative Green Space (SANG and SAMM) as mitigation for impact on Thames Basin Heaths Special Protection Area and
- d) submission, approval, implementation on commencement of occupation and monitoring of a parking management plan which will demonstrate that the allocation of spaces and residents' car ownership and use, together with that of staff and visitors, will not give rise to demand for parking in excess of the number of spaces provided within the site.

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

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

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

- 2 Notwithstanding any details submitted with the application no works shall start on site until a schedule and/or samples of the external materials to be used in the development have been submitted to, and approved in writing by, the Local Planning Authority. The Development shall be completed and retained in accordance with the details so approved.

Reason - To ensure satisfactory external appearance.*

- 3 Notwithstanding any details submitted with the application, no works shall start on site until a schedule and/or samples of surfacing materials, including those to access driveways/forecourts to be used in the development have been submitted to, and approved in writing by, the Local Planning Authority. The development shall be completed and retained in accordance with the details so approved

Reason - To ensure satisfactory external appearance and drainage arrangements.*

- 4 The development shall be undertaken in accordance with the site levels shown on the approved plans and retained in accordance with the approved details.

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

- 5 Notwithstanding any details submitted with the application no works shall start on site until details of all screen and boundary walls, fences, hedges or other means of enclosure have been submitted to and approved in writing by the Local Planning Authority. The development shall be completed and retained in accordance with the details so approved.

Reason - To safeguard the amenities of neighbouring property and the landscape character of the Brickfields Country Park.*

- 6 Prior to occupation of any part of the development hereby approved, the refuse bin storage areas shall be provided in full as shown on the approved plans and retained in accordance with the approved details

Reason - To safeguard the amenities of the area and to meet the functional needs of the development*

- 7 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 1995, (or any Order revoking and re-enacting that Order), no vehicular or pedestrian entrance shall be formed from the site onto adjoining land/the highway other than as shown on the approved plans.

Reason - To protect the amenities of neighbouring residential properties, the landscape character of Brickfields Country Park and to prevent adverse impact on traffic and parking conditions in the vicinity.

- 8 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.

- 9 No works shall start on site until a construction method statement has been submitted to and approved in writing by the Local Planning Authority, which shall include:

- i) programme of construction work;
- ii) the provision of facilities for contractor parking;
- iii) the arrangements for deliveries associated with all construction works;
- iv) access and egress for plant and deliveries;
- v) protection of pedestrian routes during construction;
- vii) location of temporary site buildings, site compounds, construction materials and plant storage areas;
- viii) controls over dust, noise and vibration during the construction period; and
- ix) provision for storage, collection and disposal of rubbish from the development during the construction period

Construction shall only take place in accordance with the approved method statement.

Reason - To protect the amenities of neighbouring, to prevent pollution and to prevent adverse impact on highway conditions in the vicinity.*

- 10 The landscaping scheme as shown on drawing number 406/500 rev C rev E shall be implemented in full prior to the first occupation of the development hereby approved or the first available planting seasons whichever are the sooner. 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 required to be planted.

Reason - To ensure the development makes an adequate contribution to visual amenity and in the interests of biodiversity

- 11 The 15 parking spaces shown on the approved plans shall be provided before the first occupation of the development hereby permitted and used only for the parking of vehicles ancillary and incidental to the residential use. These spaces shall be kept available at all times for parking and shall not be used for the storage of caravans, boats or trailers.

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

- 12 If required as a result of monitoring through a parking management plan 6 additional on-site parking spaces shall be laid out within 6 months of being identified as required, and thereafter retained and used only for the parking of vehicles ancillary and incidental to the residential use in accordance with details to be first submitted to, and approved in writing by, the Local Planning Authority. These spaces shall be kept available at all times for parking and shall not be used for the storage of caravans, boats or trailers.

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

- 13 The development hereby approved shall be undertaken in accordance with the Arboricultural Impact Assessment and Arboricultural Method Statement prepared by PJC Consultancy Ltd reference PJC/3574/14.

Reason - To safeguard protected trees and the landscape character of the area

- 14 The development hereby approved shall be undertaken in accordance with the mitigation and enhancement recommendation made in the ecological appraisal report (Phase 1 and Reptile Phase 2 Ecological Survey report) for Hampshire County Council Property Services.

Reason - To safeguard protected species and to promote biodiversity

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

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

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

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

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

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

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

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

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

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

Reason - To protect the amenity of neighbouring occupiers.*

- 18 The building hereby approved shall be used solely by disabled or vulnerable veterans and their dependents and for no other purpose including any other residential use within Use Class C3 of the Town and Country Planning (Use Classes) Order 1987 as amended.

- 19 Prior to the commencement of development, and notwithstanding any details submitted with the application, details of measures to achieve the energy performance standards in accordance with Code Level 4 for Sustainable Homes or equivalent shall be submitted to and approved in writing by the Local Planning Authority. Such details as may be approved shall be implemented in full prior to the first occupation of the dwelling to which they relate and retained in perpetuity.

Reason - To reflect the objectives of Policy CP3 of the Rushmoor Core Strategy

- 20 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.

Reason - to prevent harm to breeding birds

- 21 Prior to the commencement of development, details of measures to incorporate Sustainable Drainage Systems (SUDS) into the development shall be submitted to and approved in writing by the Local Planning Authority. Such details as may be approved shall be implemented in full prior to the first occupation of that part of the development to which they relate and retained in perpetuity.

Reason - To reflect the objectives of Policy CP4 of the Rushmoor Core Strategy

- 22 The permission hereby granted shall be carried out in accordance with the following approved drawings – 044_PL_002 RevA, _003 RevA, _004 RevA, _005 RevA, _006 RevA, _007 RevA, _008 RevB, _009 RevA, _010 RevA, 406/100 G & 388/1/E/SK150127KM RevP.

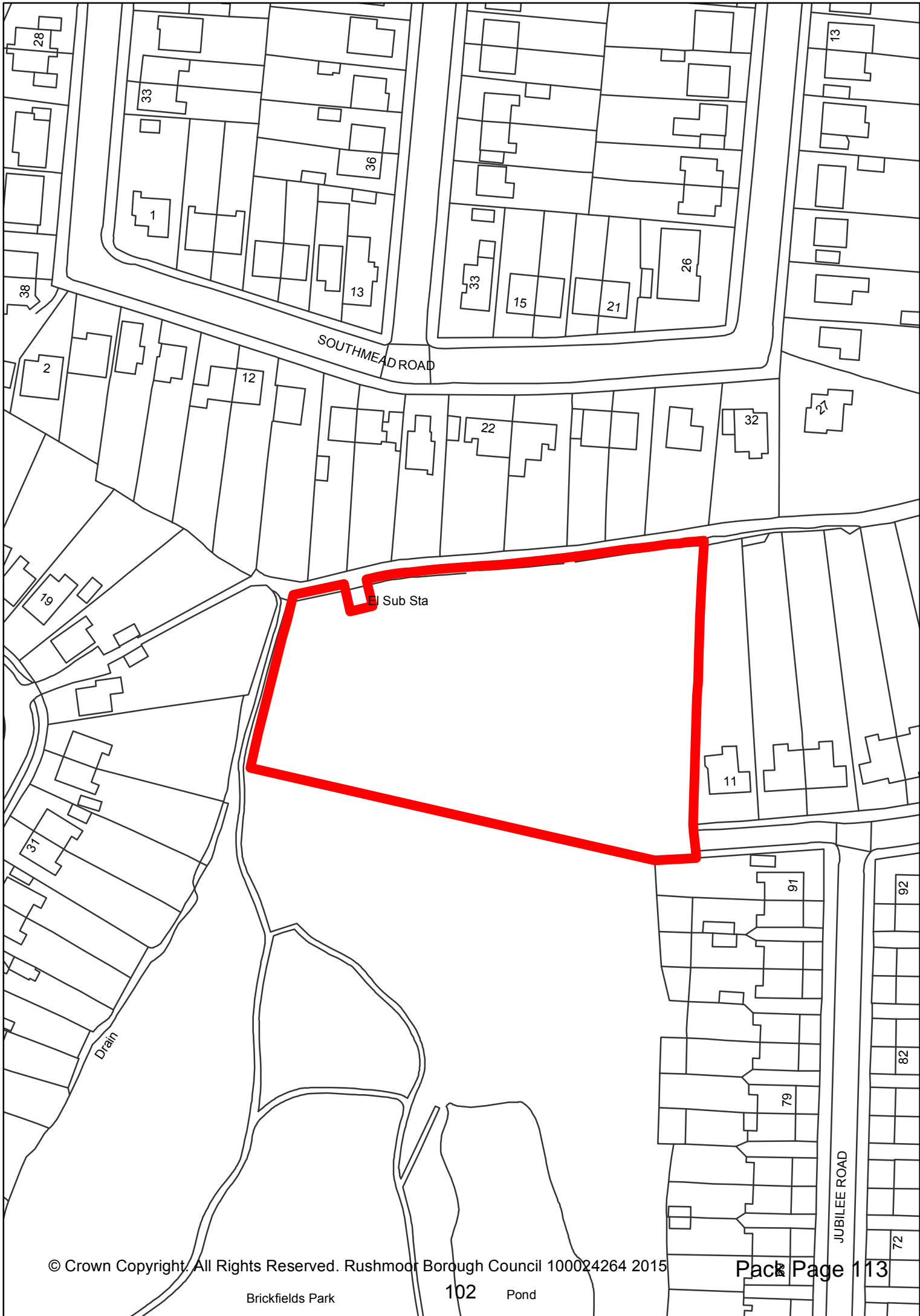
Reason - To ensure the development is implemented in accordance with the permission granted

INFORMATIVES

- 1 INFORMATIVE - The Local Planning Authority's commitment to working with the applicants in a positive and proactive way is demonstrated by its offer of pre-application discussion to all, free of charge, and assistance in the validation and determination of applications through the provision of clear guidance regarding necessary supporting information or amendments both before and after submission, in line with the National Planning Policy Framework.
- 2 INFORMATIVE - REASONS FOR APPROVAL - The Council has granted permission because the proposal would have an acceptable impact on the character of the area. It has been satisfactorily demonstrated that the proposal would have an acceptable impact on the local ecology, and that it will create a satisfactory living environment for future occupiers, have an acceptable impact on adjoining residents and meet the functional requirements of the development. The proposal is acceptable in highway terms, it makes satisfactory provision for public open space and an appropriate contribution towards SPA mitigation measures. As such it complies with development plan policies, the Councils SPD on Planning Contributions Transport and Car and Cycle Parking Standards and The Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy and the National Planning Policy Framework/Planning Practice Guidance. 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.
- 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 WORKS START ON SITE or, require works to be carried out BEFORE COMMENCEMENT OF USE OR FIRST OCCUPATION OF ANY BUILDING. Development started, carried out or occupied without first meeting the requirements of these conditions is effectively development carried out WITHOUT PLANNING PERMISSION. The Council will consider the expediency of taking enforcement action against any such development and may refer to any such breach of planning control when responding to local searches. Submissions seeking to discharge conditions or requests for confirmation that conditions have been complied with must be accompanied by the appropriate fee.
- 4 INFORMATIVE - This permission is subject to a planning obligation under Section 106 of the Town and Country Planning Act 1990 (as amended).

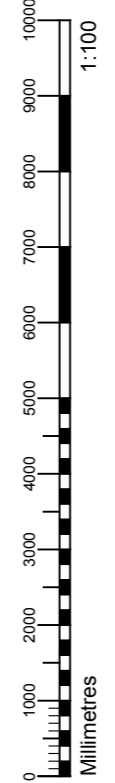
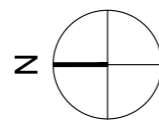
- 5 INFORMATIVE - The applicant is recommended to achieve maximum energy efficiency and reduction of Carbon Dioxide emissions by:
- a) ensuring the design and materials to be used in the construction of the building are consistent with these aims; and
 - b) using renewable energy sources for the production of electricity and heat using efficient and technologically advanced equipment for the production of electricity and heat.
- 6 INFORMATIVE - The applicant is advised to contact the Recycling and Waste Management section at Rushmoor Borough Council on 01252 398164 with regard to providing bins for refuse and recycling. The bins should be:
- 1) provided prior to the occupation of the properties;
 - 2) compatible with the Council's collection vehicles, colour scheme and specifications;
 - 3) appropriate for the number of occupants they serve;
 - 4) fit into the development's bin storage facilities.
- 7 INFORMATIVE - The planning permission hereby granted does not authorise the applicant, or his agents, to construct a new/altered access to, or other work within, the public highway. A separate consent for works within the highway must first be obtained from the highway authority who may be contacted at the following address:- Hampshire County Council Highways Sub Unit, M3 Motorway Compound, Hook, Hampshire, RG27 9AA.
- 8 INFORMATIVE - Measures should be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway throughout the construction period.
- 9 INFORMATIVE - No materials produced as a result of site preparation, clearance, or development should be burnt on site. Please contact the Head of Environmental Health for advice.
- 10 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.

- 11 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.
- 12 INFORMATIVE - The applicant is advised that during the demolition and construction phases 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 Head of Environmental Health.



GENERAL NOTES

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Rev.	Date	Description	Drawn	Checked	Date
A	25.03.2015	Openings revised as detailed. Matched layout in Part 15 revised. Site boundary key omitted.	EG	EG	13.03.2015
	13.03.2015	Issue for Planning	J.M.C.F.	EG	

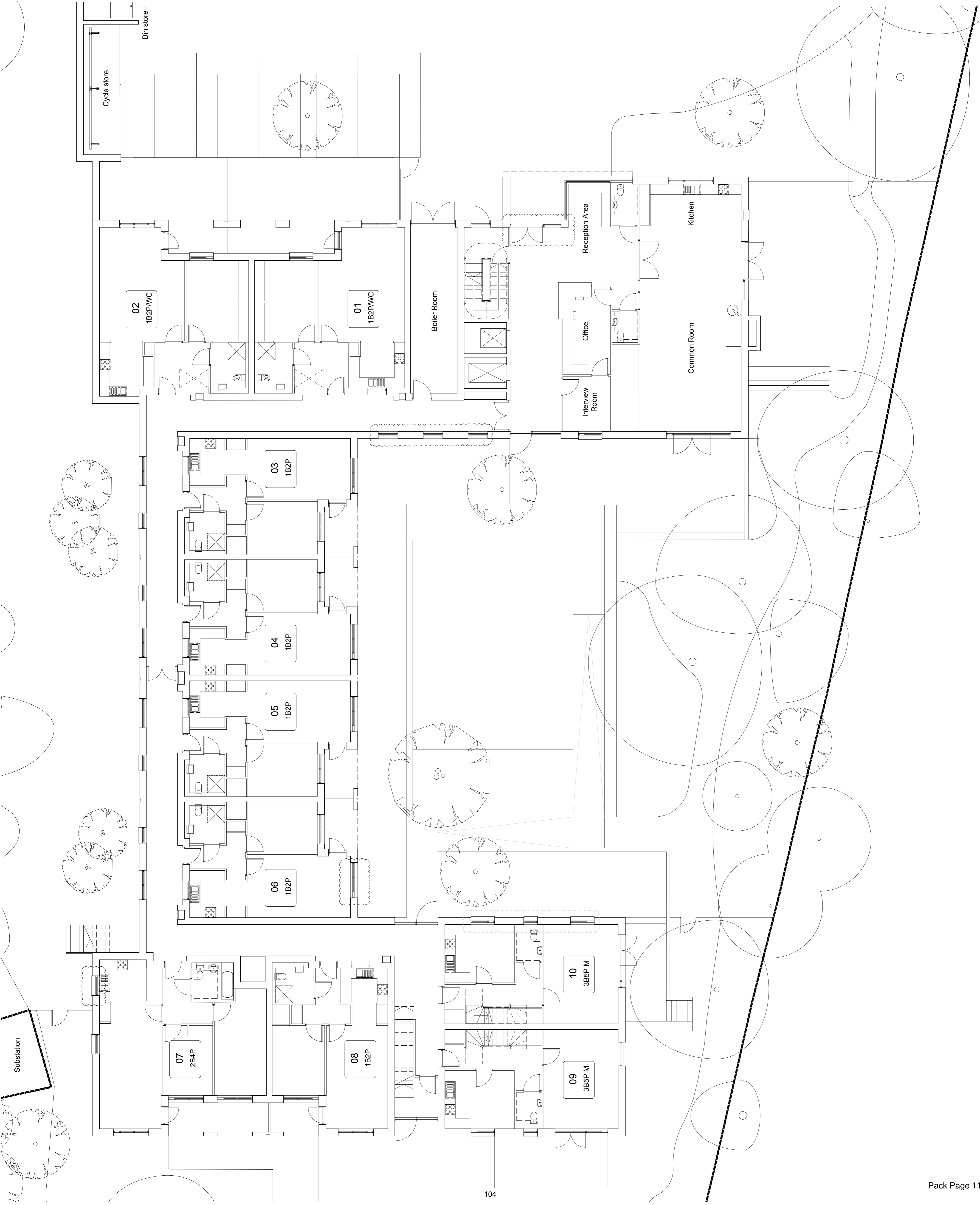
PLANNING

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PROJECT: CHRISTMAS LODGE
 EVELYN AVENUE ALDERSHOT
 REF NO: 14-044 EG PD 1:100@A1
 DATE: 13.03.2015
 DRAWING NUMBER: 044_PL_005
 REVISION: A
 E:\1444 CHRISTMAS LODGE\DWG\14 EG PD\1:100@A1_044 PL_005_001.FIRST FLOOR PLAN.DWG

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Rev.	Date	Description	Drawn	Checked
A	25.03.2015	Openings revised as indicated. The 01 and 02 noted as W.C. site boundary key omitted	J.M.C.F.	EG
-	13.03.2015	Issue for Planning	J.M.C.F.	EG

PLANNING

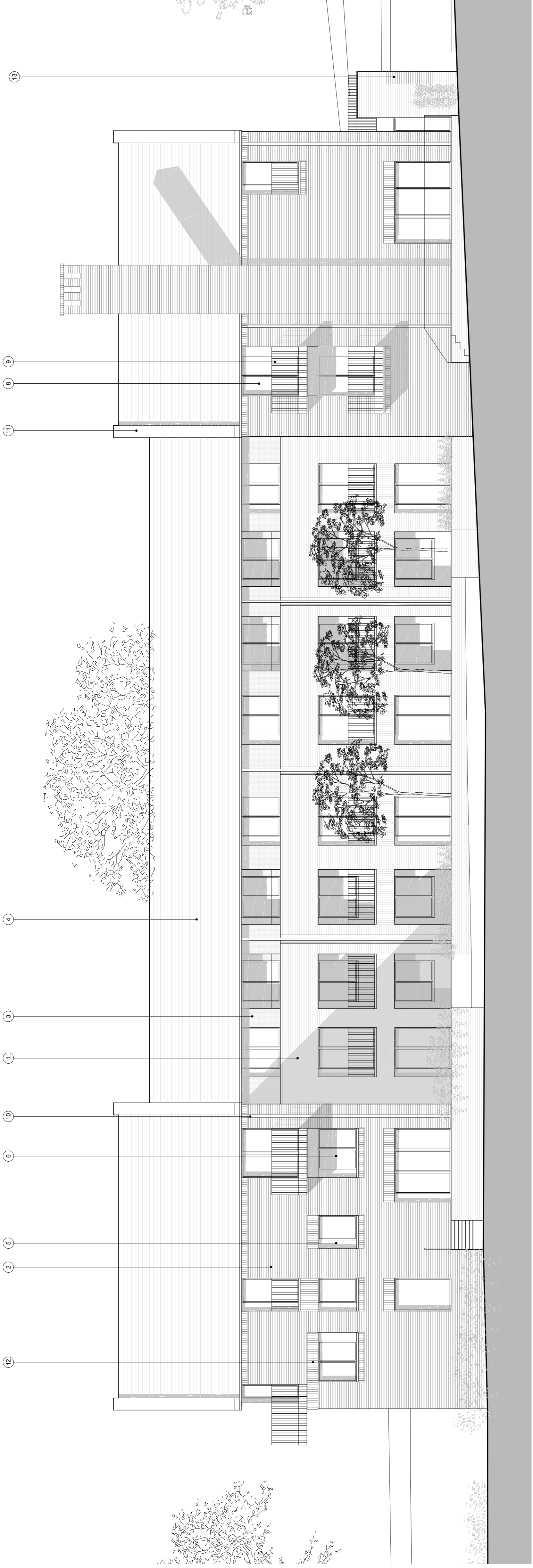
Pollard Thomas Edwards
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Project	Site No.	Client	Address	Date
CHRISTMAS LODGE EVELYN AVENUE ALDERSHOT	14-044	EG PD	1:100@A1	March 15
Drawing No.	044_PL_004	Revision	A	

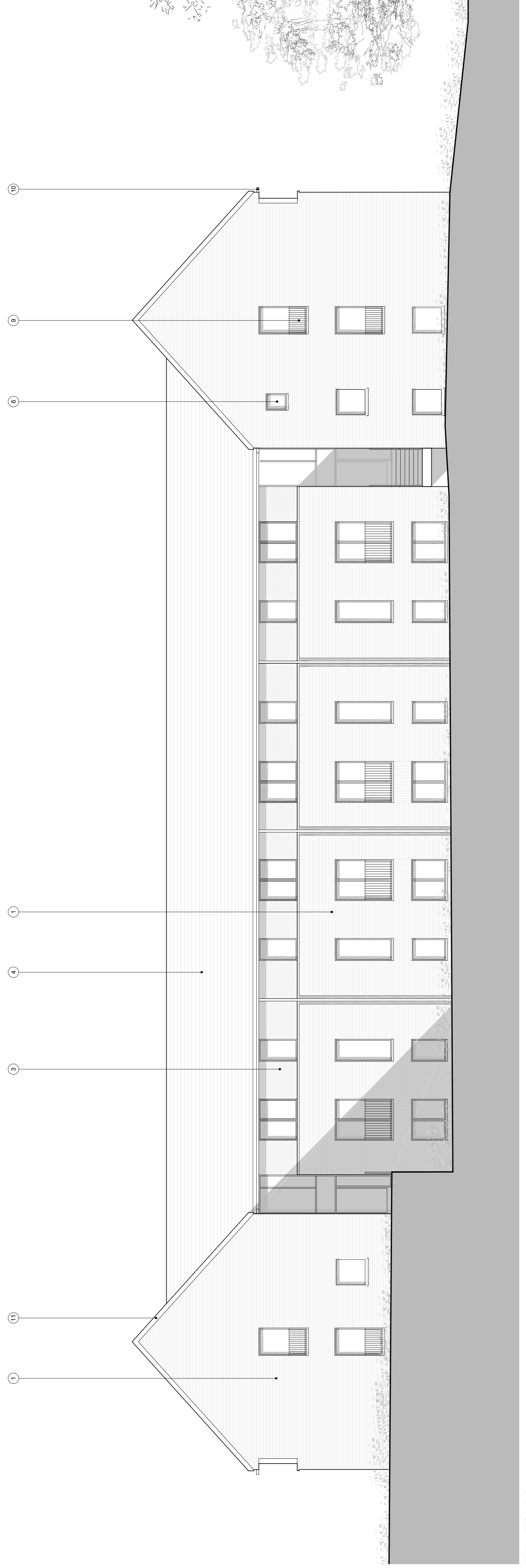
GENERAL NOTES
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MATERIAL KEY

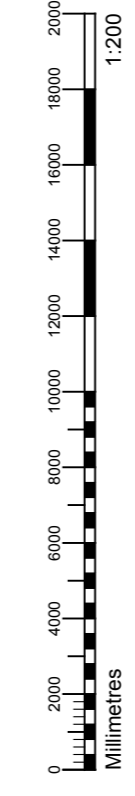
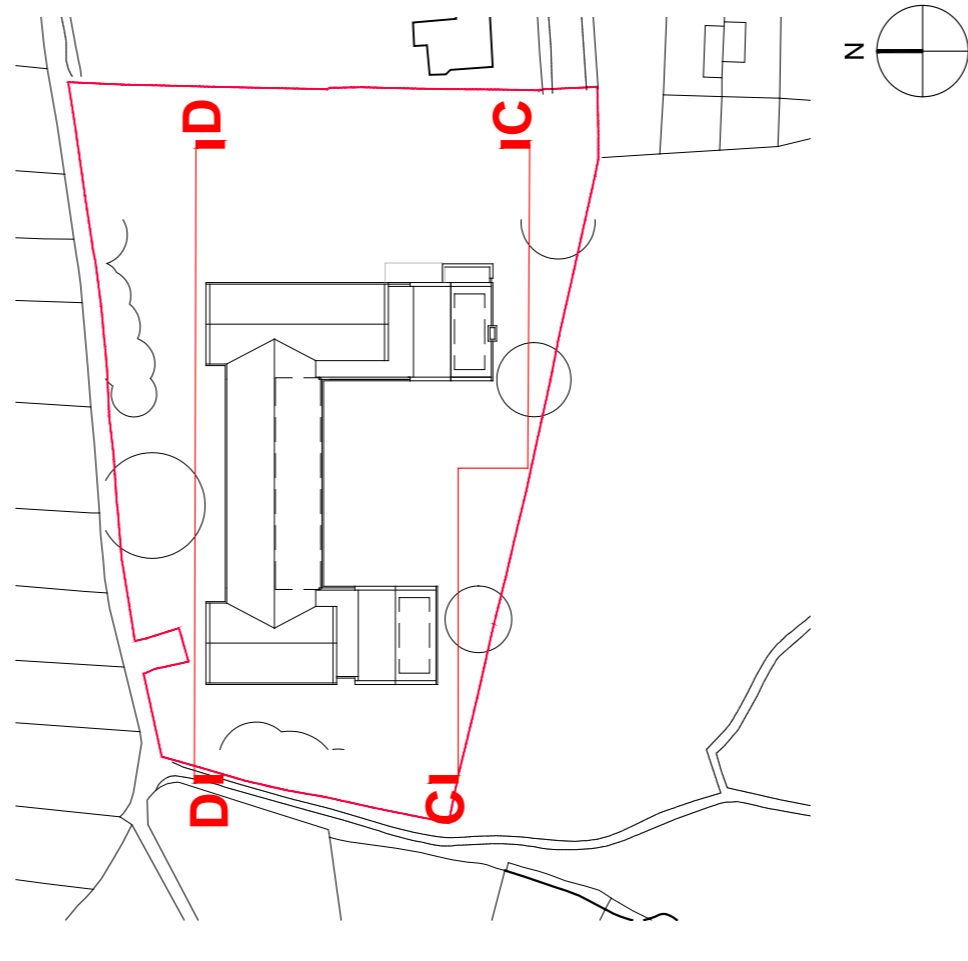
1. Brick Type 1
2. Brick Type 2
3. Coloured render
4. Roofing tile
5. Operable metal ventilation panels
6. PPC window
7. Curtain walling
8. PPC glazed doors
9. PPC Steel flat railings, 'house' balconies to have brick corbelling under
10. PPC aluminium rainwater goods - brick corbel to underside of 'house' gutter
11. PPC aluminium coping
12. Brick outset soldier course and sill to 'house' windows
13. Brick with raked mortar joints



ELEVATION C-C



ELEVATION D-D



REV	DATE	DESCRIPTION	BY	CHKD	EG	PD
A	17.03.15	Materials key revised and minor revisions	JMK/CF	EG		
-	13.03.2015	Issue for Planning	JMK/CF	EG		

PLANNING

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PROJECT
 Christmas Lodge
 Aldershot, Hampshire

DATE
 14-04-15

CF PD
 1:100@A1

DATE
 JAN15

DRAWING NUMBER
 044_PL_010

REVISION
 A

PROJECT LOCATION
 15, CLACK CRESTAL LODGE, 16, N. ELSBURY (TYNEMERE PLANNING), PLANNING, PL. PROPOSED ELEVATIONS

GENERAL NOTES

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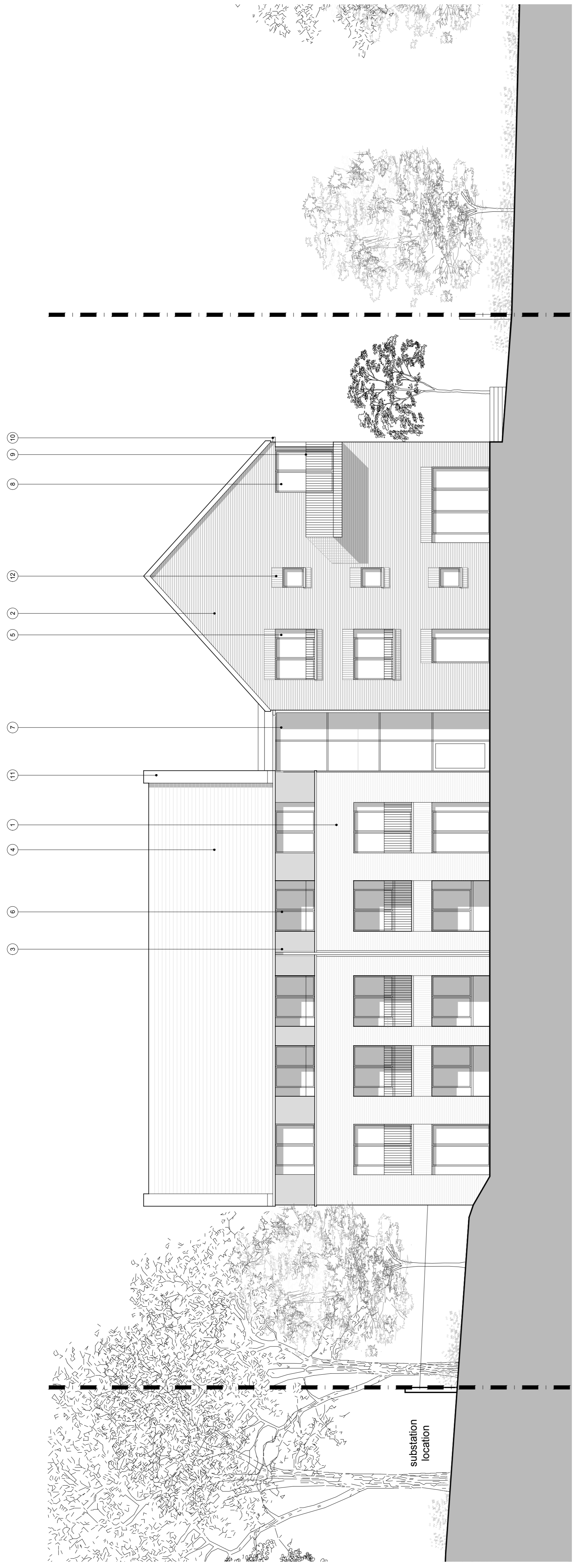
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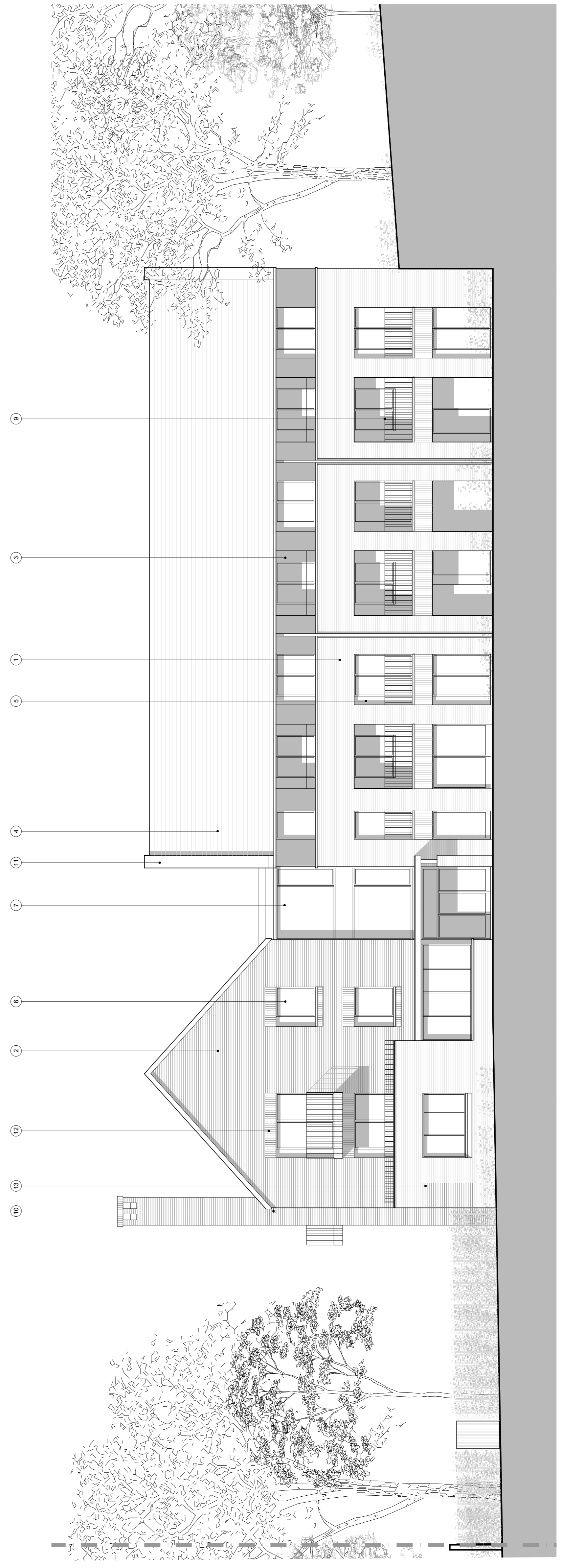
Ordnance Survey data: Ordnance Survey (c) Crown Copyright 2014. All rights reserved. Licence number 100022432

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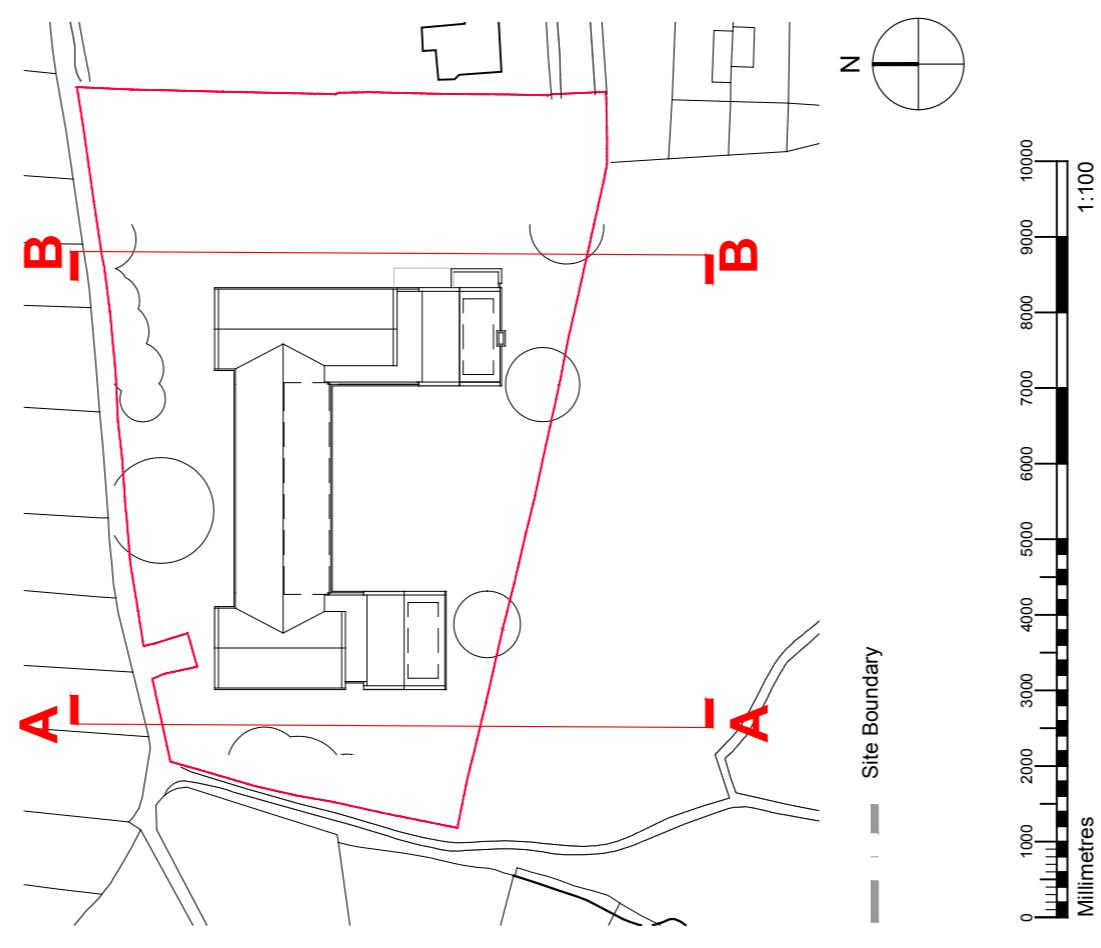
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3. Coloured render
4. Roofing tile
5. Operable metal ventilation panels
6. PPC window
7. Curtain walling
8. PPC glazed doors
9. PPC Steel fair railings; 'house' balconies to have brick coping/under
10. PPC aluminium rainwater goods - brick casset to underside of 'house' gutter
11. PPC aluminium coping
12. Brick outset soldier course and sill to 'house' windows
13. Brick with raked mortar joints



ELEVATION AA



ELEVATION B-B, Main Entrance



REV	DATE	DESCRIPTION	BY	CHKD	EG	PD
A	17.3.15	Materials key revised and minor revisions	JMK/CF	EG		
-	13.03.2015	Issue for Planning				

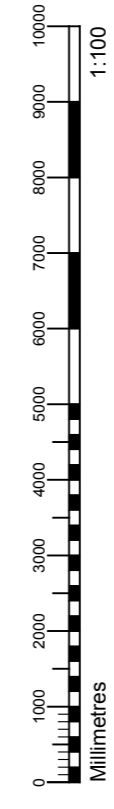
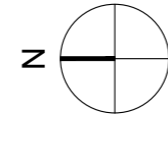
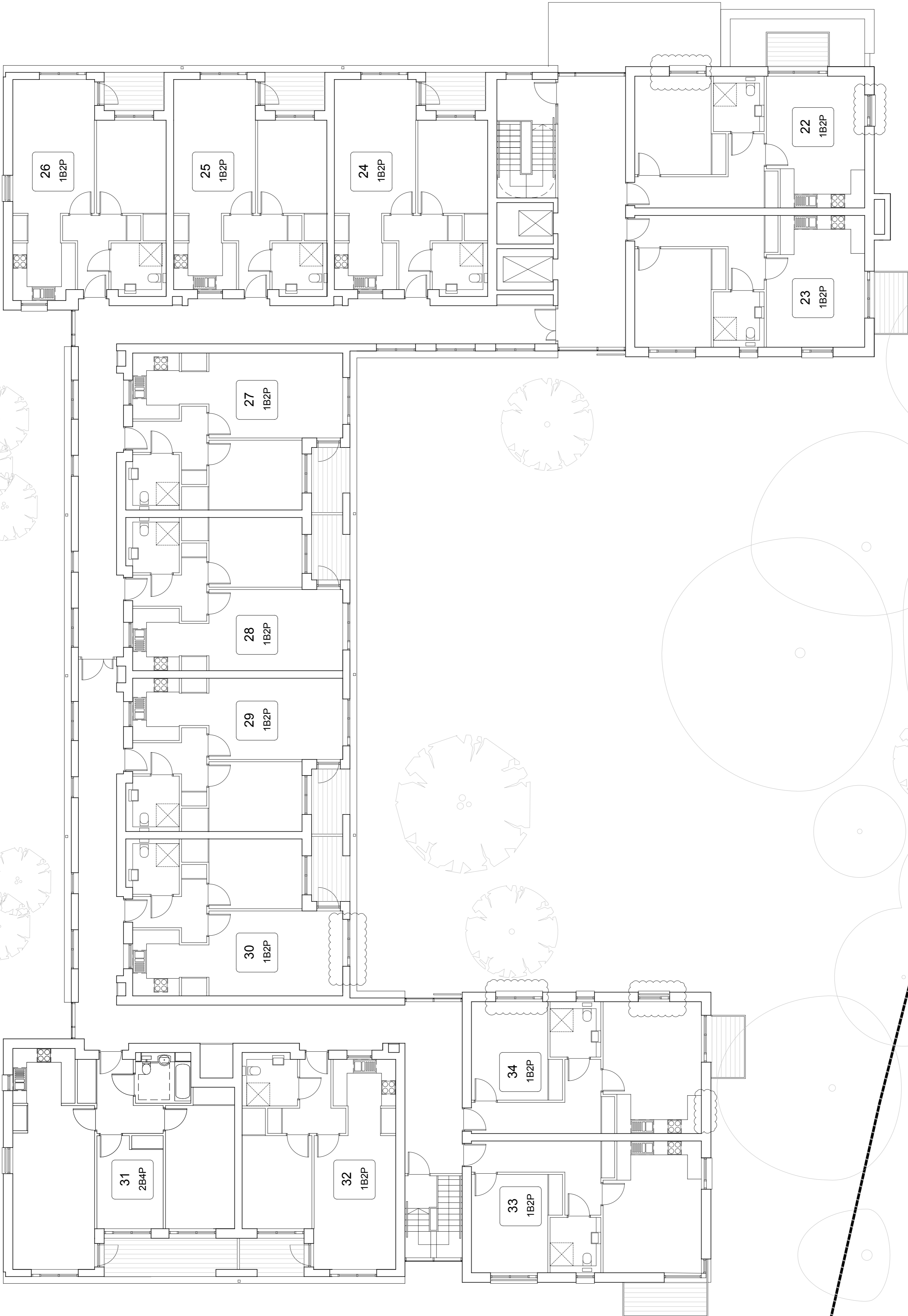
PLANNING

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PROJECT	DATE	SCALE
Christmas Lodge Aldershot, Hampshire	14-04-15	CF PD 1:100@A1
DRAWING NUMBER	044_PL_009	REVISION
ELEVATIONS 1 of 2		A

GENERAL NOTES

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Rev.	Date	Description	Drawn	Checked	Scale
A	25.03.2015	Changes review in closed, Unit 23 & 34 bathroom door moved, 2nd boundary line	EG	EG	
	13.03.2015	Issue for Planning	JACF	EG	

PLANNING

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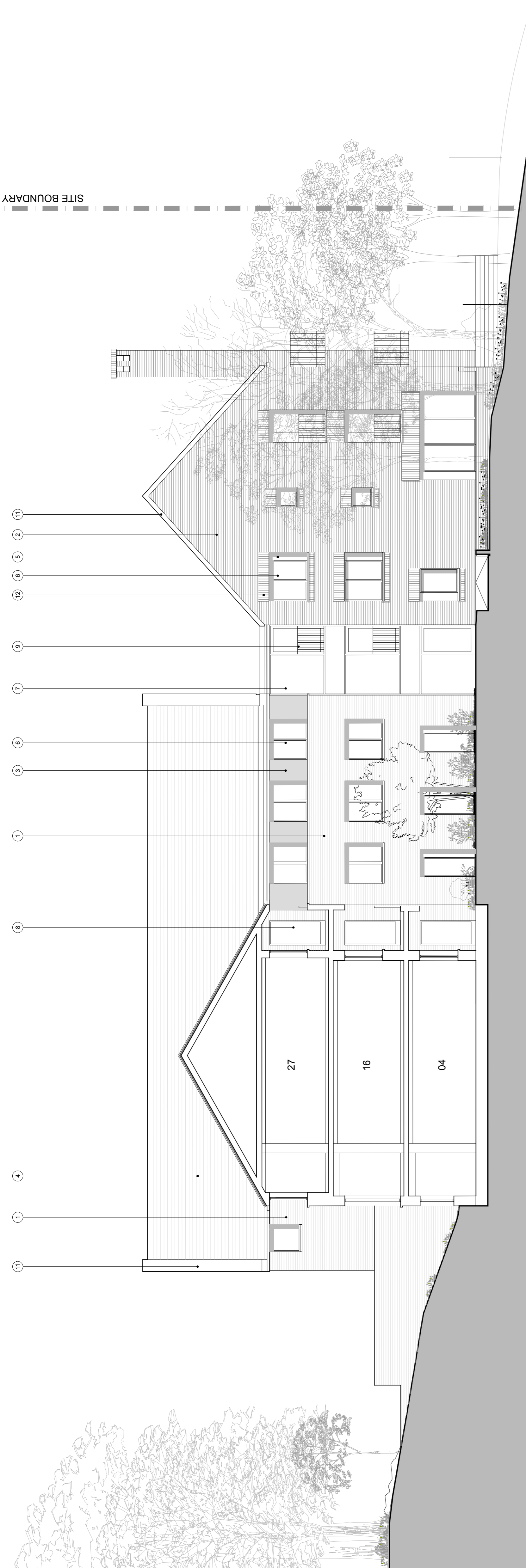
PROJECT
 CHRISTMAS LODGE
 EVELYN AVENUE ALDERSHOT
 DRAWING NO.
 14-044 EG PD 1:100@A1
 DATE
 14/01/15
 DRAWING NUMBER
 044_PL_006
 REVISION
 A
 TITLE
 General Arrangement
 Second Floor Plan
 FILE PATH
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GENERAL NOTES

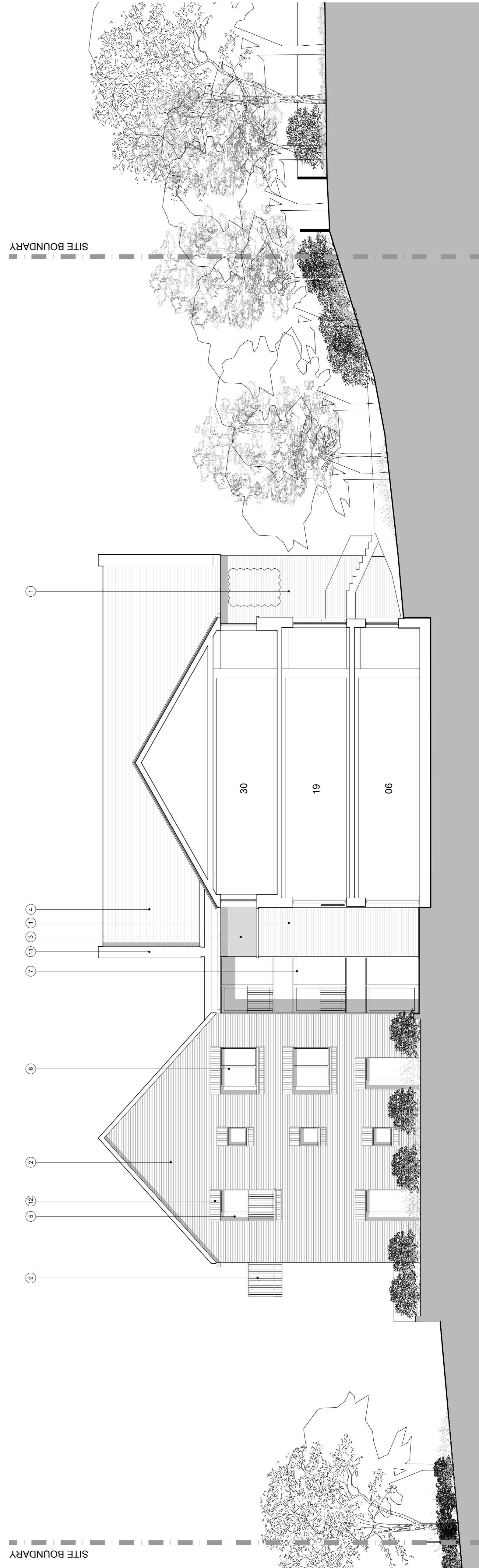
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MATERIAL KEY

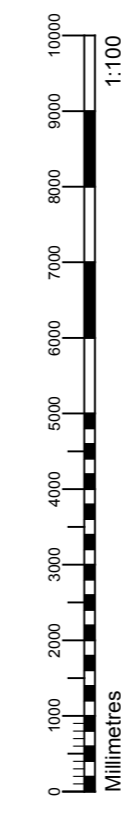
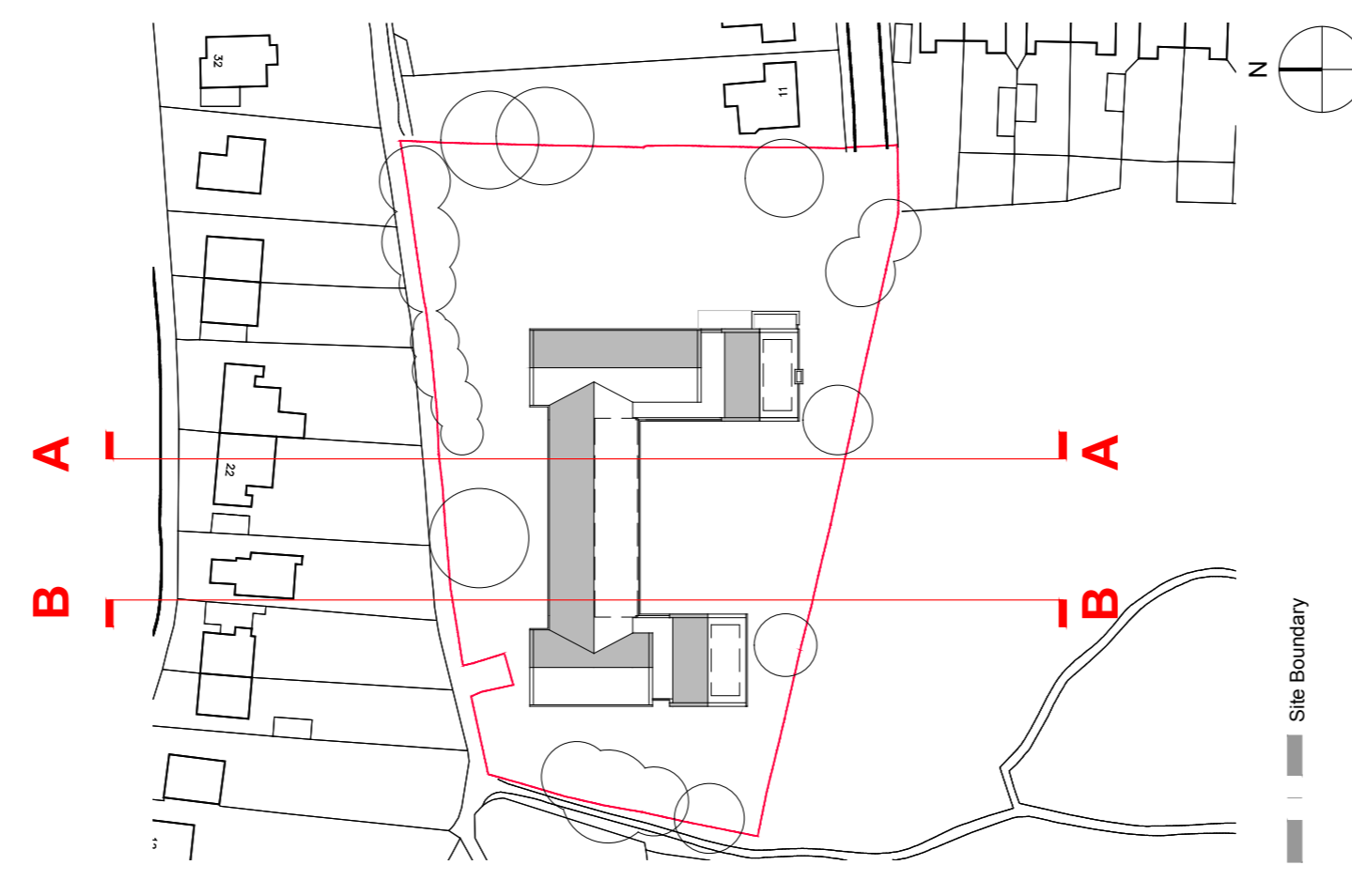
1. Brick Type 1
2. Brick Type 2
3. Coloured render
4. Flooring tile
5. Operable metal ventilation panels
6. PPC window
7. Curtain walling
8. PPC glazed doors
9. PPC Steel flat railings; 'house' balconies to have brick corbeling under
10. PPC aluminium rainwater goods - brick corbel to underside of 'house' gutter
11. PPC aluminium coping
12. Brick outset soldier course and sill to 'house' windows
13. Brick with raked mortar joints



SECTION A-A (looking east)



SECTION B-B (looking west)



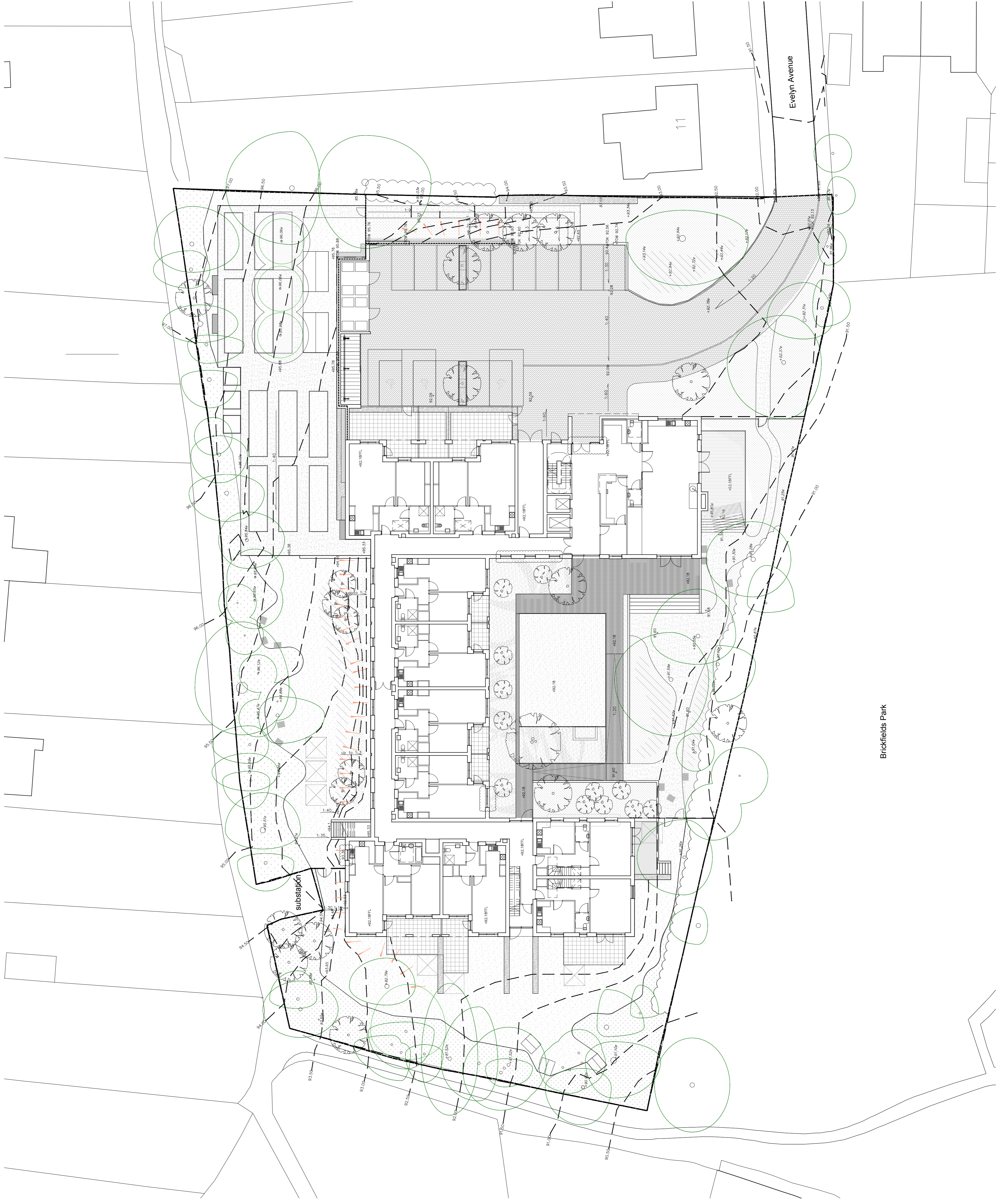
REV	DATE	DESCRIPTION	DESIGNED	CHECKED	DATE
B	25.03.2015	Kitchen window to flat 31 omitted as shown	EG	EG	
A	17.03.15	Materials key revised and minor revisions	EG	PD	
-	13.03.2015	Issue for Planning	JMKCF	EG	

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PROJECT: Chismas Lodge
 Aldershot, Hampshire
 DRAWING NUMBER: 044_PL_008
 PROPOSED SECTIONS: B
 DATE: 14-04-15
 SCALE: 1:100@A1
 PROJECT: Mirch'15

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Brickfields Park

A 25.03.2015 Openings revised as outlined
 13.03.2015 Issue for Planning
 Date: 25.03.2015
 Description: Issue for Planning
 Drawing Name: PLANNING

PLANNING

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PROJECT: CHRISTMAS LODGE
 EVELYN AVENUE ALDERSHOT
 DRAWING NO: 14-044 EG PD 1:200@A1
 DATE: Mch15
 DRAWING NUMBER: 044_PL_003
 REVISION: A
 SITE PLAN

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	Sarita Jones
Application No.	15/00326/COU
Date Valid	5th May 2015
Expiry date of consultations	1st June 2015
Proposal	Change of use of 28-50 (evens) Kingsmead from Use Class A1 to Use Classes A3 (restaurant and cafe) and A4 (drinking establishments)
Address	28 - 50 Kingsmead Farnborough Hampshire
Ward	Empress
Applicant	Key Property Investments (Number One) Ltd
Agent	Mr Roger Finch
Recommendation	Grant

Description

The application site is a component part of the Kingsmead shopping centre, an enclosed mall with pedestrian entrances from Kingsmead, opposite the multi storey car park, the Pinehurst car park and The Mead/Queensmead. Pedestrian access is also available from the Kingsmead multi storey car park via a bridge link from the upper levels. The site comprises ten vacant two-storey retail units on the western side of the Kingsmead shopping centre. Their frontages are on the pedestrian route that leads from the shopping centre across the service road (that serves 61-93 odds Queensmead and 16-64 evens Kingsmead) into central Queensmead (between 71 and 73 Queensmead). The service road/yard for the premises within Kingsmead and Queensmead takes access from Eastmead to the west of the shopping centre. The Kingsmead shopping centre surrounds the application site to the north, south and east. 61-93 Queensmead lies to the west of the site. These premises comprise two terraces of generally three storey buildings with retail on ground floor and residential above (63-69 and 75-91 odds Eastmead).

Planning History

In October 2001, planning permission was granted for the erection of a three storey building on the Pinehurst surface car park comprising a nine screen multiplex cinema, a health and fitness centre (D2) and a bar/restaurant (A3) with undercroft parking providing 137 spaces with disabled, motorcycle and cycle parking, 00/00462/FUL. The proposed multiplex cinema had a floor area of 4119 sq m with 1576 seats. The health and fitness leisure and food and drink uses comprised 1826 sq m and 1099 sq m respectively. Vehicular access was from a new slip road off the A325 and Pinehurst car park with servicing from Kingsmead. A new entrance was positioned in the centre of the roundabout with vehicles exiting Kingsmead. This scheme also included signalisation of the roundabout, the provision of additional approach lanes, the narrowing of the carriageway in front of Briarcliffe House and bus stop provision.

In November 2004 planning permission was granted for the demolition and redevelopment of the northern part of Farnborough town centre to provide retail (A1/A2/A3) space including new superstore, commercial leisure (D2), office (B1a), hotel (C1) and residential accommodation (C3) together with associated provision for access, servicing, parking and landscaping, 04/00080/FUL.

This permission was granted subject to a section 106 legal agreement which included the provision of affordable housing, the construction of dwellings as replacements for Firgrove Court, the provision of a financial contribution for public open space, additional screening and the provision for servicing for the retained buildings at Nos. 15-23 Victoria Road and the provision of an enhanced Shopmobility scheme, public conveniences, recycling facilities within the surface car park, a CCTV system that is compatible with the Council's system, public art and a management agreement for the use of the car park.

In January 2008 planning permission was granted in respect of revised proposal for the erection of two buildings on the Pinehurst surface car park, 07/00391/FUL. The larger building, with a floor area of 3409 sqm, comprised a multiplex cinema with eight screens at first and second floor level and undercroft car parking at ground level for 109 cars. The smaller building, with a floor area of 2724 sq m, comprised four food and drink units (A3, restaurant/cafes, A4, drinking establishments or A5 hot food takeaways) at ground and first floor level (1480 sq m) with either a health and fitness centre or offices at second floor level (1244 sq m). This permission has expired without being implemented.

In March 2012, 12/00002/FUL, planning permission was granted for demolition, rebuilding, extension, internal alteration and refurbishment of the existing premises (Kingsmead shopping centre) to provide a seven screen multiplex cinema (2282 sq m) and Use Class A3, A4, and A5 food and drink uses (761 sq m) together with public conveniences (109 sq m) and escalators. This permission has been implemented. The cinema is now complete and open to the public as are the public conveniences and escalators. The approved uses are not subject to hours of opening restrictions

The Proposal

The current proposal is for the change of use of 28-50 (evens) Kingsmead from Use Class A1 to Use Classes A3 (restaurant and cafe) and A4 (drinking establishments). A flexible permission is sought by the applicant to maximise letting opportunities. The existing layout will be reconfigured to form four larger units in order to respond to anticipated space demand from potential tenants. In total the gross internal floor area of the reconfigured units will be

1626 sq m (currently 1645 sq m) with a mall trading area of 883 sq m. It is envisaged that the first floor will be used as ancillary accommodation to suit tenant requirements. The units will be provided with new shop fronts facing onto the internal malls. However details of these are not available as tenant requirements are unknown at this stage. No changes are proposed to the external fabric of the centre. The proposal will result in approximately 40% of the frontage within the Kingsmead shopping centre being in leisure/food and drink based uses. No additional car parking is proposed to serve the development. Servicing would be via the existing service yard from Eastmead.

The application is supported by a planning, design and access statement and a transport statement.

Consultee Responses

TAG	raises no objection to the proposal
Environmental Health	raises no objection to the proposal subject to conditions.
Thames Water	raises no objection on grounds of sewerage infrastructure but recommends the installation of properly installed fat traps on all catering establishments
Planning Policy	raises no objection to the proposal
Crime Prevention Design Advisor	raises no objection to the proposal but requests that he is consulted on the details of the shop fronts.
Hampshire Fire & Rescue Service	advises that the development should be undertaken in accordance with Approved Document B5 of the Building Regulations and section 12 of the Hampshire Act 1983 and makes recommendations in terms of access for high reach appliances, water supplies, sprinklers and timber framed buildings.
Estates Officer	raises no objection to the proposal.
Transportation Strategy Officer	raises no objection to the proposal.

Neighbours notified

In addition to posting two site notices, one in Queensmead and one in the Kingsmead shopping centre and press advertisement, 148 individual letters of notification were sent to properties in Eastmead, Kingsmead, The Meads business centre Kingsmead, Queensmead and Westmead.

Neighbour comments

Representations from County Councillor John Wall and the occupiers of 136 Fleet Road and 58 Kingsmead have been received in support of the proposal.

Policy and determining issues

The site lies within Farnborough town centre as defined by the development plan. As such policies SS1 (The Spatial Strategy), SP4 (Farnborough Town Centre), CP1 (Sustainable Development Principles), CP2 (Design and Heritage), CP10 (Infrastructure Provision), CP16 (Reducing and Managing Travel Demand) and CP17 (Investing in Transport) of the Rushmoor Core Strategy and "saved" policies TC1 (Development and Diversity, Vitality and Viability in the centres), TC2 (Policies for Aldershot and Farnborough town centres and North Camp district centre), S5 (Proposals for A3 uses), ENV16 (Major sites), ENV21-22 (Adequate access and facilities/external areas), ENV48 and ENV50 (Environmental Pollution and Noise) and TR12 (Rear access and servicing facilities are relevant to the consideration of this proposal as is the advice contained in supplementary planning documents on Farnborough Town Centre and accompanying Prospectus, Car and Cycle parking standards (2012), Planning Contributions: Transport and Sustainable Design and Construction SPD and the National Planning Policy Framework/Practice Guidance (NPPF).

The main determining issues are:

- 1 the principle of development;
- 2 visual impact
- 3 impact on adjoining occupiers and residents; and
- 4 highway and transportation matters.

Commentary

Principle of Development -

The National Planning Policy Framework states, inter alia, that the planning system should contribute to building a strong, responsive and competitive economy by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation. In this context the NPPF states that main town centre uses are:

"Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities the more intensive sport and recreation uses (including cinemas, restaurants, drive through restaurants, bars and pubs, night clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities)

"Saved" local plan Policy TC2 sets out a detailed approach to development in the shopping core. It is acknowledged that the proposal is in conflict with this policy in that the number of non A1 units in the shopping frontage exceeds 30% and, as such, the proposal has been advertised as a departure to the development plan. Planning Policy advice states that whilst:

"technically the proposal conflicts with the percentage approach of saved policy TC2 criterion ii in the RLPR by increasing the proportion of non- A1 uses above 30%. The designation of this area as part of the shopping core was undertaken in 2000 and since that time, particularly with the opening of the cinema the nature of the shopping frontage has changed, with a decline in retail shops and resultant increase in vacant units. The draft Local Plan, which is currently published for public consultation, identifies the potential of the area to develop as a leisure and restaurant hub. The proposal is therefore considered acceptable even in the light of the conflict with one criterion of saved policy TC2."

In addition since this time, with the intervening recession, the rising popularity of internet shopping and associated altered shopping patterns, there have been changes in what the public and retailers expect to see in town centres. In this case, with the opening of the cinema, it is clear that the Kingsmead shopping centre is becoming a major leisure hub within the town centre. The proposed uses are considered to contribute positively to the vitality and viability of the Kingsmead shopping centre and the wider centre beyond. Furthermore criterion h of policy SP4 of the Rushmoor Core Strategy, encourages development of the evening economy by supporting a new cinema, family restaurants, cafes and bars. Given this and to ensure an appropriate mix of uses within the centre it is considered appropriate to restrict the number of A4 units within the scheme. In conclusion, subject to the restriction as outlined above, the proposal will complement and enhance the evening economy of Farnborough town centre by providing much needed additional food and drink uses to the benefit of the shopping centre and the wider town centre. Whilst recognising that there is a conflict with saved local plan policy TC2, the proposal is considered to meet the objectives of development plan policy to protect and enhance the vitality and viability of Farnborough town centres.

Visual impact -

No external changes are proposed to the Kingsmead shopping centre. However, to ensure that the proposal has an acceptable impact on the character of the shopping centre in terms of shopfronts and use, provides level access and to ensure consistency with the restaurants approved by virtue of planning permission 12/00002/FUL it is recommended that conditions are imposed to secure details of the proposed shopfronts, to control the number of A4 units and also any external extraction required to serve the development. Subject to the imposition of these conditions no objection is raised to the proposal in visual amenity terms

Impact on adjoining occupiers and residents -

The closest residents and occupiers are to the west of the Kingsmead shopping centre site within first floor flats in Eastmead and Queensmead and within the Kingsmead shopping centre itself. There is potential for noise and disturbance associated with the development in the late evening/early morning as it is considered likely that a large proportion of patrons will also be going to the cinema. It is likely that the vast majority of patrons will be car-borne due to the absence of public transport at exiting times, and would park in the Kingsmead multi storey car park. Sheltered access from the Kingsmead shopping centre to and from the car park is provided via new escalators adjacent to the Vue cinema which lead to the existing bridge. It is therefore unlikely that car-borne patrons would wish to return to their cars by any route other than by the connecting bridge. With regard to traffic movements generated by patrons, the car park ingress and egress are onto Kingsmead, reached either from Victoria Road to the north or the Pinehurst gyratory to the south. Given the distance to properties in Eastmead disturbance due to traffic noise generated by the development is therefore considered unlikely to have a detrimental impact on the amenities these residents may reasonably expect to enjoy.

With regard to the servicing of the premises via Eastmead it is noted that, whilst servicing arrangements for the Kingsmead Shopping Centre are not subject to planning controls, these arrangements are controlled by the Centre Management. This will continue in the future. As the tenants of the food and drink uses are currently unknown, it is considered appropriate to impose a condition requiring the submission of extraction details to ensure appropriate odour controls are put in place.

Having regard to the above and the site's town centre location, the proposal is not considered to result in material adverse impacts in residential amenity terms. It is also noted that in the event that any noise issues arise from the development, they may be addressed using the Council's powers under the Environmental Protection Act.

Highway and transportation matters -

The Council's Transportation Strategy Officer has been consulted on this application and confirms that the application is accompanied by a comprehensive Transport Statement (TS) that considers the impact of the proposed changes on trip generation to the shopping centre and the numbers of parking spaces that the change will require. By application of standard TRICS data models the TS shows that the change in use is likely to lead to a reduction in the number of trips generated by the development (a reduction of around 90 trips in the weekday pm peak hour (1700-1800) and a reduction of 62 trips for the Saturday peak hour (1300-1400).

The TS also includes a parking accumulation exercise to consider any increase in parking demand for town centre car parks that the change in use may result in. This exercise includes an assessment of the existing uses in the town centre and applying a growth factor of 11% to reflect existing vacant shop units. The exercise concludes that the proposed change in use would potentially generate an additional peak demand of 71 vehicles in the week reducing to 45 vehicles at the weekend. This analysis provides a robust forecast of the likely situation as it does not take account of shared or linked trips associated with other uses in the centre (it is of course expected that these uses will be ancillary to the cinema) nor does it take into account the number of parking spaces that would be required for the retail uses that will be replaced.

The Transportation Strategy Officer is satisfied that this exercise has demonstrated that the proposed change of use will not result in an increase in vehicle trips to the shopping centre and as such a transport contribution is not required. Furthermore he is also satisfied that there will be sufficient parking spaces in the town centre to accommodate the proposed change of use and raises no objection to the proposal in this regard.

Conclusion -

In conclusion the proposal will complement and enhance the evening economy of Farnborough town centre by providing much needed additional food and drink uses to the benefit of the shopping centre and the wider town centre. Whilst recognising that there is a conflict with saved local plan policy TC2, the proposal is considered to meet the overall objectives of development plan policy to protect and enhance the vitality and viability of Farnborough town centres, has an acceptable impact on the character of the area, the amenities of adjoining occupiers/residents and in highway safety terms

Recommendation

It is recommended that planning permission be **GRANTED** subject to the following conditions and informatives:

- 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 No works shall start on site until a construction method statement has been submitted to and approved in writing by the Local Planning Authority, which shall include:

- i. the provision of long term facilities for contractor parking;
- ii. the arrangements for deliveries associated with all construction works;
- iii. access and egress for plant and deliveries;
- iv. protection of pedestrian routes during construction;
- v. location of temporary site buildings, site compounds, construction materials and plant storage areas;
- vi. controls over dust, noise and vibration during the construction period;
- vii. provision for storage, collection and disposal of rubbish from the development during the construction period

Construction shall only take place in accordance with the approved method statement.

*

Reason - In the interests of amenity and highway safety.

3 Site preparation, clearance works and construction works within the area covered by the application shall only take place between the hours of 0700-1800 Monday to Friday and 0800-1300 on Saturdays. No works at all shall take place on Sundays and Bank or Statutory Holidays unless otherwise first agreed in writing by the Local Planning Authority.

Reason - To protect the amenities of surrounding residential properties and other occupiers.

4 The A3 and A4 food and drink uses hereby permitted shall not be occupied until details of the means of suppressing and directing smells and fumes relevant to the premises they are to serve have been submitted to and approved in writing by the Local Planning Authority. These details shall include the height, position, design, materials, and specification of any external chimney or extraction vent. The approved details shall then be implemented before the premises to which they relate are occupied and shall be retained in working order at all times thereafter. *

Reason - To protect the amenities of nearby residential properties and adjoining occupiers

5 No unit shall be occupied until details of the shopfront to be installed relating to that unit have been submitted to the Local Planning Authority for approval. The shopfront shall thereafter be provided in accordance with the approved details *

Reason - To ensure a satisfactory form of development in the interests of visual amenity

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

Reason - To protect the amenity of neighbouring occupiers.*

- 7 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015, the units hereby approved shall only be used for purposes falling within Use Class A3 or A4 as defined by the Town and Country Planning (Use Classes) Order 1987 as amended.

Reason - To ensure an appropriate mix of uses to support the vitality and viability of the Kingsmead shopping centre and Farnborough town centre as a whole.

- 8 Notwithstanding condition 7 above, no more than one unit hereby approved shall be used for purposes falling within Use Class A4 as defined by the Town and Country Planning (Use Classes) Order 1987 as amended.

Reason - To ensure an appropriate mix of uses to support the vitality and viability of the Kingsmead shopping centre and Farnborough town centre as a whole.

- 9 The permission hereby granted shall be carried out in accordance with the following approved drawings - P-001, 002, 003, 004 and 005

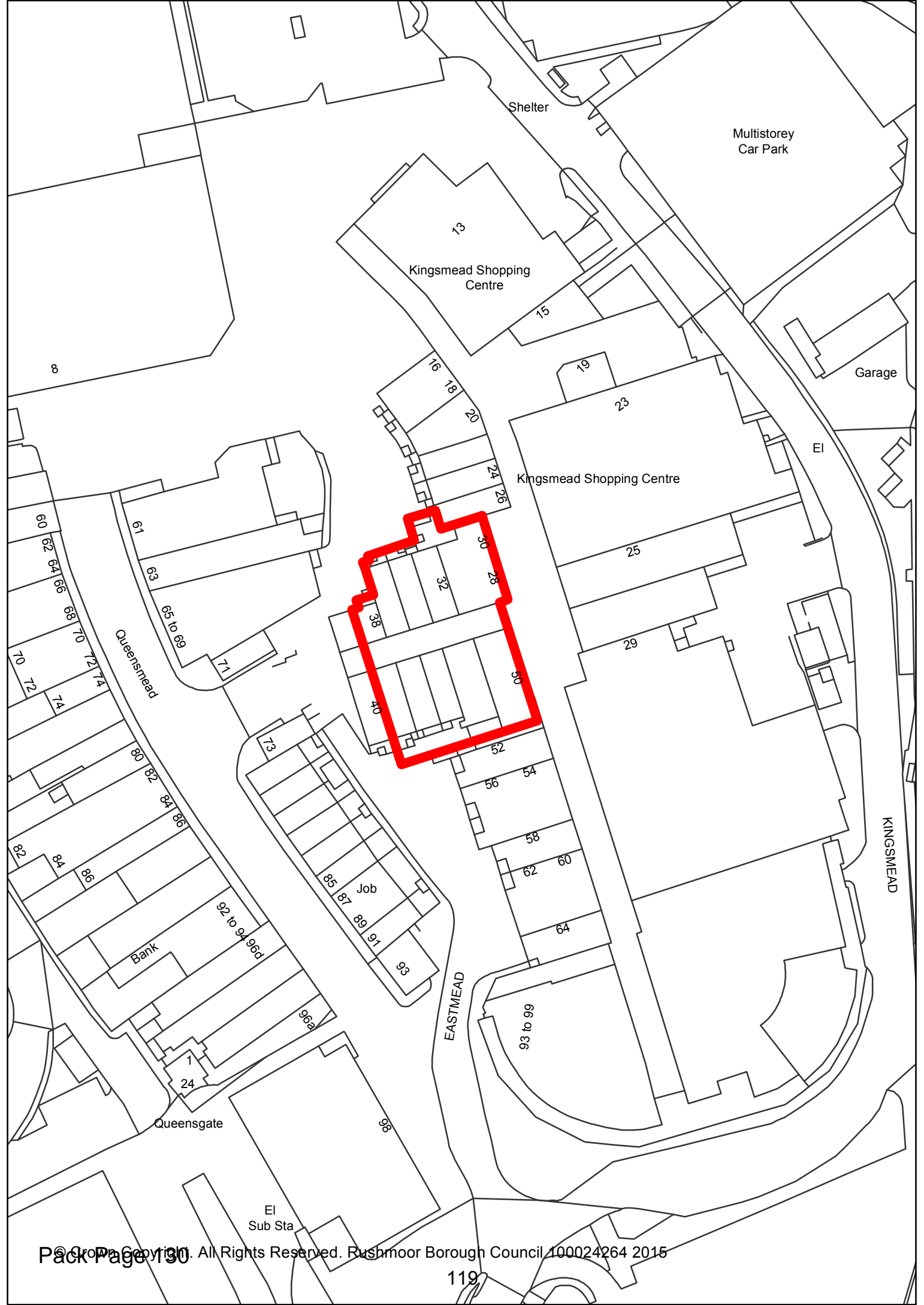
Reason - To ensure the development is implemented in accordance with the permission granted

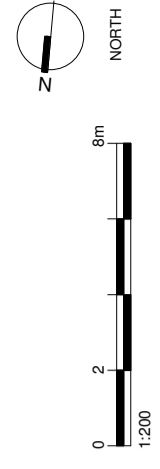
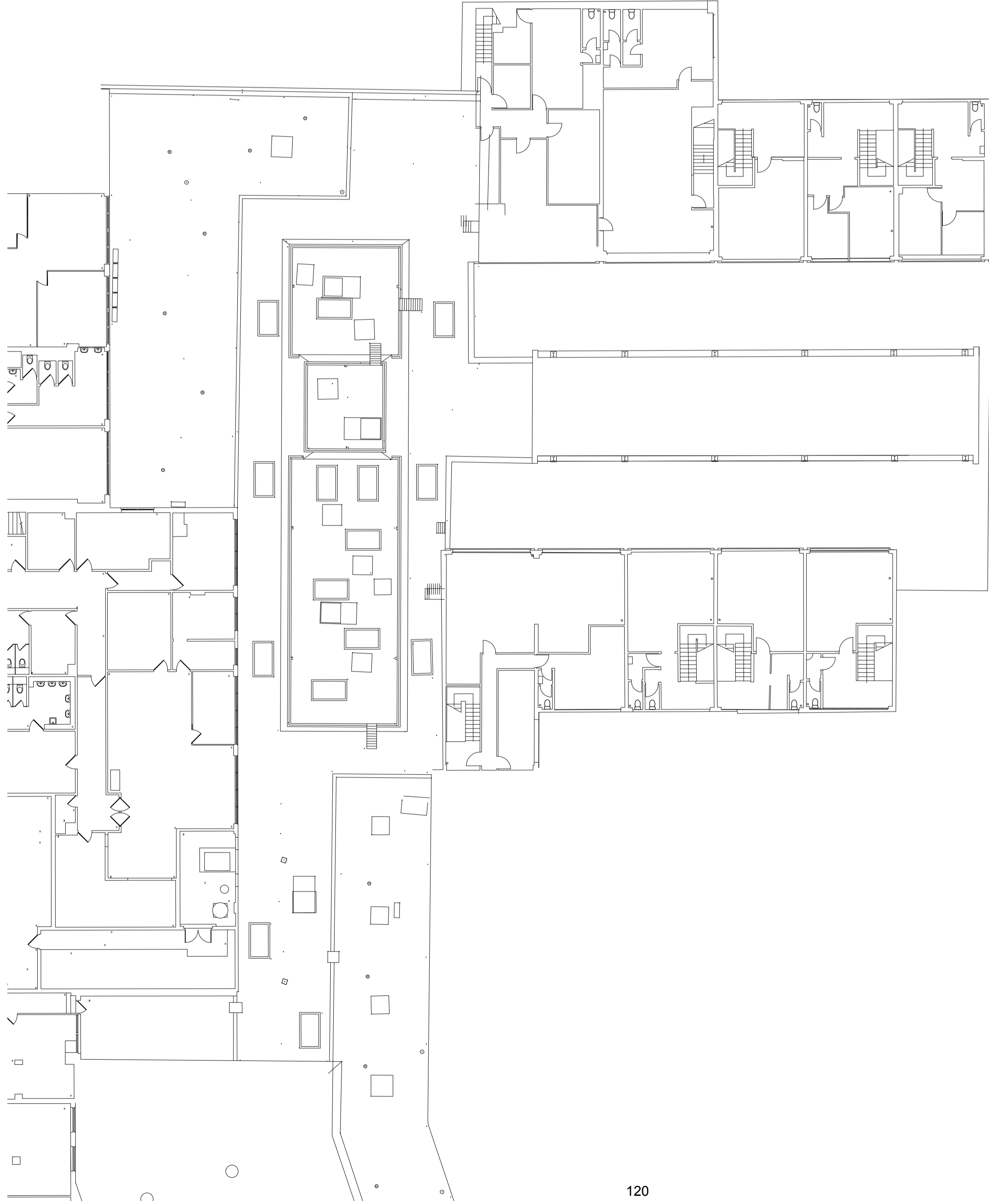
Informatives

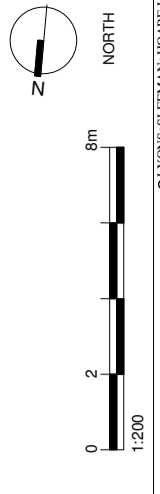
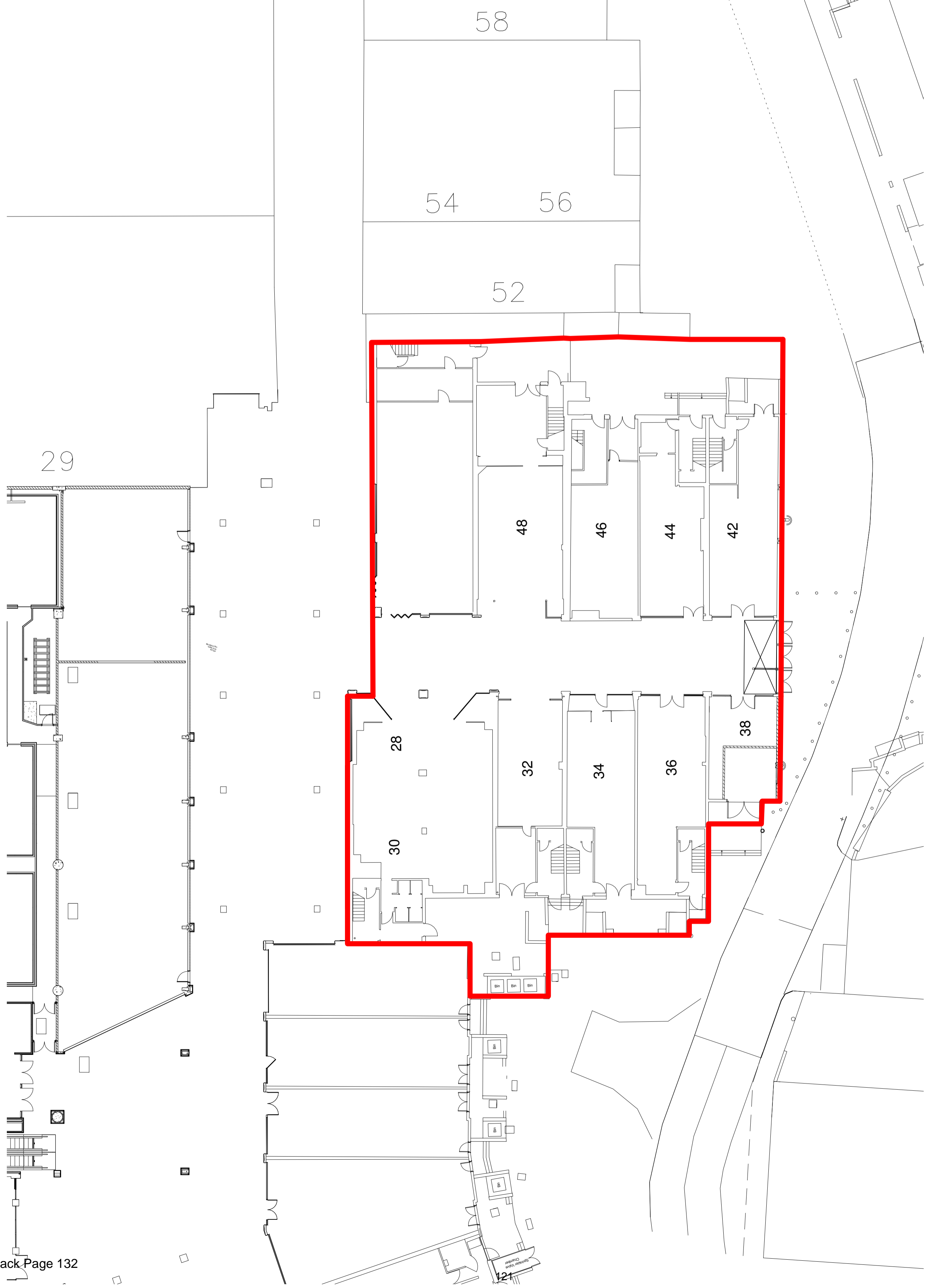
- 1 INFORMATIVE - The Local Planning Authority's commitment to working with the applicants in a positive and proactive way is demonstrated by its offer of pre-application discussion to all, free of charge, and assistance in the validation and determination of applications through the provision of clear guidance regarding necessary supporting information or amendments both before and after submission, in line with the National Planning Policy Framework.
- 2 INFORMATIVE - REASONS FOR APPROVAL - The Council has granted permission because the proposal will complement and enhance the evening economy of Farnborough town centre by providing much needed additional food and drink uses to the benefit of the shopping centre and the wider town centre. Whilst recognising that there is a conflict with saved local plan policy TC2, the proposal is considered to meet the overall objectives of development plan policy to protect and enhance the vitality and viability of Farnborough town centres, has an acceptable impact on the character of the area, the amenities of adjoining occupiers/residents and in highway safety terms. 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.
- 3 INFORMATIVE - Your attention is specifically drawn to the conditions marked *. These conditions 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. Development started, carried out or occupied without first meeting the requirements of these conditions is effectively development carried out WITHOUT

PLANNING PERMISSION. The Council will consider the expediency of taking enforcement action against any such development and may refer to any such breach of planning control when responding to local searches. Submissions seeking to discharge conditions or requests for confirmation that conditions have been complied with must be accompanied by the appropriate fee.

- 4 INFORMATIVE - The planning permission hereby granted does not authorise the applicant, or his agents, to construct a new/altered access to, or other work within, the public highway. A separate consent for works within the highway must first be obtained from the highway authority who may be contacted at the following address:- Hampshire County Council Highways Sub Unit, M3 Motorway Compound, Hook, Hampshire, RG27 9AA.
- 5 INFORMATIVE - The applicant is reminded that the 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". The Rushmoor Access Group would welcome the opportunity to give further advice and guidance.
- 6 INFORMATIVE - The applicant is advised that there may be a need to comply with the requirements of the Party Wall (etc.) Act 1996 before starting works on site. The Party Wall (etc.) Act is not enforced or administered by the Council but further information can be obtained from the Chief Building Control Officer.
- 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.





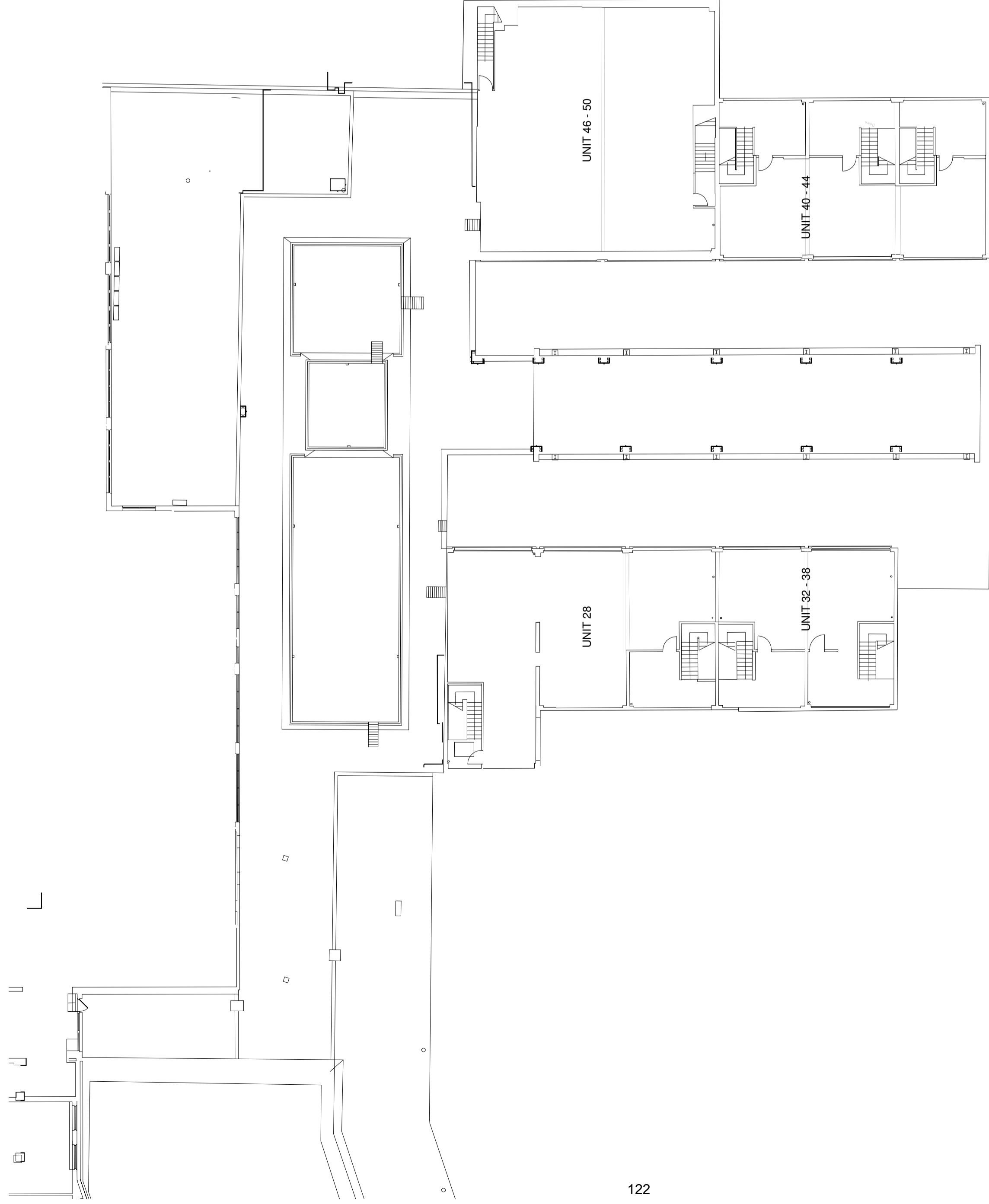


Job N Dig N 14/056 / P-002
 Date 15/04/2015
 Rev Director DH
 Scale 1:200
 Author AR
 Status PLANNING
 Check RF
 Job WEST MALL, FARNBOROUGH
 Drawing EXISTING BLOCK / GROUND FLOOR PLAN

LYONS + SLEEMAN + HOARE | Architects
 Neco Brewery, Cricket Green, Hagley, Wincley, Hants RG27 8QA
 Tel: 01252 644144 Fax: 01252 844600 Web: www.lsharch.co.uk

WEST MALL, FARNBOROUGH

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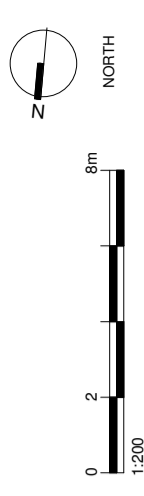
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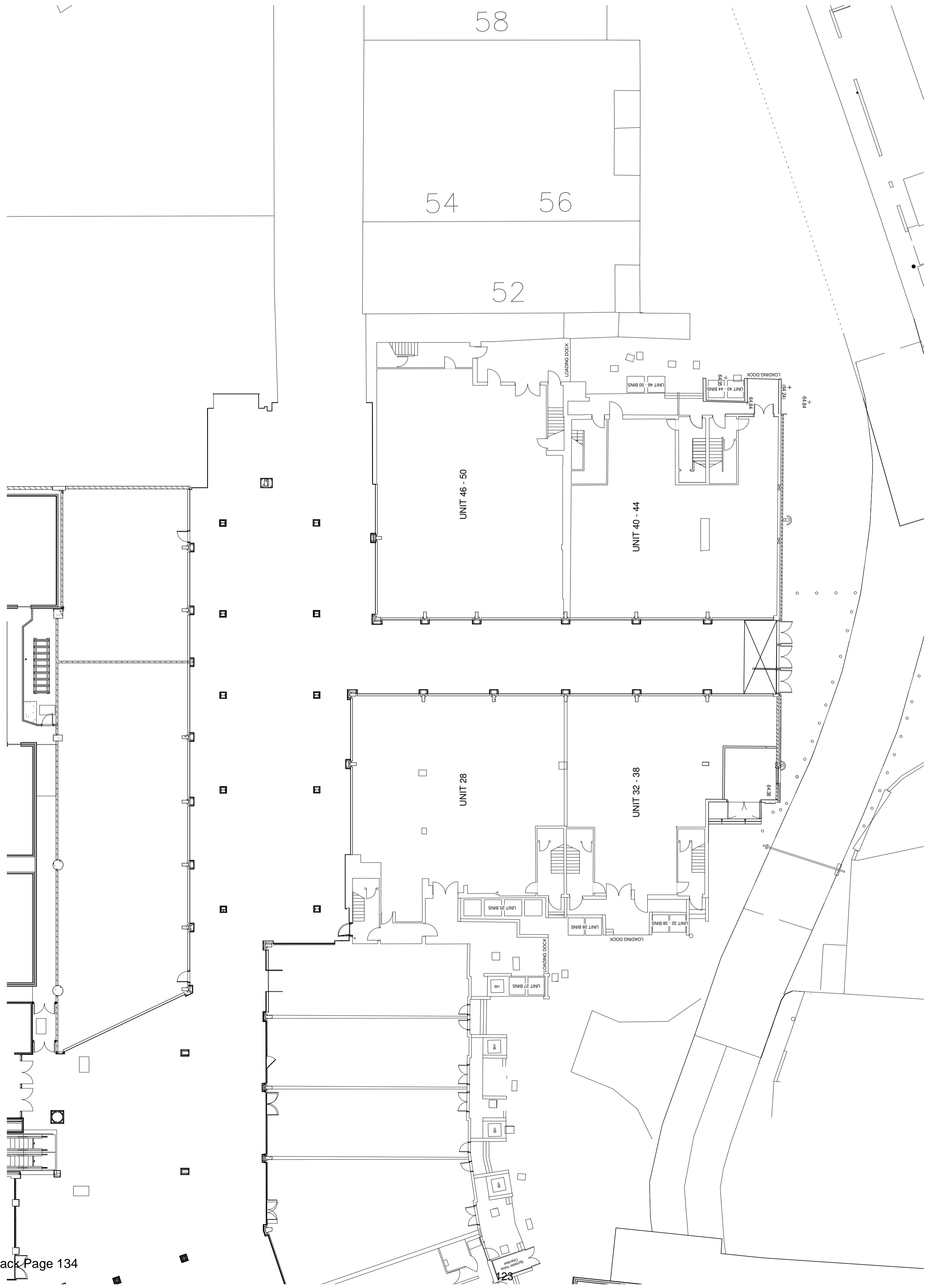
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Index Revision Date Int Chkd

WEST MALL, FARNBOROUGH

Job N Dig N 14/056 / P-005
 Date 15/04/2015
 Rev Director DH Author AR
 Scale 1 : 200
 Status PLANNING
 Check RF
 Job WEST MALL, FARNBOROUGH
 Drawing PROPOSED BLOCK / FIRST FLOOR PLAN

This drawing has been prepared by the Architect for the Client for the purposes of planning applications only. It is not to be used for any other purpose. The Client is responsible for the accuracy of the information provided. The Architect is not responsible for the accuracy of the information provided. The Client is responsible for the accuracy of the information provided. The Architect is not responsible for the accuracy of the information provided.





Job N: Dig N
14/056 / P-004

Date: 15/04/2015

Rev: 1 : 200

Status: PLANNING

Job: WEST MALL, FARNBOROUGH

Director: DH
Author: AR
Check: RF

Drawing: PROPOSED BLOCK / GROUND FLOOR PLAN

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WEST MALL, FARNBOROUGH

LYONS + SLEEMAN + HOARE | Architects

Nero Brewery, Cricket Green, Hagley, Winney, Hants RG27 8QA
Tel: 01252 644144 Fax: 01252 844600 Web: www.lsharch.co.uk

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	Tara Cowell
Application No.	15/00347/FUL
Date Valid	12th May 2015
Expiry date of consultations	2nd June 2015
Proposal	Replacement windows
Address	Flat 7 Grazley Lodge Osborne Road Farnborough Hampshire
Ward	St Mark's
Applicant	Mr P Aldred
Recommendation	Grant

Description

The property is a large two-storey Victorian detached house with living accommodation in the roof which has been divided into four self-contained flats since receiving planning permission in the 1960s. It is located within the South Farnborough Conservation area on the corner of Osborne Road and Guildford Road West and is visible from Farnborough Road.

The applicant occupies a first floor flat and is related to a member of the planning team. The application seeks to replace eight existing wooden framed sash windows and one double casement with UVPC units. The submitted details indicate the replacements would be four sashes in the angled corner bay window, two in the main bedroom, two in the second bedroom and a double casement to the kitchen.

Consultee Responses

Conservation Team	No objection subject to the sealant and spacer to be white to match the frame
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Neighbours notified

In addition to posting a site notice and press advertisement, individual letters of notification were sent to all flats within Kashmir Court, Neelam Court, Grazley Lodge and 12 Guildford Road West

Neighbour comments

No comments have been received as a result of neighbour notification

Policy and determining issues

The site is in the South Farnborough conservation area as defined by the Rushmoor Core Strategy. Policy CP2 Design and Heritage of the Rushmoor Core Strategy is relevant to the consideration of this application.

Whilst the Core Strategy introduces a number of new policies that replace specific Local Plan Policies, a number of Local Plan Policies continue to be 'saved' and will therefore remain in use for the time being until they are replaced by future tranches of Local Development Framework documents. In this respect, Local Plan Policy ENV17 Development on Smaller Sites) is relevant to the consideration of this proposal.

The relevant determining issues are considered to be:-

Design

Impact on the conservation area

Impact on neighbours

Commentary

The proposed windows are designed to replicate the appearance of the wooden framed windows with the same colour, size, openings, reveals and horns. This is considered acceptable.

The Conservation and Design Officer is satisfied with the proposal subject to spacer and sealant being used which matches the colour of the frames.

There is considered to be no adverse impact on neighbouring property.

Conclusion

The proposed windows have been designed to avoid any detrimental effect on the overall appearance of the building. There will be no adverse effect on the character and appearance of the Conservation Area or on the amenity of any neighbouring property.

Full Recommendation

It is recommended that the application be granted subject to the following conditions:-

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

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

- 2 Spacers and sealant used in the installation of the windows shall be white to match the frame colour and so retained.

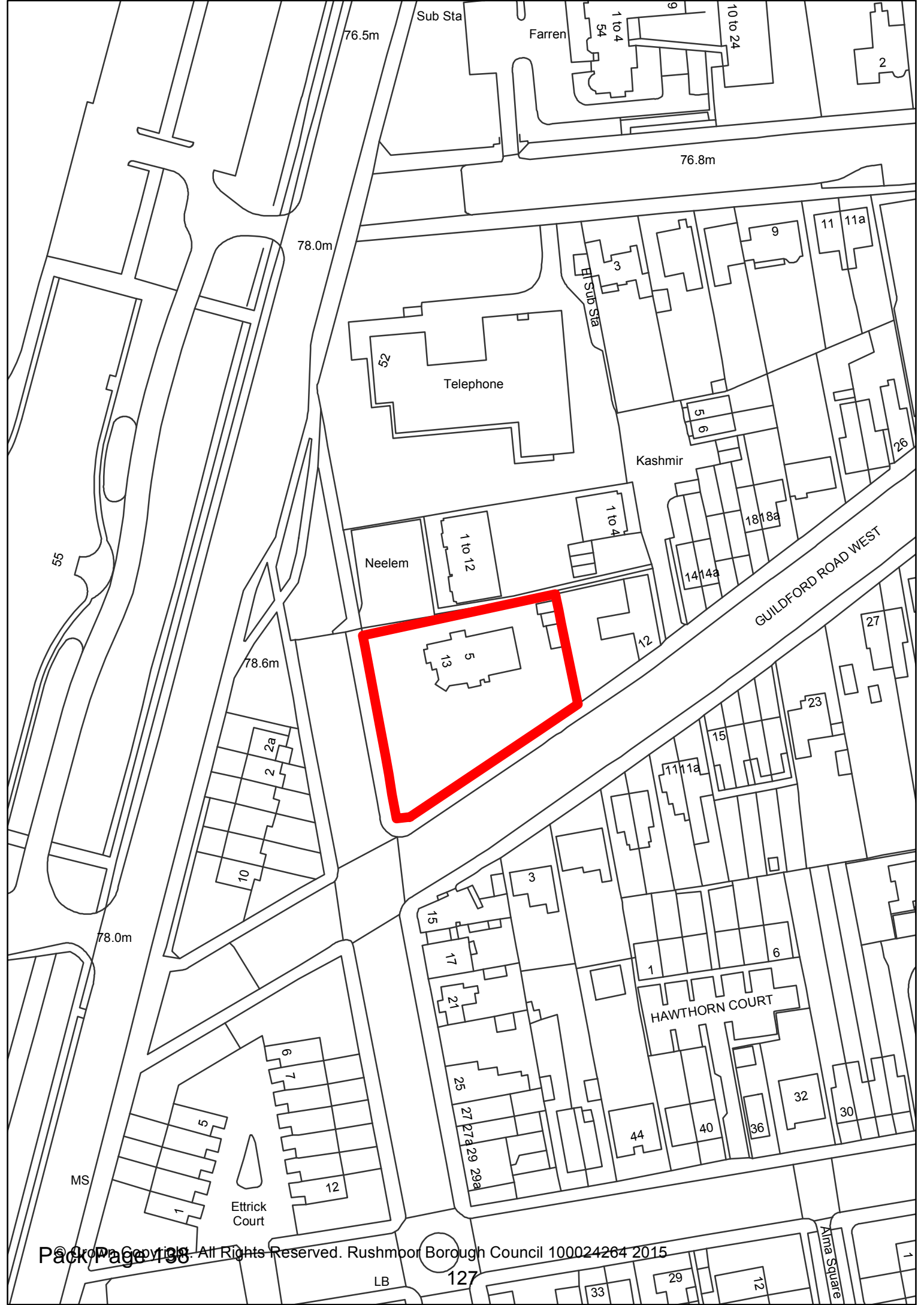
Reason - To safeguard the character and appearance of the conservation area.

- 3 The permission hereby granted shall be carried out in accordance with the following approved drawings – Plans 01, 02 and 03 and Photo 1, 2, 3, 4, 5 and 6.

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

Informatives

- 1 **INFORMATIVE - REASONS FOR APPROVAL** - The Council has granted permission because the proposal is considered to have no adverse visual impact on the appearance of the building or on the character of the conservation area. It is acceptable in amenity, visual and highway safety terms and has no significant material or harmful impact on neighbours. The proposal is therefore considered acceptable having regard to policy CP2 of the Rushmoor Core Strategy and "saved" policies ENV 34 and ENV 17 of the Rushmoor Local Plan, and the Council's supplementary planning document Car and Cycle Parking Standards 2012. 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.



Quotation Prepared By:

Mr Aldred
Grazeley Lodge

Head Office & Installation
Depot
15 Invincible Road
Farnborough
Hampshire GU14 7QU

Window & Door Showroom
135 Lynchford Road
Farnborough
Hampshire GU14 6HD

Conservatory & Orangery
Showsite
Windlesham Garden Centre
London Road (A30)
Windlesham, Surrey GU20

GU14 6PT
Tel : 01252 370917
Fax : 01252 370930

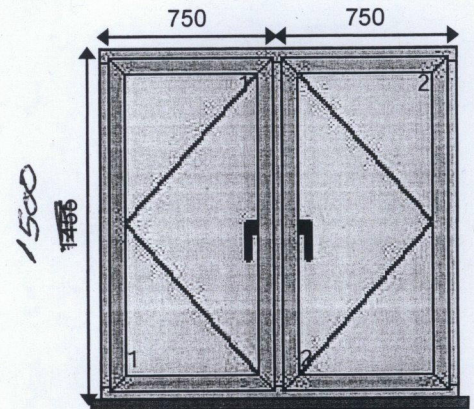
Quote No : 22610
Ref : Mr Aldred

KITCHEN window

Group: FLUSH WG CASEMENT WER-A
Cill: STORM2 160mm (45) Cill
Reinf: @15Casement - Standard
Handle: BLACK Monkey Tail
Hinge: Trojan Hinge
Lock: Maco2 Shootbolt & SAC Bolts
Drainage: CONCEALED
Bead: Flush 28mm Bead (White Gasket)
Glass: A:Softcoat/Optiwhite TUFF Swisspacer White Argon
Location: Flat 7 Kitchen

Outer :
Top FLUSH 56MM Outer White Wood/White Wood
Bottom FLUSH 56MM Outer White Wood/White Wood
Left FLUSH 56MM Outer White Wood/White Wood
Right FLUSH 56MM Outer White Wood/White Wood

Extras: 160mm Cill End Caps White Wood



Frame 50 x 1500 x 1455

Qty 1 1500 x 1500

£1,164

PLAN 03

Sherborne Ltd

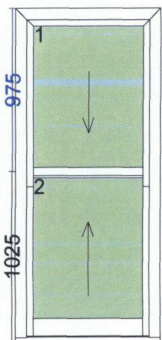
15 Invincible Road, Farnborough,
Hampshire, GU14 7QU, England

Dear Sir/Madam

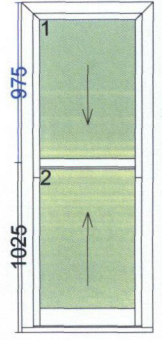
Many thanks for the opportunity to present our detailed proposal to supply you with our top quality Sash Windows to suit the specific requirements for your property.

We are aware that you might require further product information or clarification and we would be pleased to assist in any way possible so that we might ensure that your new windows not only fully meet your requirements but exceed all your expectations. A full colour brochure is available on request.

Our proposal No :	B1504039KBB
Date of proposal :	13/04/2015
Reference :	Aldred



Sash Vent	Not Required	Item:	1/16
Tilt Rests	Yes	Template:	Authentic 147 Gloss
Decor Horns	Continuous	Style:	Style 1
Lock	CC9/K9 Gold	Size:	890w x 2000h
Limit Stops	LS5G	Frame:	890w x 2000h
Projecting Cill	Not Required	Quantity	4
Upper Sash	Chamfer Slim	Location:	Flat 7 Bed 1 + Bed 2 Bay
Bottom Rail	Chamfer Deep Bottom Rail		<i>BED 2 LOUNGE</i>
Latch Knobs	Gold	Weight	63.325kg
Handle Kit	STD Brass Handle Kit	WER	A Reg No.3785
Upper Glazing	4/16/4 (4 Low Iron/4 Low 'E' EN 0.05) Argon (Swiss V)	U-value	1.5
Lower Glazing	4/16/4 (4 Low Iron/4 Low 'E' EN 0.05) Argon (Swiss V)		
Secondary Lock	Not Required		



Sash Vent	Not Required	Item:	2/16
Tilt Rests	Yes	Template:	Authentic 147 Gloss
Decor Horns	Continuous	Style:	Style 1
Lock	CC9/K9 Gold	Size:	800w x 2000h
Limit Stops	LS5G	Frame:	800w x 2000h
Projecting Cill	Not Required	Quantity	2
Upper Sash	Chamfer Slim	Location:	Bed 2 Bay <i>SIDES</i>
Bottom Rail	Chamfer Deep Bottom Rail		<i>LOUNGE</i>
Latch Knobs	Gold	Weight	58.759kg
Handle Kit	STD Brass Handle Kit	WER	A Reg No.3785
Upper Glazing	4/16/4 (4 Low Iron/4 Low 'E' EN 0.05) Argon (Swiss V)	U-value	1.5
Lower Glazing	4/16/4 (4 Low Iron/4 Low 'E' EN 0.05) Argon (Swiss V)		
Secondary Lock	Not Required		

PLAN 02

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 Planning and where necessary, in consultation with the Chairman, in accordance with the Council's adopted Scheme of Delegation.

If Members wish to have more details about the decision on any of the applications on this list please contact David Stevens (01252 398738) or John W Thorne (01252 398791) in advance of the Committee meeting.

Application No	15/00087/FULPP	Ward: Cove And Southwood
Applicant:	Premier Inn Hotels Limited	
Decision:	Permission Granted	
Decision Date:	19 May 2015	
Proposal:	Erection of two storey detached outbuilding to existing hotel building to provide 18 additional hotel bedrooms	
Address	Premier Inn Ively Road Farnborough Hampshire GU14 0JP	

Application No	15/00093/FULPP	Ward: Wellington
Applicant:	Defence Infrastructure Organisation	
Decision:	Permission Granted	
Decision Date:	11 June 2015	
Proposal:	Erection of 3-storey Officers & SNCO Single Living Accommodation Block	
Address	St Omer Barracks Alisons Road Aldershot Hampshire GU11 2BN	

Application No	15/00125/TPO	Ward: Empress
Applicant:	Mrs Ann Craske	
Decision:	Permission Granted	
Decision Date:	12 June 2015	
Proposal:	Two Sycamore trees (part of group G2 of TPO 457) crown reduce by no more than 5 metres	
Address	Greencroft Clockhouse Road Farnborough Hampshire GU14 7TJ	

Application No 15/00134/CONDPP Ward: St John's

Applicant: Mr Vipin Lal

Decision: **Conditions details approved**

Decision Date: 08 June 2015

Proposal: Submission of details to comply with conditions 2 (external materials), 3 (surfacing materials), 4 (boundary treatment), 5 (bin storage), 8 (landscape protection), 9 (landscaping), 14 (SUDS), 15 (renewable energy) and 17 (cycle parking) pursuant to planning permission 13/00296/FULPP dated 11 December 2013.

Address **Proposed Development Site At 1 - 2 Kenilworth Road Farnborough Hampshire**

Application No 15/00153/FULPP Ward: Fernhill

Applicant: Mr M Daly

Decision: **Permission Refused**

Decision Date: 22 May 2015

Proposal: Erection of a pair of semi-detached dwellings with access and parking

Address **Land Adjacent To 28 Blackthorn Crescent Farnborough Hampshire**

Application No 15/00158/EDC Ward: Rowhill

Applicant: Mrs Sarah Flanagan

Decision: **Development is Lawful**

Decision Date: 02 June 2015

Proposal: CERTIFICATE OF EXISTING LAWFUL USE OR DEVELOPMENT: Use of premises as two self-contained flats

Address **56 Queens Road Aldershot Hampshire GU11 3JD**

Application No 15/00175/FULPP Ward: Wellington

Applicant: Mr M Svoboda

Decision: **Permission Granted**

Decision Date: 21 May 2015

Proposal: Conversion of existing vacant B1 offices to form 6 one-bedroom flats

Address **161 High Street Aldershot Hampshire GU11 1TT**

Application No 15/00181/CONDPP Ward: Wellington

Applicant: Grainger (Aldershot) Ltd. & Secretary Of S

Decision: **Conditions details approved**

Decision Date: 21 May 2015

Proposal: Submission of details pursuant to condition 12 (trees) attached to Outline Planning Permission 12/00958/OUT dated 10th March 2014 in respect of works to trees within Coruna Development Zone B.

Address **Zone B - Coruna Aldershot Urban Extension Alisons Road Aldershot Hampshire**

Application No 15/00219/TPO Ward: West Heath

Applicant: Mrs Gaynor Frid

Decision: **Permission Granted**

Decision Date: 22 May 2015

Proposal: Fell one Oak (part of group G1 of TPO 140) listed as T1 on attached plan, also one Oak (part of group G1 of TPO 140) listed as T2 on attached plan, crown reduce by no more than 4 metres and cut back branches over garden by no more than 3 metres to balance crown

Address **136 Prospect Road Farnborough Hampshire GU14 8LB**

Application No 15/00225/COUPP Ward: Wellington

Applicant: Mr Nicolas Castillo-Crowe

Decision: **Permission Granted**

Decision Date: 05 June 2015

Proposal: Change of use of premises from light industrial to Use Class B2 (general industrial) for motor vehicle repairs with associated alterations

Address **Unit 2 Rotunda Industrial Estate Albert Road Aldershot Hampshire GU11 1TG**

Application No 15/00230/TPO Ward: Empress
Applicant: Mrs Patricia Forrest
Decision: **Permission Granted**
Decision Date: 22 May 2015
Proposal: Fell one Sweet Chestnut (part of group G21 of TPO 444A)
Address **31 Leopold Avenue Farnborough Hampshire GU14 8NL**

Application No 15/00232/COND Ward: Wellington
Applicant: Seeability
Decision: **Conditions details approved**
Decision Date: 05 June 2015
Proposal: Submission of details to comply with condition 14 (construction method statement) (demolition phase) attached to planning permission 15/00097/FUL dated 2 April 2015
Address **207 - 211 High Street Aldershot Hampshire GU11 1TS**

Application No 15/00236/COU Ward: North Town
Applicant: 1st Aldershot Scout Group
Decision: **Permission Granted**
Decision Date: 21 May 2015
Proposal: Use of land for the siting of a pair of portable buildings for purposes ancillary to the existing adjoining Scout Hut. Demolition of existing storeroom attached to Scout Hut and detached outbuilding
Address **First Aldershot Scout Group Hut Eastern Road Aldershot Hampshire GU12 4TB**

Application No 15/00249/CONDPP Ward: St Mark's
Applicant: Mr Peter Trussler
Decision: **Conditions details approved**
Decision Date: 05 June 2015
Proposal: Submission of details to comply with condition 6 (levels) attached to planning permission 14/00655/FULPP dated 11 November 2014.
Address **Land Off Harrier Road Cody Technology Park Ively Road Farnborough Hampshire**

Application No 15/00250/FULPP Ward: St Mark's
Applicant: Tillingham Power Limited
Decision: **Permission Granted**
Decision Date: 05 June 2015
Proposal: Creation of an embankment/bund and landscaping works associated with the construction of a Short Term Operating Reserve Facility (granted by planning permission 14/00655/FULPP dated 11 November 2014)
Address **Land Off Harrier Road Cody Technology Park Ively Road Farnborough Hampshire**

Application No 15/00252/TPOPP Ward: Rowhill
Applicant: Mr Wayne Reed
Decision: **Permission Granted**
Decision Date: 08 June 2015
Proposal: One Oak (part of group G1 of TPO 171) trim four low overhanging branches back to fence line of 1 Innisfail Gardens
Address **51 Rowhill Avenue Aldershot Hampshire GU11 3LP**

Application No 15/00255/FULPP Ward: Wellington
Applicant: Mr Sami Karapinar
Decision: **Permission Granted**
Decision Date: 11 June 2015
Proposal: Installation of shop front and single door security shutter
Address **13 Union Street Aldershot Hampshire GU11 1EG**

Application No 15/00256/ADVPP Ward: Wellington
Applicant: Mr Sami Karapinar
Decision: **Permission Granted**
Decision Date: 11 June 2015
Proposal: Display of an externally illuminated fascia signs and 1 projecting sign
Address **13 Union Street Aldershot Hampshire GU11 1EG**

Application No 15/00257/COND Ward: North Town

Applicant: Mr Michael Ashworth

Decision: **Conditions details approved**

Decision Date: 09 June 2015

Proposal: Submission of details pursuant to condition 4 (materials) and 5 (archaeological assessment) attached to Planning Permission 13/00360/FUL dated 3rd July 2013

Address **7 Lower Newport Road Aldershot Hampshire GU12 4QB**

Application No 15/00261/ADVPP Ward: Wellington

Applicant: London And Cambridge Properties Limite

Decision: **Permission Granted**

Decision Date: 10 June 2015

Proposal: Display of internally illuminated fascia sign

Address **37 Union Street Aldershot Hampshire GU11 1EP**

Application No 15/00265/FULPP Ward: Empress

Applicant: Mr Philip Wilson - Arena Business Centre

Decision: **Permission Granted**

Decision Date: 05 June 2015

Proposal: Extension to existing reception comprising of new glass facade and a new zinc roof, conversion of undercroft into quiet lounge, including new glazing and zinc façade, addition of flat roof canopy to eastern entrance, removal glazing on west and east elevations of central block and replacement with coloured, solid and patterned glazing on western elevation and addition of grey cladding to eastern elevation with coloured glazing;, replacing all remaining office windows with green tinted glazing, addition of new louvre facades consisting of aluminium frame, aluminium horizontal louvres and cedar vertical louvres, replacement of redundant air conditioning units with up to date units., installation of arrays of PV Panels on roofs of north and south blocks and creation of new green space at eastern entrance to building;

Address **Abbey House 282 Farnborough Road Farnborough Hampshire GU14 7NA**

Application No 15/00273/CONDPP Ward: Manor Park
Applicant: Mr T Angelis
Decision: **Conditions details approved**
Decision Date: 10 June 2015
Proposal: Submission of details pursuant to Condition No.8 (provision of refuse bin for use by customers) of planning permission 15/00127/FUL granted 10 April 2015
Address **282 Lower Farnham Road Aldershot Hampshire GU11 3RD**

Application No 15/00278/FULPP Ward: Empress
Applicant: Mr Michael Garrod
Decision: **Permission Granted**
Decision Date: 20 May 2015
Proposal: Erection of a single storey rear extension
Address **96 Pierrefondes Avenue Farnborough Hampshire GU14 8NZ**

Application No 15/00279/MMA Ward: Empress
Applicant: Steadchoice Ltd.
Decision: **Permission Granted**
Decision Date: 10 June 2015
Proposal: Material Minor Amendment : (a) alterations to external design and appearance of detached two-storey block of 4 one-bedroom maisonettes approved by planning permission 14/00640/FULPP dated 17 February 2015; and (b) removal of Condition No.15 (sustainability rating certification) imposed by planning permission 14/00640/FULPP dated 17 February 2015
Address **Land At Sullivan Close Farnborough Hampshire**

Application No 15/00285/FUL Ward: Fernhill
Applicant: Mr Craig Goodwin
Decision: **Permission Granted**
Decision Date: 26 May 2015
Proposal: Erection of a two storey side extension following demolition of existing single storey side extension□
Address **2 Pennine Way Farnborough Hampshire GU14 9HW**

Application No 15/00287/FULPP Ward: Manor Park
Applicant: Mr T Angelis
Decision: **Permission Granted**
Decision Date: 22 May 2015
Proposal: Erection of first floor rear extension over part of single storey extension permitted by planning permission 15/00127/FULPP granted on 10 April 2015 and installation of rooflights in front and rear roof slopes to facilitate provision of additional room in roof with existing first floor flat (No.282a Lower Farnham Road)
Address **282 Lower Farnham Road Aldershot Hampshire GU11 3RD**

Application No 15/00290/NMA Ward: Rowhill
Applicant: Mrs Sara Fea
Decision: **Permission Granted**
Decision Date: 19 May 2015
Proposal: Non Material Amendment to planning permission Planning permission 14/00783/REVPP dated 14 January 2015 - incorporation of rendered sections on front elevation of garage conversion
Address **10 Russet Glade Aldershot Hampshire GU11 3BF**

Application No 15/00292/FULPP Ward: St John's
Applicant: Mrs Rachel Adams
Decision: **Permission Granted**
Decision Date: 20 May 2015
Proposal: Erection of single storey rear extension
Address **14 Chiltern Avenue Farnborough Hampshire GU14 9SE**

Application No 15/00295/FULPP Ward: St John's
Applicant: Mr J Rowley
Decision: **Permission Granted**
Decision Date: 21 May 2015
Proposal: Erection of single storey side extension
Address **52 Fernhill Road Farnborough Hampshire GU14 9RZ**

Application No 15/00298/CONDPP Ward: St Mark's
Applicant: Lamont Property Acquisition Ltd
Decision: **Conditions details approved**
Decision Date: 05 June 2015
Proposal: Submission of details to comply with conditions 3 (surfacing materials) and 4 (cycle shelter) attached to planning permission 14/00858/FULPP dated 12 February 2015
Address **Brennan House 2 Aerospace Boulevard Farnborough Hampshire GU14 6XW**

Application No 15/00300/REV Ward: Cove And Southwood
Applicant: Mr And Mrs P Noyce
Decision: **Permission Granted**
Decision Date: 27 May 2015
Proposal: Relief of Condition 13 attached to planning permission Ref: 96/00079/FUL (Erection of 220 houses) to allow the conversion of the existing garage to a habitable room.
Address **11 Heather Gardens Farnborough Hampshire GU14 0RU**

Application No 15/00301/FULPP Ward: Empress
Applicant: McDonald's Restaurants Ltd
Decision: **Permission Granted**
Decision Date: 04 June 2015
Proposal: Installation of an additional freestanding customer order display to create twin point ordering within drive through facility
Address **1 Blackwater Shopping Park Farnborough Gate Farnborough Hampshire GU14 8BL**

Application No 15/00302/ADVPP Ward: Empress
Applicant: McDonald's Restaurants Ltd
Decision: **Permission Granted**
Decision Date: 04 June 2015
Proposal: Display a freestanding drive through sign and signage within customer order display unit
Address **1 Blackwater Shopping Park Farnborough Gate Farnborough Hampshire GU14 8BL**

Application No 15/00304/FULPP Ward: Manor Park
Applicant: Mr & Mrs S Painter
Decision: **Permission Granted**
Decision Date: 10 June 2015
Proposal: Erection of side and rear extensions to existing detached garage to create residential annexe
Address **33 Highfield Gardens Aldershot Hampshire GU11 3DB**

Application No 15/00305/FUL Ward: West Heath
Applicant: Mr And Mrs Henderson
Decision: **Permission Granted**
Decision Date: 21 May 2015
Proposal: Erection of single and two storey front, side and rear extensions
Address **3 Squirrel Lane Farnborough Hampshire GU14 8PF**

Application No 15/00308/FUL Ward: St John's
Applicant: Louise Rockall
Decision: **Permission Granted**
Decision Date: 26 May 2015
Proposal: Erection of a two storey rear extension
Address **103 Fleet Road Farnborough Hampshire GU14 9RE**

Application No 15/00309/FUL Ward: Cove And Southwood
Applicant: Mr Williams
Decision: **Permission Granted**
Decision Date: 01 June 2015
Proposal: Partial conversion of garage
Address **15 The Shrubbery Farnborough Hampshire GU14 0RQ**

Application No 15/00312/FUL Ward: North Town
Applicant: Mrs Louise Conroy
Decision: **Permission Granted**
Decision Date: 19 May 2015
Proposal: Erection of two storey rear extension
Address **82 Haig Road Aldershot Hampshire GU12 4PP**

Application No 15/00315/FUL Ward: Knellwood
Applicant: Mr & Mrs James
Decision: **Permission Granted**
Decision Date: 22 May 2015
Proposal: Erection of a single storey front and side extension
Address **23 Canterbury Road Farnborough Hampshire GU14 6NS**

Application No 15/00319/REXPD Ward: Manor Park
Applicant: Mr & Mrs Moore
Decision: **Prior approval is NOT required**
Decision Date: 26 May 2015
Proposal: Erection of a single storey rear extension measuring 6 metres from the original rear wall x 2.5 metres to the eaves x 4 metres overall height
Address **43 Highfield Gardens Aldershot Hampshire GU11 3DB**

Application No 15/00320/FUL Ward: St John's
Applicant: Nicola Drury And Andrew Ruffles
Decision: **Permission Granted**
Decision Date: 01 June 2015
Proposal: Erection of fence
Address **37 Haskins Drive Farnborough Hampshire GU14 9FP**

Application No 15/00323/FULPP Ward: Knellwood
Applicant: Mr RAJARATNAM UTHAYARAJ
Decision: **Permission Granted**
Decision Date: 12 June 2015
Proposal: Erection of a single storey rear extension
Address **43 Cedar Road Farnborough Hampshire GU14 7AU**

Application No 15/00325/FUL Ward: West Heath
Applicant: Mr J Lush
Decision: **Permission Granted**
Decision Date: 27 May 2015
Proposal: Erection of a single storey rear extension
Address **23 Blunden Road Farnborough Hampshire GU14 8QL**

Application No 15/00327/FUL Ward: St Mark's
Applicant: Mr And Mrs B. Ritchie
Decision: **Permission Granted**
Decision Date: 01 June 2015
Proposal: Erection of two storey side extension
Address **12 Whites Road Farnborough Hampshire GU14 6PD**

Application No 15/00330/FULPP Ward: Aldershot Park
Applicant: Mrs Jen Colebrook
Decision: **Permission Granted**
Decision Date: 02 June 2015
Proposal: First floor extension with pitched roof over the existing garage
Address **20 Calton Gardens Aldershot Hampshire GU11 3TB**

Application No 15/00332/COU Ward: St Mark's
Applicant: Aspire Defence Services Ltd.
Decision: **Permission Granted**
Decision Date: 10 June 2015
Proposal: External alterations and change of use of shop (Use Class A1) to offices (Use Class B1) to create Welfare Centre
Address **The Connaught Centre 1 - 3 Alanbrooke Road Aldershot Hampshire GU11 2NX**

Application No 15/00335/FULPP Ward: Cove And Southwood
Applicant: Mrs Sarah Morgan
Decision: **Permission Granted**
Decision Date: 04 June 2015
Proposal: Erection of single storey rear extension
Address **28 Ambleside Close Farnborough Hampshire GU14 0JY**

Application No 15/00336/FUL Ward: Manor Park
Applicant: Mr E M Strowger
Decision: **Permission Granted**
Decision Date: 01 June 2015
Proposal: Formation of pitched roof over existing part integral garage
Address **156 Church Lane East Aldershot Hampshire GU11 3SS**

Application No 15/00338/SCREEN Ward: Empress

Applicant: Blackburn Properties Ltd.

Decision: **Environmental Assessment Not Required**

Decision Date: 29 May 2015

Proposal: ENVIRONMENTAL IMPACT ASSESSMENT SCREENING OPINION:
Extension and conversion of existing office building and erection of a new-build block to the rear collectively comprising 110 one-bedroom and 55 two-bedroom flats, with undercroft and underground car and cycle parking and first-floor amenity area between buildings

Address **Thomson House 296 Farnborough Road Farnborough Hampshire GU14 7NU**

Application No 15/00340/FULPP Ward: Cove And Southwood

Applicant: Mr & Mrs Ian Wynne-Jones

Decision: **Permission Granted**

Decision Date: 05 June 2015

Proposal: Erection of 2 storey side extension

Address **8 Cranleigh Court Farnborough Hampshire GU14 0HE**

Application No 15/00341/NMAPP Ward: Wellington

Applicant: KFC(GB) Ltd

Decision: **Permission Granted**

Decision Date: 28 May 2015

Proposal: Non-material amendment to planning permission 14/00675/FULPP dated 6.11.2014 to allow substitution of rendering and tiles for approved cladding to shop front columns and extension of black tiled plinth on side elevation so that it is continuous

Address **17 Union Street Aldershot Hampshire GU11 1EP**

Application No 15/00342/ADVPP Ward: Wellington

Applicant:

Decision: **Permission Granted**

Decision Date: 08 June 2015

Proposal: Display of 4, A1 internally suspended illuminated posters

Address **30 Wellington Street Aldershot Hampshire GU11 1EA**

Application No 15/00344/FULPP Ward: Empress

Applicant: Mrs CLARE HILLS

Decision: **Permission Granted**

Decision Date: 08 June 2015

Proposal: rection of a single storey rear extension

Address **5 Burnsall Close Farnborough Hampshire GU14 8NN**

Application No 15/00348/COND Ward: Manor Park

Applicant: Miss A Blackley

Decision: **Split decision**

Decision Date: 10 June 2015

Proposal: Confirmation that conditions attached to planning permission
05/00793/COU dated 30 January 2006 have been complied with

Address **2 Birchett House 48 Birchett Road Aldershot Hampshire GU11 1LG**

Application No 15/00349/ADVPP Ward: Cherrywood

Applicant: Chancerygate

Decision: **Permission Granted**

Decision Date: 11 June 2015

Proposal: Display of non-illuminated estate signage board

Address **Land At 72 Hawley Lane Farnborough Hampshire**

Application No 15/00351/FUL Ward: Knellwood
Applicant: Mr R Weller
Decision: **Permission Granted**
Decision Date: 04 June 2015
Proposal: Erection of a single storey rear extension
Address **7 Cambridge Road West Farnborough Hampshire GU14 6RW**

Application No 15/00352/PDCPP Ward: Cove And Southwood
Applicant: Mrs Davey
Decision: **Development is Lawful**
Decision Date: 08 June 2015
Proposal: CERTIFICATE OF LAWFULNESS FOR A PROPOSED
DEVELOPMENT: Formation of a dormer window in rear roof elevation
and insertion of two roof lights within front roof elevation
Address **73 Brookhouse Road Farnborough Hampshire GU14 0DP**

Application No 15/00353/FULPP Ward: Cherrywood
Applicant: Greenwich Bay Ltd
Decision: **Permission Granted**
Decision Date: 12 June 2015
Proposal: Retention of alterations and additions to exterior of building and
continued use of building comprising up to 8 individual units for flexible
light industrial (Use Class B1c) and/or storage and distribution (Use Class
B8) purposes with or without ancillary trade counters
Address **108 Hawley Lane Farnborough Hampshire GU14 8JE**

Application No 15/00354/PDCPP Ward: Manor Park
Applicant: Mr Dan Taylor
Decision: **Development is Lawful**
Decision Date: 11 June 2015
Proposal: CERTIFICATE OF LAWFULNESS FOR A PROPOSED DEVELOPMENT: Formation of hip to gable roof, formation of a dormer window in rear roof elevation insertion of two roof lights within front roof elevation and one obscure glazed non opening window to side elevation
Address **51 Jubilee Road Aldershot Hampshire GU11 3QE**

Application No 15/00359/FULPP Ward: Knellwood
Applicant: Mrs L Smeaton
Decision: **Permission Granted**
Decision Date: 09 June 2015
Proposal: Single storey side and rear extension
Address **61 Ashley Road Farnborough Hampshire GU14 7HB**

Application No 15/00360/FULPP Ward: Knellwood
Applicant: Mr ADRIAN DUNHAM
Decision: **Permission Granted**
Decision Date: 10 June 2015
Proposal: Erection of a part single storey and part two storey rear extension
Address **36 Avenue Road Farnborough Hampshire GU14 7BL**

Application No 15/00366/FUL Ward: Aldershot Park
Applicant: Mr And Mrs Dowling
Decision: **Permission Granted**
Decision Date: 09 June 2015
Proposal: Erection of a conservatory to rear
Address **20 Elston Road Aldershot Hampshire GU12 4HX**

Application No 15/00367/NMA Ward: Empress
Applicant: Farnborough JV LP
Decision: **Permission Granted**
Decision Date: 12 June 2015
Proposal: Alterations to design and footprint of cycle stores
Address **York House 49 - 51 Victoria Road Farnborough Hampshire GU14 7PA**

Application No 15/00371/REXPD Ward: Aldershot Park
Applicant: Mihaela Ariton
Decision: **Prior approval is NOT required**
Decision Date: 11 June 2015
Proposal: Erection of a conservatory measuring 4.2 metres deep from the original rear wall x 2.8 metres high to the eaves and 2.9 metres overall height
Address **34 Whyte Avenue Aldershot Hampshire GU12 4AE**

Application No 15/00373/FULPP Ward: St John's
Applicant: Mr R BROWN
Decision: **Permission Granted**
Decision Date: 12 June 2015
Proposal: Erection of a part single and part two storey rear extension and single storey rear garage extension
Address **168 Fleet Road Farnborough Hampshire GU14 9SL**

Application No 15/00375/FULPP Ward: St John's
Applicant: Mr M Miller
Decision: **Permission Granted**
Decision Date: 12 June 2015
Proposal: Enlargement of existing single storey rear extension with formation of pitched roof
Address **66 Minley Road Farnborough Hampshire GU14 9QN**

Application No 15/00384/COND Ward: Empress

Applicant: Key Property Investments (Number One)

Decision: **Conditions details approved**

Decision Date: 08 June 2015

Proposal: Submission of details to comply with condition 2 (external materials) attached to planning permission 14/00279/FUL dated 2 May 2014

Address **Proposed Refurbishment Of Properties At Queensmead, Eastmead And Westmead Farnborough Hampshire**

Application No 15/00390/COND Ward: Empress

Applicant: Bride Hall

Decision: **Conditions details approved**

Decision Date: 11 June 2015

Proposal: Submission of details to comply with condition 9 (construction method statement) attached to planning permission 13/00024/FULPP dated 25 October 2013 in respect of the hotel and restaurant

Address **1 - 5 Firgrove Parade Farnborough Hampshire**

Application No 15/00391/CONDPP Ward: Empress

Applicant: The Imperial Arms Ltd

Decision: **Conditions details approved**

Decision Date: 11 June 2015

Proposal: Submission of details to comply with condition 6 (programme of archaeological work) attached to planning permission 15/00118/FUL dated 13 May 2015

Address **Imperial Arms 12 Farnborough Street Farnborough Hampshire GU14 8AG**

Enforcement and possible unauthorised development

1. Introduction

This report considers current matters of enforcement and possible unauthorised development. The taking of planning enforcement action is delegated to the Head of Planning in consultation with the Chairman. Therefore, only a few matters that require Committee decision to take formal action (or not to) are reported to Committee.

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 normally, therefore, is to report to Committee matters that are breaches of planning control but where it is recommended that it is not expedient to take enforcement action.

2. Policy

The Council's Policy on Planning Enforcement is set out in the adopted Planning Enforcement Charter. The essential thrust of the Policy is that We will not condone wilful breaches of planning law but we will exercise our discretion about taking enforcement action if it is considered expedient to do so. The principle enforcement policies are:

Policy PE2

Immediate planning enforcement action will be taken against any unauthorised development that unacceptably affects public amenity or causes harm to land or buildings.

Policy PE3

Formal enforcement action will not normally be taken where a trivial or technical breach of planning control has occurred that causes no material harm

Policy PE24

Where development is being carried out which is considered to be significantly different from the approved plans and the changes cause serious harm to public amenity, immediate enforcement action may be taken, including the issue of a Stop Notice or Enforcement Injunction to stop the unauthorised development. However, where no material harm is being caused or where the works are "de-minimus", no further action will be taken.

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 Former Lafarge Site and adjoining land at Hollybush Lane North, south of North Camp Railway Station.

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.

Keith Holland
Head of Planning

BACKGROUND PAPERS

Rushmoor Local Plan Review (1996-2011)

Rushmoor Core Strategy (October 2011)

Planning Enforcement - Policies And Procedures

National Planning Policy Framework (NPPF)

National Planning Practice Guidance

Item 1

Site Location	Former Lafarge Site and adjoining land at Hollybush Lane North, south of North Camp Railway Station.
Alleged Breach	Unauthorised material change of use of land to: (a) commercial car sales use; and (b) storage of scrapped cars; both with associated ancillary development comprising construction of bunds, hard-surfaces, roads, fences and siting of structures on the land.
Recommendation	The contents of the report be NOTED

1. Introduction

- 1.1 This report follows reports presented for information which were noted by the Committee at the 11 June, 3 September and 29 October 2014; and 7 January 2015 meetings [Directorate of Community & Environment Planning Report Nos.PLN1423, 1431, 1442 and 1502 respectively].
- 1.2 It relates to an area of land on the margins of Rushmoor Borough to the east of Hollybush Lane where it runs parallel and to the east of the A331 road to the south of North Camp railway station. This land contains three former gravel pits that have been used for many years for recreational fishing, together with land previously used as a concrete batching plant during the construction of the adjoining Blackwater Valley Road (A331). The unauthorised activity and development the subject of this report is, as previously reported, primarily associated with the land formerly used as a concrete batching plant last used during the construction of the adjoining Blackwater Valley Road (A331). This is the location of the current unauthorised commercial activities.
- 1.3 At the 7 January 2015 meeting the Committee authorised the commencement of enforcement action on terms to be determined from a detailed site inspection and to be subsequently agreed by the Head of Planning in consultation with the Solicitor to the Council. The purpose of this report is to update Members on progress with respect to this matter and, indeed, other matters that have arisen relating to this site since January 2015.

2. Relevant History

- 2.1 A part retrospective 'County Matter' planning application complete with an Environmental Impact Assessment was submitted to Hampshire County Council in November 2012 proposing the "*development of the site to provide an End of Life Vehicle treatment facility and metal recycling facility [derived from waste electrical and electronic equipment], comprising new buildings, hardstandings, weighbridges, perimeter screening and fencing, an extension to the road and associated road improvements, a footpath, and a new car park for staff and public use.*" The proposed development also included landscaping proposals, the provision of a sustainable drainage system and demolition of the concrete batching tower (HCC ref.RM035 refers). The proposals the subject of this application were to involve the whole-scale re-arrangement of the existing

unauthorised facility and its division into three operational areas for treatment of: ferrous metal, non-ferrous metal, and the end of life vehicles. The application proposed to provide two new buildings. The main building was to be used for the dismantling and de-pollution of vehicles and span much of the width of the site from east to west. A revised storage area for the stacking of de-polluted vehicle body-shells was to be provided to the south of this building. A second, much smaller building, was proposed to be used for the receipt of non-ferrous metal and electrical equipment and located at the northern end of the site close to a re-modelled site entrance.

2.2 Rushmoor Borough Council was consulted in respect of this application and the matter was considered by the Council's Development Control Committee in January 2013, 12/00912/HCC refers). Objection was raised to the application on the following grounds:-

1. *The proposed continued and expanded developed commercial use of the land is an unacceptable and unjustified intrusion and expansion of commercial land use into the countryside to the detriment of the quiet open visual character and landscape of the area contrary to Rushmoor Core Strategy Policies SS1 and CP14 and saved Local Plan Policies ENV14, ENV16 and E9.*
2. *It has not been satisfactorily demonstrated that the proposed development would have an acceptable impact in terms of:-*
 - (a) *Undue noise impacting upon the amenities of nearby residential properties; and*
 - (b) *The safe use and function of the North Camp Roundabout and North Camp station road junction as a result of traffic associated with the development.*

2.3 In January 2014 Hampshire County Council refused planning permission for the following reasons:-

- "1. The development is contrary to the requirements of Policy 29 (2) and contrary to Policy 29 (3b) of the Minerals and Waste Development Plan (MWDP) 2013 in that it is located within countryside and no special need has been demonstrated for the location and the suitability of the site has not been justified.*
- 2. The development is considered to be contrary to Policy 11 of the MWDP 2013 in that the Flood Risk Assessment (FRA) submitted with the planning application is inadequate. The drawings indicate that the applicant has installed an earth bund around the site. The bund restricts the flood plain of the River Blackwater and the loss of flood plain has not been compensated for within the FRA. Therefore there is an increased flood risk.*
- 3. The development is considered to be contrary to Policy 12 of the MWDP 2013 and Policy CP16 Rushmoor Local Development Framework Core Strategy in that the applicant has not demonstrated that the public could walk to and from the proposed car park and the North Camp Railway station on a safe and secure pedestrian route.*

4. *The development is considered to be contrary to Policy 10 of the MWDP 2013 and Rushmoor Local Plan saved Policy ENV14, ENV16, and E9 , and the BVS, in that the proposal would have a significant adverse impact on local amenity and quality of recreational use of the Blackwater Valley and its associated footpath.*

5. *The development is considered to be contrary to Policy 5 and 13 of the MWDP 2013, the BVS and RBCLP ENV16 in that it will have an unacceptable adverse visual impact to the distinctive character of the Blackwater Valley landscape in this countryside location.*

2.4 Shortly before this Committee agreed to commence enforcement action in January 2015, the landowner submitted a second part retrospective planning application to Hampshire County Council for the scaled-down use of the site to provide an “end of life treatment facility, incorporating the existing hardstanding and perimeter screening; and including the provision of office accommodation and workshop.” The application also proposed the construction of a new car park for private and public use, with a footpath along Hollybush Lane towards North Camp Station, together with landscaping and drainage works. Rushmoor Borough Council considered the consultation from the County Council in respect of this application at the 4 March 2015 Development Management Committee and resolved to raise objection on the following grounds:-

1. *The proposed continued and expanded developed commercial use of the land is an unacceptable and unjustified intrusion and expansion of commercial land use into the countryside to the detriment of the quiet open visual character and landscape of the area contrary to Rushmoor Core Strategy Policies SS1 and CP14 and saved Local Plan Policies ENV16 and E9.*

2. *It has not been satisfactorily demonstrated that the proposed development would have an acceptable impact in terms of the safe use and function of the North Camp Roundabout and North Camp station road/Hollybush Lane junction as a result of traffic associated with the development.*

2.5 On 18 May 2015 the County Council announced that the application had been withdrawn by the applicants. This appears to have been prompted by the County Planning Officer’s recommendation that planning permission be refused. In this respect, the following recommendations were to be put to Hampshire County Council’s Regulatory Committee at the meeting on 20 May 2015, but **not** subsequently discussed and agreed:-

A. The planning application be refused for the following reasons:

(a) The development is in part contrary to the requirements of Policy 29 (2) and contrary to part of Policy 29 (3b) of the MWDP 2013 in that it is located within countryside and the suitability of the site for the use in this location has not been adequately justified.

(b) The development is considered to be contrary to Policy 11 of the MWDP 2013 in that the Flood Risk Assessment submitted with the planning application does not provide a suitable basis for assessment to be made of the flood risks arising from the proposed development.

- (c) The development is considered to be contrary to Policy 10 of the MWDP 2013 and Rushmoor Local Plan saved Policy ENV14, ENV16 and E9, RBC Core Strategy CP14 and the BVS, in that the proposal would have a significant adverse impact on local amenity and quality of recreational use of the Blackwater Valley and its associated footpath.
- (d) The development is considered to be contrary to Policy 5 and 13 of the MWDP 2013, the BVS and RBCS Policy Policies SS1 and CP14 in that it will have an unacceptable adverse visual impact to the distinctive character of the Blackwater Valley landscape in this countryside location and the retrospective commercial use of the land into this countryside which under Policy CP14 helps protect against the coalescence of settlements in the locality.

B. That enforcement action be authorised to require the cessation of the use of the site, the removal of the unauthorised development on site and for the land restored to its former condition.

3. Enforcement Notice

3.1 A detailed site inspection was undertaken by Rushmoor officers in February 2015 accompanied by the landowner. This revealed, as was expected, some changes since previous inspections. The breach is now primarily the unauthorised material change of use of the land to use for the following purposes:-

- (a) Used motor vehicle sales;
- (b) Storage of motor vehicles awaiting assessment for repair/sale or scrapping;
- (c) Storage of de-polluted motor vehicle bodies and/or vehicle parts; and
- (d) Siting of a Mobile Home in the approximate position annotated 'X' on the attached plan.

Associated with this unauthorised material change of use is various ancillary development and use of land comprising:-

- (a) The use of land for the siting of a number of proprietary and fabricated on-site portable buildings, including a mobile home occupied for 'site security purposes';
- (b) Erection of new or substantially modified earthen bunds to enclose the site;
- (c) Construction of new concrete hard-standing;
- (d) Construction of a tarmac surfaced car park; and
- (e) Various miscellaneous items including light columns, metal freight containers, skips, storage tanks, fork-lift truck, fork-lift pallets and boxes, temporary metal mesh fence panels, refuse bins, advertising and other signage, scaffolding, assorted scrap machinery, metal and other materials.

3.2 Shortly before the officer site inspection the Council received a request from the Environment Agency (EA) for planning enforcement action to be taken against the landowner for works that he had recently undertaken to re-model the northernmost fishing lake closest to North Camp station. This had been drained over the winter period in order that works could be undertaken. Of particular concern to the EA was the infilling and raising of the ground levels of the marshy ground at the north end of this lake. This is because it is considered to significantly reduce flood

storage volume beside the River Blackwater, thereby giving rise to the likelihood that river flooding would be diverted elsewhere. The Council's inspection therefore also examined the works undertaken at the northern lake. It is understood that the landowner has yet to allow the EA access to his land for the purposes of undertaking a detailed topographical survey in order to assess and quantify the full extent of the land raising that has taken place.

- 3.3 A meeting was held with the EA in March to discuss the flood risk aspects of the case. At this meeting the EA confirmed that they would support Rushmoor by giving technical flood risk evidence in respect of any appeal that may be lodged against enforcement notices served by the Council raising flood risk concerns. It is considered appropriate that planning enforcement action should be taken in respect of the unauthorised infilling/land raising that has been undertaken given the flood risk concerns that arise. Nevertheless, the EA was also urged to take action against the unauthorised lake filling works using their own powers. This is because not doing so could weaken the case that the EA would make in support of the Council in any planning enforcement appeal proceedings.

The EA has recently confirmed that they are pursuing their own enforcement action, although their efforts to quantify the extent of the infilling and land raising by undertaking a detailed topographical survey are being resisted by the landowner, whom has refused access to his land by sufficient EA personnel to undertake the survey. The EA may have to seek a Court Order to gain access to the land to undertake this work.

- 3.4 As part of the process of taking enforcement action, in early April 2015, the Council issued an EIA Screening Opinion under Regulation 4(7) of the EIA Regulations 2011. This confirms that an EIA would be required in respect of the identified breaches of planning control, meaning that, should the enforcement notices be appealed, the landowner would need to submit an EIA with their appeal.
- 3.5 Enforcement notices are now in an advanced stage of drafting and the Solicitor to the Council is currently consulting with legal counsel in this respect.
- 3.6 Following the withdrawal of the County application, a meeting has been arranged to which representatives of Hampshire County Council and the EA have been invited in order to exchange information and discuss co-ordinated enforcement action and mutual support. This meeting is to be hosted by Rushmoor and is scheduled to take place in early July.

4. Recommendation

- 4.1 It is recommended that the report be NOTED.

**Former Cottage to the rear of Job's Farm
100 Sandy Lane, Farnborough
Urgent Works Notice**

1. Introduction

- 1.1 The former cottage, which lies to the rear of Job's Farmhouse on Sandy Lane, Farnborough is a Grade II listed building. It is in a poor state of repair and, despite some protection work three years ago, requires some further work in the near future, if it is to be retained. This report seeks authority for the Council to serve an Urgent Works Notice on the building.

2. Background

- 2.1 The former cottage now forms an outbuilding to the former farmhouse at Job's Farm. It is a 18th Century three-bay end chimney stack cottage with a hipped roof, which has minor 20th Century alterations. It was given Grade II listing status in 1990 due to its architectural interest, since it retains a significant amount of original fabric and plan form, and for its historic interest *"as a rare, little-altered survival that illustrates the life of commoners, and local and national agricultural demography"*.
- 2.2 The recorded history in the listing states:
"The cottage is shown on the enclosure award map of 1855 and the Tithe map of 1844, and the construction of the building indicates that it had its origins in the 18th.Century. The cottage was built within an enclosure on the southern edge of Hawley Common, and appears to have been one of a number of such buildings within their own enclosures parcelled off from the Common. The cottage is associated by name with Job's Farm, although the 1888 map shows that Job's Farm was some 170m to the south-west. It is possible that the cottage originated as either a farm workers' cottage associated with Job's Farm, or as the dwelling of an independent subsistence farmer dependent on the Common for a living. In the late 20th.Century the cottage was used as a small museum by the former owner, then for storage when a lean-to at the west and one to the east end, depicted on the 1888 map, were removed."

- 2.3 In January 2006, planning permission was granted on the land to the north and west of the cottage, formerly part of Job's Farm, for the erection of 24 dwellings. Much of this development is now known as Goddards Close, with the remaining properties fronting Sandy Lane. This followed on from an earlier refused proposal that was allowed on appeal in 2005. The existing farmhouse (no.100 Sandy Lane) and the listed cottage did not form part of the application and were shown to be retained.
- 2.4 It is believed that the current owner purchased the farmhouse and listed cottage in February 2008. At that time, the cottage was already in poor condition, with the major crack in the east end wall quite evident, and it was understood that the owner wished to repair the listed building for use as an annexe to the main house, or for storage.
- 2.5 Photographs taken in 2010 show the cottage to have plastic sheeting protecting some of the roof, and the building surrounded in scaffolding with corrugated iron forming a roof over the whole structure. This scaffolding and part of the temporary roof was then removed, and the plastic sheeting became badly shredded.
- 2.6 In 2010, at the request of the current owner, English Heritage (EH) considered an application to remove the cottage from the list of buildings of special architectural and historic interest. Having visited the site and viewed the building, EH recommended that it **not** be removed from the list, and the Secretary of State for Culture, Media and Sport (DCMS) agreed.
- 2.7 In June 2012, the owner approached EH to have the building demolished and removed, but he was referred back to the local authority. Following much dialogue with the owner, Committee resolved in January 2013, to serve an Urgent Works Notice to make the building wind and weatherproof. In the event, it was not necessary to serve the notice since the owner took the required action himself, and erected a corrugated iron roof over the building.
- 2.8 The roof performed its function and has protected the building for the intervening two years. However, over the passage of time, the timbers have dried out, and an internal wall has collapsed. The whole structure is now very fragile. In March 2015, the property was again surveyed, at the Council's request, by an historic buildings consultant, who made some recommendations should the Council be minded to pursue enforcement action through an Urgent Works Notice or a Repairs Notice.
- Owner responsibility
 - Council duty to ensure preservation
 - Looked at moving it

3. Current Condition

- 3.1 At the end of September 2012, the cottage was inspected by the Council's Chief Building Control Surveyor (CBCS) following an approach from the owner who considered that the building was a dangerous structure and constituted a danger to public safety.
- 3.2 The owner claims that the current condition of the structure has been caused and worsened by the construction of the adjoining housing development and the estate road, but has offered no evidence to this effect, and the cottage clearly was in a parlous state when he purchased it along with 100 Sandy Lane in 2008. The owner considers that Rushmoor Borough Council is responsible for the poor condition of the property because it granted planning permission for the housing development to increase its income by receiving additional rates. The scaffolding and temporary roof, which was there in 2010, clearly offered some protection to the building but these have since been removed. The owner states that the scaffolding was taken away since local children had been climbing on it. A corrugated iron roof remains on the north elevation but the southern roof face now only has a shredded plastic sheet, which allows rain and wind to enter the building.
- 3.3 At the recent inspection, a series of photographs were taken and compared with others taken in July 2008. Whilst the building was noted to be in poor condition, and partially open to the elements, the CBCS found very little signs of further movement or deterioration, other than the plastic roof sheeting has become shredded and some of the plaster ceiling has fallen off.
- 3.4 The CBCS considers that the structure has suffered foundation subsidence at some time in the past due to poor foundations, the masonry is cracked severely in some places, and the walls are bowed and out of upright. Although he could not fully inspect the roof, he commented that it has spread and caused some of the outward movement of the external walls, and the timbers have suffered from long term exposure to the elements.
- 3.5 The CBCS states that the building is in need of some urgent repair to arrest any further movement of the structure and to make it weather tight, but at the time of inspection, he did not consider it to be a "dangerous structure" (under the terms of the Building Act 1984). However, he believes that if left to deteriorate, it would become a serious hazard, especially in winter conditions, where it could be excessively loaded by snow and high winds.

- 3.6 The CBCS considers that to provide a permanent solution, the building would need an internal steel frame with the walls fixed mechanically to the frame and the frame arranged to resist any further movement of the walls or spread of the roof.
- 3.7 The responsibility for the listed building rests with the current owner. Correspondence has continued with the owner over the last few months, with the Council seeking to encourage him to carry out works to protect and repair the building, and we have repeatedly sought for him to clarify his intentions. The owner has said he was seeking professional advice; however, no commitment to protect or improve the condition of the building has been forthcoming, and since the Council as local planning authority, has a duty to ensure the preservation of listed buildings in their area, consideration must now be given to taking enforcement action.

4. URGENT WORKS NOTICE

- 4.1 There are a number of possible courses of action to try to protect and save the building, ranging from serving a Section 215 (untidy site) notice through an Urgent Works Notice to a Repairs Notice and compulsory purchase. It is considered the best option at present is the preparation and service of an Urgent Works Notice.
- 4.2 Under Section 54 of the Planning (Listed Buildings and Conservation Areas) Act 1990, local authorities are given the power to execute urgent works to preserve an unoccupied listed building. The guidance advises making contact with the owner to suggest appropriate measures, including maintenance, repair and re-use of the property. This commenced some months ago, but has not resulted in any positive action from the owner.
- 4.3 In cases where the owner is unresponsive to informal approaches, it is recommended that the authority first considers whether the works are clearly urgent, or if a Section 215 Notice (under the Town and Country Planning Act 1990) – a untidy site notice - is more appropriate. In this case, whilst the building has been in a poor state for some considerable time, and the Council's Chief Building Control Surveyor does not consider it to constitute a "dangerous structure", there are real fears for its preservation if nothing is done soon. A Section 215 Notice would not, it is considered, result in giving adequate protection to the building against likely future damage or destruction.

- 4.4 The next step is for the authority to write to the owner setting out the terms of the legislation (Sections 54 & 55 of the Listed Buildings Act) requesting a site meeting and access to the building. This would be with relevant Council officers but also a qualified listed buildings surveyor. The site visit would be followed up with a second letter and a draft schedule of urgent works, setting a date for formal service of a notice, if the works are not carried out by the owner by that date.
- 4.5 In other cases, a written warning of an impending Urgent Works Notice has often been sufficient to encourage owners to undertake works. If this occurs, the local authority will monitor compliance with the schedule of works and the timescale. If no positive action is forthcoming from the owner, the authority will need to give 7 days' notice in writing of its intention to carry out the works. If, after 7 days, no response is received, the authority can apply to the magistrates' court for a warrant of entry for the purpose of carrying out the work.
- 4.6 The use of an Urgent Works Notice should be restricted to emergency repairs to keep a building wind and weatherproof and safe from collapse. The steps taken should be the minimum consistent with achieving this objective and should not involve an owner in great expense. An owner can only challenge such a notice and the recovery of costs if it appears completely impossible for any reasonable body to believe the works were actually urgent.
- 4.7 The works included should be those urgently necessary at the time and should not include precautionary or preventive work that may become necessary in the future. The objective of an Urgent Works Notice is to preserve what is there; to prevent it from getting worse; and to do so in the most cost-effective way. This may include making the building weather tight, enabling the building to dry out, and making the building safe from structural collapse. The specified works are likely to be temporary, unless permanent works prove to be the cheapest option.

5. Conclusion

- 5.1 Despite attempts over the last six months to encourage the owner to protect and carry out repairs to the listed cottage, no positive action has been forthcoming. The building lies unprotected and will be further damaged by the elements unless some urgent action is taken. It is considered that an Urgent Works Notice should be prepared and served on the owner in order to secure the preservation of Job's Farm Cottage. This may result in the Council having to carry out the works and then recover the costs.

6. Recommendation

- 6.1 It is recommended that an Urgent Works Notice be prepared and served on the owner of Job's Farm Cottage with the objective of preserving this important listed building, and executing any works deemed necessary.

Keith Holland
Head of Planning

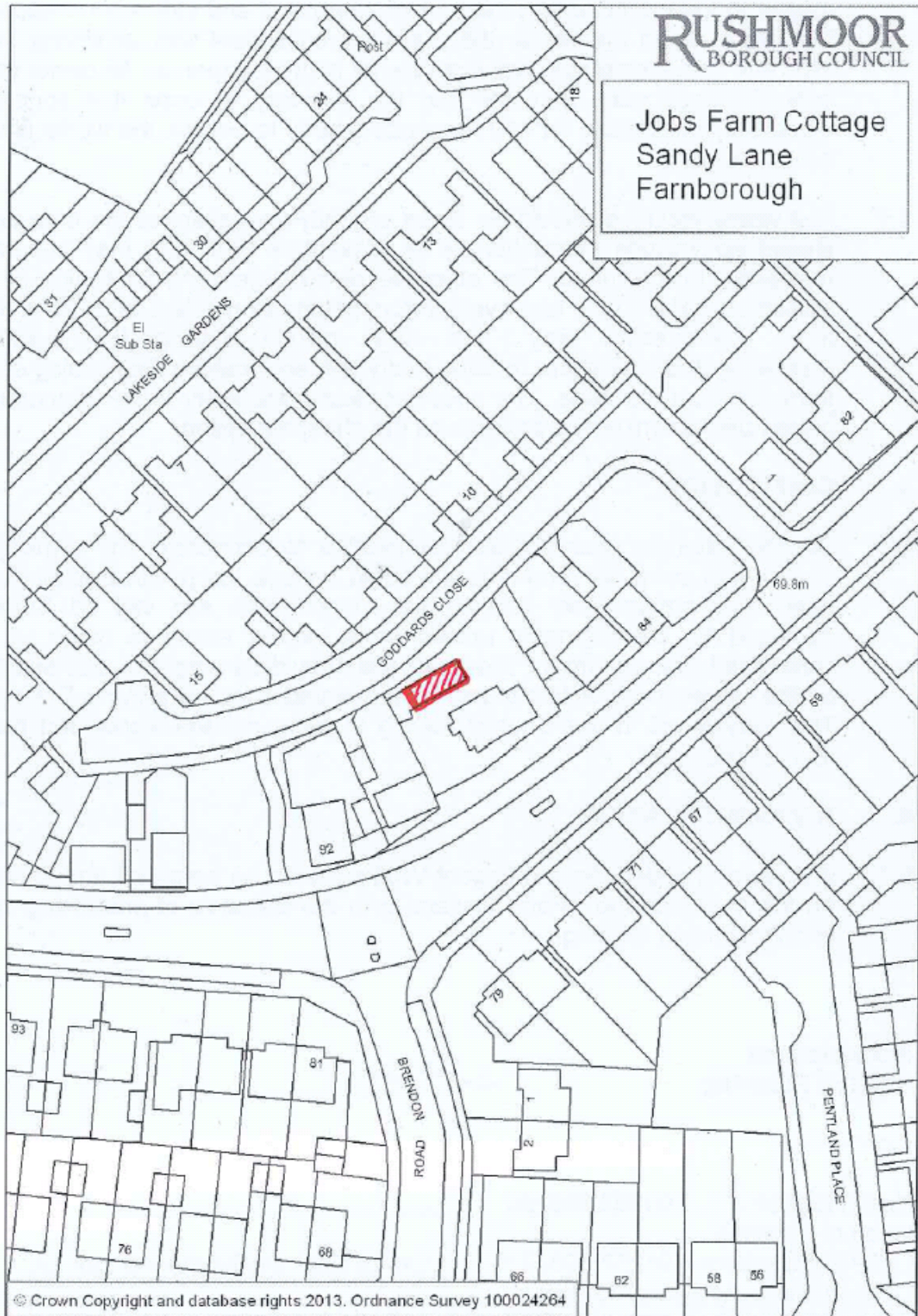
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Consultation on the Draft Rushmoor Local Plan

1. Purpose of Report

- 1.1 This report is to inform the Committee of progress on the preparation of a new Rushmoor Local Plan and of a current stage of consultation on a draft Local Plan.
- 1.2 A presentation will be given at the meeting to outline the preparation and content of the draft Local Plan.

2. Background

- 2.1 In October 2011, the Council adopted the Core Strategy, which sets out strategic policies for the Borough covering the period 2010 to 2027. The intention was to follow this with a supporting Local Plan (Part 2) document, which would have set out detailed policies and proposals – the “Delivering Development” document.
- 2.2 However, following changes to the planning system, the Council agreed in October 2014 to prepare a comprehensive Local Plan for the Borough covering the period to 2032. This will refresh the Core Strategy policies as well as incorporating the detailed development management policies and proposals that would have been included within the Delivering Development Document.
- 2.3 The process by which the Local Plan should be prepared is set out in legislation, and will go through an independent Examination process before being adopted. On adoption, the new Local Plan will replace saved policies in the Rushmoor Local Plan 2000, and the policies in the Core Strategy.
- 2.4 The Cabinet agreed the draft Local Plan for consultation at its meeting on 2nd June.

3. The Local Plan

- 3.1 All local planning authorities are required to produce a Local Plan. The Rushmoor Local Plan will set out the long term, broad strategic framework

for future development in the Borough up to 2032, and the detailed planning policies and site allocations required to deliver it. It includes a Vision of how the Borough might be in 2032, and sets out a framework for how much development will take place and, in broad terms, where it will be. It also contains place specific policies including for Aldershot and Farnborough town centres, Wellesley, and Farnborough Airport, and a set of Borough wide policies on issues such as design, heritage, housing mix, infrastructure and biodiversity. The draft Local Plan is available at www.rushmoor.gov.uk/newlocalplan and hard copies can be made available on request.

- 3.2 Since the adoption of the Core Strategy, the Government has made a number of changes to the planning system. It has removed the regional planning tier, and replaced it with an obligation on local planning authorities to cooperate on strategic issues that cut across administrative boundaries. Thus whilst the Council has consulted its neighbours in preparing development plans in the past, the “Duty to Cooperate” is now set out in legislation, and is far more onerous than previously consultation requirements. Simply consulting with neighbours is no longer sufficient; the Government expects to see real outcomes delivered through cross boundary working.
- 3.3 Of particular relevance to the preparation of this draft Local Plan, under the Duty, the Council has worked together with Hart District Council and Surrey Heath Borough Council on the preparation of joint evidence. In recognition of the fact that the three authorities together form a “Housing Market Area” (HMA) and a “Functional Economic Area” (FEA), a joint Strategic Housing Market Assessment (SHMA) and a draft Employment Land Review (ELR) have been prepared. The preparation of this joint evidence has been overseen by a Joint Member Steering Group, with representatives from all three local authorities.
- 3.4 In summary, the Local Plan seeks to:
- Deliver sustainable development;
 - Promote development in the most accessible locations in the Borough;
 - Plan for the provision of about 8,200 new homes between 2011 and 2032;
 - Ensure a buoyant economy with employment opportunities for local residents including the protection of 20 Strategic and Locally Important Employment Sites;
 - Promote the regeneration of Aldershot and Farnborough Town Centres including site specific allocations to support the redevelopment of specific sites;
 - Set out strategic and detailed policies to guide the future of Farnborough Airport;
 - Promote measures to ensure mitigation and adaptation to climate change;

- Protect and enhance biodiversity in the Borough including protection of the integrity of the Thames Basin Heaths Special Protection Area;
 - Protect local community facilities, and;
 - Set out a framework to ensure good design and the protection of heritage assets.
- 3.5 The preparation of new policies and the replacement of existing policies in the Rushmoor Local Plan Review and Core Strategy will have mapping implications. Current mapping boundaries shown on the Local Plan Proposals Map have been reviewed, and changes are set out in a Policies Map document published alongside the Draft Local Plan.

4. Consultation

- 4.1 This version of the Local Plan sets out various options (in many cases, also indicating a “preferred approach”) for dealing with different land use issues in the Borough up to 2032. The consultation seeks views on these options/preferred approaches, and will welcome suggestions for alternative options that may not have been identified. The supporting evidence and documentation has been published on the Council’s website and is available to view alongside the draft Local Plan.
- 4.2 The draft Local Plan is subject to a consultation period, which runs until 20th July 2015.

5. Next Steps

- 5.1 The comments received during this consultation will be used to inform the next version of the Local Plan. This will be a “draft submission” version, which is due to be published for comment during January and February 2016, before being submitted to the Secretary of State in spring 2016. The timetable anticipates that the Local Plan will be adopted in December 2016.

Keith Holland
Head of Planning

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Development Management Committee
24th June 2015

Head of Planning
Planning Report No. PLN1534

Appeals Progress Report

1. New Appeals/Update

- 1.1 At the previous meeting it was reported that an appeal has been received in respect of the refusal of planning permission for Demolition of public house/restaurant building and erection of one 5 storey, and one 6 storey building to provide 25 one-bedroom and 37 two-bedroom flats (62 dwelling units in total), community/arts/food and drink facility, public plazas, parking at lower ground floor level with revised access arrangements and associated highways and improved pedestrian access works at The Ham and Blackbird, 281 Farnborough Road, Farnborough (14/00706/FULPP).
- 1.2 This appeal is to be dealt with by way of the hearing procedure. In this respect a Hearing Date has now been agreed between the main appeal parties for 9 December 2015. However, the Planning Inspectorate have yet to provide written confirmation to this effect. The Council will be required to inform interested parties of the Hearing date once confirmation is received.

2. Recommendation

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

Keith Holland
Head of Planning

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