

Public Document Pack



RUSHMOOR BOROUGH COUNCIL

DEVELOPMENT MANAGEMENT COMMITTEE

*at the Council Offices, Farnborough on
Wednesday, 19th August, 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

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 - 110)

To confirm the Minutes of the Meeting held on 22nd July, 2015 (copy attached).

3. PLANNING APPLICATIONS –

To consider the Head of Planning's Report No. PLN1538 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. PLN1540 (copy attached) which reports on cases of planning enforcement and possible unauthorised development.

5. PLANNING (DEVELOPMENT MANAGEMENT) SUMMARY REPORT FOR THE QUARTER APRIL TO JUNE 2015 –

To receive the Head of Planning's Report No. PLN1541 (copy attached) which updates on the Performance Indicators for the Development Management Section of Planning, and the overall workload of the Section for the period 1st April to 30th June 2015.

6. APPEALS PROGRESS REPORT –

To receive the Head of Planning's Report No. PLN1542 (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, 22 July 2015 at the Concorde Room, Council Offices, Farnborough at 7.00 pm.

Voting Members

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
a Cllr Jennifer Evans

*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 as standing deputy in place of Clouncilor Jennifer Evans

21. **DECLARATIONS OF INTEREST**

There were no declarations of interest.

22. **MINUTES**

The Minutes of the Meeting held on 24th June, 2015 were approved and signed by the Chairman.

23. **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 application set out in Appendix "A" attached hereto, subject to the conditions, restrictions and prohibitions (if any) mentioned therein:

* 15/00322/FULPP (No. 6 Samson Close, Aldershot) - 18 –

(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. PLN1535, be noted;

(iii) the following application be determined by the Head of Planning, in consultation with the Chairman:

* 15/00461/FUL (No. 134 Holly Road, Aldershot); and
(iv) the current position with regard to the following applications be noted pending consideration at a future meeting:

15/00427/FULPP (No. 177 Ash Road, Aldershot)
15/00475/FULPP (The Queen's Head, No. 97 North Lane, Aldershot)
15/00487/FULPP (SBAC Exhibition Area, ETPS Road, Farnborough).

* The Head of Planning's Report No. PLN1535 in respect of these applications was amended at the meeting.

24. 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
15/00461/FUL	(No. 134 Holly Road, Aldershot)	Mr. P. Needham	In support

25. APPLICATION NO. 15/00461/FUL – NO. 134 HOLLY ROAD, ALDERSHOT

The Committee considered the Head of Planning's Report No. PLN1535 (as amended at the meeting) regarding the demolition of the existing bungalow and the erection of four three-bedroom dwelling houses at No. 134 Holly Road, Aldershot. Before considering the application in detail, the Committee received a representation in accordance with the scheme of public representation from Mr. P. Needham in support of the application.

It was noted that the recommendation was to grant planning permission, subject to the completion of a satisfactory unilateral undertaking under Section 106 of the Town and Country Planning Act, 1990.

RESOLVED: That

- (i) subject to the completion of a satisfactory unilateral undertaking under Section 106 of the Town and Country Planning Act, 1990 by 12th August, 2015 to secure an appropriate contribution towards open space, transport and Special Protection Area mitigation, the Head of Planning in consultation with the Chairman, be authorised to grant planning permission subject to the conditions and informatives set out in the Head of Planning's Report No. PLN1535 (as amended); however
- (ii) in the event that a satisfactory unilateral undertaking is not received by 12th August, 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: public open space in accordance with Core Strategy Policies CP10, CP11 and CP12 and saved Local Plan Policy OR4; a transport contribution in accordance with the Council's adopted

'Transport Contributions' Supplementary Planning Document and Core Strategy Policies CP10, CP16 and CP17; and a financial contribution to mitigate the effect of the development on the Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy and Core Strategy Policies CP11 and CP13.

26. ENFORCEMENT AND POSSIBLE UNAUTHORISED DEVELOPMENT

(i) No. 329 Pinewood Park, Farnborough –

The Committee received the Head of Planning's Report No. PLN1536 regarding the insertion of a first-floor window in the side elevation of No. 329 Pinewood Park, Farnborough. The Committee was informed that the property was situated in a terrace of similar properties and the dwellings were arranged in pairs which were staggered relative to the next pair. This had resulted in some of the properties, including No. 329, having a side elevation which, in this case, adjoined the front garden of No. 331.

A site visit had confirmed that a bathroom window had been installed in the flank elevation of the building measuring 0.6 metres by 0.4 metres height. Planning permission was required as it was set 1.7 metres above the floor level of the bathroom and also because an Article 4 Direction in relation to Pinewood Park had removed 'permitted development' rights for external alterations to the premises. The window had also been identified as a potential source of overlooking and loss of privacy to the neighbouring property due to the fact that the opening part of the window was set lower than 1.7 metres above the interior floor level (the height indicated as sufficient to safeguard privacy). However, this was only by seven centimetres and given the open plan design of the estate it was considered that the loss of privacy was not so great as to merit further action.

It was therefore considered that the unauthorised window would not cause any significant material harm to the visual character of the area or to the amenities of neighbours. In addition, planning permission would have been granted by the Council if an application had been submitted. Therefore, in accordance with Policy PE3 it was considered neither expedient nor reasonable for the Council to take enforcement action in respect of the breach of planning control that had taken place.

RESOLVED: That no further action be taken.

(ii) No. 23 Juniper Road, Farnborough –

The Committee received the Head of Planning's Report No. PLN1536 regarding the conversion of a garage into a habitable room at No. 23 Juniper Road, Farnborough. The property was a two storey detached house on the corner of Juniper Road and Baywood Close and had an attached garage over which was a room. The garage had been converted to form a habitable room with no external alterations.

The original planning permission (No. 91/00083/FUL) for the development of 96 residential units and associated infrastructure, had contained a condition that any garages or parking spaces should be retained for parking purposes only. Although the garage door remained in place, the garage was no longer available to park a

vehicle. Despite contact with the owner no planning application had been submitted for the development.

The Committee was informed that the Transportation Strategy Office was satisfied that, even with the loss of the garage, there was sufficient off-road parking at the property. It was therefore concluded that, as there had been no external changes, the unauthorised conversion would not cause any material harm to the visual character of the area, also no harm would be caused to the amenities of the neighbours or highway safety. If a planning application had been submitted, it would have been recommended for approval. Therefore, in accordance with Policies CP2 and CP16 of the Core Strategy and saved Policy ENV17 of the Rushmoor Local Plan it was considered neither expedient nor reasonable for the Council to take enforcement action in respect of the breach of planning control.

RESOLVED: That no further action be taken.

(iii) **Delegated Decisions to take Enforcement Action –**

RESOLVED: The Committee noted the enforcement action taken by the Head of Planning in accordance with the Council's Scheme of Delegation, more particularly specified in the Head of Planning's Report No. PLN1536.

**27. VARIATION OF THE LEGAL AGREEMENT RELATING TO NORTH TOWN
STAGE II DEVELOPMENT**

The Committee received the Head of Planning's Report No. PLN1537 (as amended at the meeting) which sought authority to vary the terms of the 2014 legal agreement relating to the payment of financial contributions in relation to Plot Nos. 472 – 482 of the North Town, Stage II development. The request was to vary the payment of financial contributions on a pro-rata basis, with the remainder of the contributions being paid and the clauses relating to affordable housing and the travel plan taking effect when Phase 6 was implemented in 2017.

The Committee was informed that, whilst Plot Nos. 472 – 482 had been approved as part of the Stage II planning permission, the plots were surrounded by development which had been approved and were located within Phase 4 of the Stage I planning permission issued in October, 2009. The applicant, First Wessex, had confirmed that Plot Nos. 472 – 482 would be built at part of Phase 4 of Stage 1. This meant that the construction of those plots would implement the 2014 permission and would trigger the clauses in the 2014 agreement. As the remainder of the Stage II permission (identified as Phase 6) was not due to be commenced until Summer, 2017, the applicant had requested that the 2014 agreement be amended, such that the open space, Special Protection Area (SPA) and transport contributions would be paid on implementation on a pro-rata basis for Plots 472 – 482, with the remainder of the contributions being paid and the clauses relating to affordable housing and the travel plan taking effect when Phase 6 was implemented in 2017.

It was highlighted that, given its size, the development would take place over an extended period of time. To date the applicant had completed 243 dwellings pursuant to the 2009 permission. It was noted that the main reason that Plot Nos. 472 – 482 had been excluded from the remainder of Phase 4 had been due to a lack of SPA mitigation being available in 2009. Given the overall construction programme for the site and the

disruption that would arise to future residents of Phase 4 if Plots 472 – 485 were to be built in 2017, it was considered both sensible and logical to complete these plots as part of Phase 4. To this end it was agreed that the financial contributions due to Rushmoor in respect of open space and SPA mitigation could be paid on a pro-rata basis. The 2009 and 2014 permissions had both included clauses relating to the provision of affordable housing. Given the small number of units concerned (four affordable units out of eleven), in the context of a total number of units (a minimum of 172 affordable units out of 431 and 79 affordable out of 226) and the applicants' status as a registered social housing provider, it was considered that the proposed variation would not prejudice the overall provision of affordable housing for the North Town redevelopment.

The Head of Planning's Report was updated at the meeting and the Committee was informed that the Council's Strategy and Enabling Manager had written in support of the proposed variation on the grounds that it would improve the programme deliverability and viability for the regeneration of North Town and would ensure that the existing tenants with changing housing needs in relation to household size could be met more quickly. In addition, the County Highway Authority had advised that, as the only change had been to vary the timing of the contributions, it was happy for this deed of variation to be progressed.

RESOLVED: That the request to vary the existing Section 106 agreement with a deed of variation, as outlined in the Head of Planning's Report No. PLN1537 (as amended) be agreed, subject to the costs of Rushmoor Borough Council and Hampshire County Council being paid by the applicant.

The meeting closed at 7.55 pm.

CLLR G.B. LYON
CHAIRMAN

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RUSHMOOR BOROUGH COUNCIL

DEVELOPMENT MANAGEMENT COMMITTEE

***Wednesday, 19th August, 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, 19th August, 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

11th August, 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/7883>

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 22nd July, 2015 (copy attached).

Items for decision

3. **Planning applications –**

To consider the Head of Planning's Report No. PLN1538 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. PLN1540 (copy attached) which reports on cases of planning enforcement and possible unauthorised development.

Items for information

5. **Planning (Development Management) summary report for the quarter April to June 2015 –**

To receive the Head of Planning's Report No. PLN1541 (copy attached) which updates on the Performance Indicators for the Development Management Section of Planning, and the overall workload of the Section for the period 1st April to 30th June 2015.

6. **Appeals progress report –**

To receive the Head of Planning's Report No. PLN1542 (copy attached) on the progress of recent planning appeals.

**Index to Development Management Committee Agenda
19th August 2015
Report No.PLN1538**

Item No	Case Number	Address	Recommendation	Page No
1	15/00427/FULPP	177 Ash Road Aldershot	For Information	16
2	15/00475/FULPP	The Queens Head 97 North Lane Aldershot	For Information	16
3	15/00548/FUL	St Josephs Roman Catholic Primary School Bridge Road Aldershot	For Information	17
4	15/00339/FULPP	37 to 41 Cross Street and 59 - 61A Southampton Street Farnborough	Grant	18
5	15/00389/FULPP	Jenner House 159 Cove Road Farnborough	Grant	37
6	15/00487/FULPP	SBAC Exhibition Area ETPS Road Farnborough	Grant	58

Development Management Committee
19th August 2015

Head of Planning

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, 22nd July, 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. D.M.T. Bell
Cr. R. Cooper

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

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

* Cr. P.F. Rust

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.

Non-Voting Member

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

21. DECLARATIONS OF INTEREST –

There were no declarations of interest.

22. MINUTES –

The Minutes of the Meeting held on 24th June, 2015 were approved and signed by the Chairman.

23. 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 application set out in Appendix “A” attached hereto, subject to the conditions, restrictions and prohibitions (if any) mentioned therein:

* 15/00322/FULPP (No. 6 Samson Close, 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. PLN1535, be noted;
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24. REPRESENTATIONS BY THE PUBLIC –

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RESOLVED: That

- (i) subject to the completion of a satisfactory unilateral undertaking under Section 106 of the Town and Country Planning Act, 1990 by 12th August, 2015 to secure an appropriate contribution towards open space, transport and Special Protection Area mitigation, the Head of Planning in consultation with the Chairman, be authorised to grant planning permission subject to the conditions and informatives set out in the Head of Planning's Report No. PLN1535 (as amended); however
- (ii) in the event that a satisfactory unilateral undertaking is not received by 12th August, 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: public open space in accordance with Core Strategy Policies CP10, CP11 and CP12 and saved Local Plan Policy OR4; a transport contribution in accordance with the Council's adopted 'Transport Contributions' Supplementary Planning Document and Core Strategy Policies CP10, CP16 and CP17; and a financial contribution to mitigate the effect of the development on the Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy and Core Strategy Policies CP11 and CP13.

26. ENFORCEMENT AND POSSIBLE UNAUTHORISED DEVELOPMENT –

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A site visit had confirmed that a bathroom window had been installed in the flank elevation of the building measuring 0.6 metres by 0.4 metres height. Planning permission was required as it was set 1.7 metres above the floor level of the bathroom and also because an Article 4 Direction in relation to Pinewood Park had removed 'permitted development' rights for external alterations to the premises. The window had also been identified as a potential source of overlooking and loss of privacy to the neighbouring property due to the fact that the opening part of the window was set lower than 1.7 metres above the interior floor level (the height indicated as sufficient to safeguard privacy). However, this was only by seven centimetres and given the open plan design of the estate it was considered that the loss of privacy was not so great as to merit further action.

It was therefore considered that the unauthorised window would not cause any significant material harm to the visual character of the area or to

the amenities of neighbours. In addition, planning permission would have been granted by the Council if an application had been submitted. Therefore, in accordance with Policy PE3 it was considered neither expedient nor reasonable for the Council to take enforcement action in respect of the breach of planning control that had taken place.

RESOLVED: That no further action be taken.

(ii) **No. 23 Juniper Road, Farnborough –**

The Committee received the Head of Planning's Report No. PLN1536 regarding the conversion of a garage into a habitable room at No. 23 Juniper Road, Farnborough. The property was a two storey detached house on the corner of Juniper Road and Baywood Close and had an attached garage over which was a room. The garage had been converted to form a habitable room with no external alterations.

The original planning permission (No. 91/00083/FUL) for the development of 96 residential units and associated infrastructure, had contained a condition that any garages or parking spaces should be retained for parking purposes only. Although the garage door remained in place, the garage was no longer available to park a vehicle. Despite contact with the owner no planning application had been submitted for the development.

The Committee was informed that the Transportation Strategy Office was satisfied that, even with the loss of the garage, there was sufficient off-road parking at the property. It was therefore concluded that, as there had been no external changes, the unauthorised conversion would not cause any material harm to the visual character of the area, also no harm would be caused to the amenities of the neighbours or highway safety. If a planning application had been submitted, it would have been recommended for approval. Therefore, in accordance with Policies CP2 and CP16 of the Core Strategy and saved Policy ENV17 of the Rushmoor Local Plan it was considered neither expedient nor reasonable for the Council to take enforcement action in respect of the breach of planning control.

RESOLVED: That no further action be taken.

(iii) **Delegated Decisions to take Enforcement Action –**

RESOLVED: The Committee noted the enforcement action taken by the Head of Planning in accordance with the Council's Scheme of Delegation, more particularly specified in the Head of Planning's Report No. PLN1536.

27. **VARIATION OF THE LEGAL AGREEMENT RELATING TO NORTH TOWN STAGE II DEVELOPMENT –**

The Committee received the Head of Planning's Report No. PLN1537 (as amended at the meeting) which sought authority to vary the terms of the

2014 legal agreement relating to the payment of financial contributions in relation to Plot Nos. 472 – 482 of the North Town, Stage II development. The request was to vary the payment of financial contributions on a pro-rata basis, with the remainder of the contributions being paid and the clauses relating to affordable housing and the travel plan taking effect when Phase 6 was implemented in 2017.

The Committee was informed that, whilst Plot Nos. 472 – 482 had been approved as part of the Stage II planning permission, the plots were surrounded by development which had been approved and were located within Phase 4 of the Stage I planning permission issued in October, 2009. The applicant, First Wessex, had confirmed that Plot Nos. 472 – 482 would be built at part of Phase 4 of Stage 1. This meant that the construction of those plots would implement the 2014 permission and would trigger the clauses in the 2014 agreement. As the remainder of the Stage II permission (identified as Phase 6) was not due to be commenced until Summer, 2017, the applicant had requested that the 2014 agreement be amended, such that the open space, Special Protection Area (SPA) and transport contributions would be paid on implementation on a pro-rata basis for Plots 472 – 482, with the remainder of the contributions being paid and the clauses relating to affordable housing and the travel plan taking effect when Phase 6 was implemented in 2017.

It was highlighted that, given its size, the development would take place over an extended period of time. To date the applicant had completed 243 dwellings pursuant to the 2009 permission. It was noted that the main reason that Plot Nos. 472 – 482 had been excluded from the remainder of Phase 4 had been due to a lack of SPA mitigation being available in 2009. Given the overall construction programme for the site and the disruption that would arise to future residents of Phase 4 if Plots 472 – 485 were to be built in 2017, it was considered both sensible and logical to complete these plots as part of Phase 4. To this end it was agreed that the financial contributions due to Rushmoor in respect of open space and SPA mitigation could be paid on a pro-rata basis. The 2009 and 2014 permissions had both included clauses relating to the provision of affordable housing. Given the small number of units concerned (four affordable units out of eleven), in the context of a total number of units (a minimum of 172 affordable units out of 431 and 79 affordable out of 226) and the applicants' status as a registered social housing provider, it was considered that the proposed variation would not prejudice the overall provision of affordable housing for the North Town redevelopment.

The Head of Planning's Report was updated at the meeting and the Committee was informed that the Council's Strategy and Enabling Manager had written in support of the proposed variation on the grounds that it would improve the programme deliverability and viability for the regeneration of North Town and would ensure that the existing tenants with changing housing needs in relation to household size could be met more quickly. In addition, the County Highway Authority had advised that, as the only change had been

to vary the timing of the contributions, it was happy for this deed of variation to be progressed.

RESOLVED: That the request to vary the existing Section 106 agreement with a deed of variation, as outlined in the Head of Planning's Report No. PLN1537 (as amended) be agreed, subject to the costs of Rushmoor Borough Council and Hampshire County Council being paid by the applicant.

The Meeting closed at 7.55 p.m.

G.B. LYON
CHAIRMAN

**Development Management Committee
22nd July 2015**

Appendix "A"

Application No. & Date Valid: **15/00322/FULPP** **2nd May 2015**

Proposal: Retention and completion of a two-storey three bedroom detached dwelling house with accommodation in roof space and detached garage (variation of house type on Plot 6 approved under planning permission 07/00018/FULPP dated 09 March 2007) at **6 Samson Close Aldershot Hampshire**

Applicant: Mr S. Sandhu

Conditions: 1 The dwelling hereby approved shall not be occupied until the garaging/off-street parking facilities shown on the approved plans have been provided and made available to the occupiers of the dwelling. The garage and parking spaces shall be retained for parking purposes thereafter and shall not be used for the storage of caravans, boats or trailers.

Reason - To ensure that adequate off-street parking is available for the development.

2 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 2015, (or any Order revoking and re-enacting that Order), no development falling within Classes A, B, C, D, E and F of Part 1 of Schedule 2 shall be carried out.

Reason - In order that the Local Planning Authority can properly consider the effect of any future proposals on the character and amenity of the locality.

3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 2015, (or any Order revoking and re-enacting that Order), no development falling within Classes A, B, C, D, E and F of Part 1 of Schedule 2 shall be carried out.

Reason - In order that the Local Planning Authority can properly consider the effect of any future proposals on the character and amenity of the locality.

- 4 Notwithstanding the details shown on the submitted plans, the windows and roof lights in the north eastern elevation shall be obscure glazed in their entirety, and any opening sections or toplights shall have a minimum cill height of 1.7m above the internal floor level.

Reason - To protect the amenities of neighbouring residential properties.

- 5 Unless agreed in writing by the Local Planning Authority, the permission hereby granted shall be completed and retained in accordance with the following approved drawings.

130-2014-P6-01s, 130-2014-P6-02 and 01

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

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 16 to 17

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 17

Section C – Items for DETERMINATION – Pages 18 to 73

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 74 to 89

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 be accepted or allowed to influence Members in the determination of any planning application unless those representations have first been submitted to the Council in the proper manner (but see (b) above).
- d) Copies of individual representations will not be circulated to members but where the requisite number of copies are provided, copies of individual representation will be placed in Members' pigeonholes.
- e) All letters of representation will be made readily available in the Committee room an hour before the Committee meeting.

7. Financial Implications

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

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
1	15/00427/FULPP	<p>Erection of first floor extensions to front, side and rear and external alterations to facilitate conversion of cafe to 1 x 1-bed flat, storage space above into 1 x 1-bed flat, and enlargement of existing first floor flat from 1 to 3-bedroom size with enclosed first floor roof terrace</p> <p>177 Ash Road Aldershot Hampshire</p> <p>This application is currently invalid for technical reasons. Once re-validated, it will be presented to a future meeting.</p>
2	15/00475/FULPP	<p>Demolition of existing public house and re-development of site with two pairs of 2-bedroom semi-detached houses on road frontage with new access between leading to a pair of 3-bedroom semi-detached houses at rear of site (6 new dwellings in total), together with detached garages, parking spaces, turning area and associated landscaping</p> <p>The Queens Head 97 North Lane Aldershot Hampshire</p> <p>At the applicant's request the Council has agreed to an extension of time for the determination of this application for 1 month to allow time for the applicant to prepare evidence of the marketing of the property as a Public House.</p>

3	15/00548/FUL	<p>Erection of 3 single storey extensions to provide 3 classrooms, a single storey hall extension and a detached single storey teaching block to provide 3 early years classrooms</p> <p>St Josephs Roman Catholic Primary School Bridge Road Aldershot</p> <p>This application has only recently been received and consultations are underway.</p>
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Section B

Petitions

Item	Reference	Description and address
		There are no petitions to report

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

Case Officer	Mark Andrews
Application No.	15/00339/FULPP
Date Valid	7 th July 2015
Expiry date of consultations	3 rd August 2015
Proposal	Erection of two pairs of semi-detached houses comprising two 3-bedroom and two 2-bedroom units following demolition of the existing garages
Address	Development at land rear of 37 to 41 Cross Street and 59 - 61A Southampton Street Farnborough Hampshire
Ward	St Mark's
Applicant	Mr Rodney Raggett
Agent	Mr Geoff Douglass
Recommendation	Grant

Description

The site is located within South Farnborough Conservation Area on the corner of Southampton Street and Cross Street and is occupied by two substantial Victorian/Edwardian properties, which have been converted into houses in multiple occupation with a mixture of bedsits and flats. The northernmost building fronts Farnborough Road and Southampton Street at the point where they converge, and has a vehicular entrance to the rear from Cross Street. This provides access to an informal car park and terrace of 6 single garages. The southernmost property fronts Southampton Street, with a vehicular entrance in the south west corner providing access to a car park at the rear. The amenity land surrounding the properties is a mixture of lawn and hardsurfacing with three TPO protected trees along the northern boundary with Cross Street. The site contains several other trees, which are protected through their location within a conservation area.

An application (ref 14/00868/FULPP) by the same applicant was due to be considered by the Development Management Committee of 7th January 2015, however was subsequently withdrawn. The proposal was for the demolition of the garages to the rear of 37-41 Cross Street and erection of a two-storey terrace of six 3-bedroom houses with

accommodation in the roof. The proposed terrace was to front Cross Street, with tandem frontage parking to each house and enclosed rear gardens. The application proposed to reconfigure and extend the existing parking arrangements to 59 Southampton Street, to provide off- street parking for the existing properties on the site. The proposal was recommended for refusal for the following reasons:

- 1 The proposed development would neither preserve nor enhance the character or appearance of the South Farnborough Conservation Area by reason of its size, bulk, design, and poor relationships with 37-41 Cross Street, 61 & 61A Southampton Street and 30, 32, 34, 36 and 36A Osborne Road. The proposal would be contrary to Core Strategy Policy CP2 and saved Local Plan Policies ENV17 and ENV34.
- 2 The proposed terrace would result in an unacceptable sense of enclosure, overbearing impact, loss of outlook and light by virtue of its height, length, depth and proximity to residents at 37-41 Cross Street, 61 & 61A Southampton Street and 30, 32, 34, 36 and 36A Osborne Road, which would cause unacceptable harm to the

A subsequent application was submitted, similar to the withdrawn proposal which proposed a terrace of five 3-bedroom houses instead of six, (omitting the westernmost terraced house). Planning permission was refused by this committee at the meeting of 4th March 2015 for the following reasons:

- 1 The proposed development would neither preserve nor enhance the character or appearance of the South Farnborough Conservation Area by reason of its size, bulk, design, and poor relationships with 37-41 Cross Street, 61 & 61A Southampton Street and 30, 32, 34, 36 and 36A Osborne Road. The proposal would be contrary to Core Strategy Policy CP2 and saved Local Plan Policies ENV17 and ENV34.
- 2 The proposed terrace would result in an unacceptable sense of enclosure, overbearing impact, loss of outlook and light by virtue of its height, length, depth and proximity to residents at 37-41 Cross Street, 61 & 61A Southampton Street and 30, 32, 34, 36 and 36A Osborne Road, which would cause unacceptable harm to the living conditions of these occupiers. The proposal is therefore considered to conflict with Core Strategy Policy CP2 and saved Local Plan Policies ENV17.

The current proposal is for the demolition of the garages to the rear of 37-41 Cross Street and erection of two pairs of semi-detached houses, two 2-bedroom and two 3-bedroom units. The proposed houses front Cross Street, with tandem frontage parking to each house and enclosed rear gardens. The application proposes to reconfigure and extend the existing parking arrangements to 59 Southampton Street, to provide off road parking for existing properties on the site.

Consultee Responses

Conservation Team	No objection
Transportation Strategy Officer	No objection
Environmental Health	No objection, subject to condition

Arboricultural Officer	No objection
Refuse & recycling	No objection
South East Water	Comments awaited
Thames Water	No objection
Parks Development Officer	No objection subject to the appropriate contribution towards identified open space projects
Hampshire Fire & Rescue	No objection
Netley & Winchester Residents Association	Members raise objection

Neighbours notified

In addition to posting a site notice and press advertisement, 104 individual letters of notification were sent to properties in Cross Street, Osborne Road and Southampton Street.

Neighbour comments

To date, representations have been received from the Netley & Winchester residents' association and occupiers of 1 & 6 Commodore Court, 40 & 51 Southampton Street; 3 Etrick Court & 14 Cross Street; and 30, 32 & 40 Osborne Road raising objection on the following grounds:-

- The proposal would exacerbate on street parking problems locally.
- With the Aldershot Urban Extension, there is no need to approve back land development.
- The development is not in keeping with the character of the conservation area.
- The proposal will result in overlooking and loss of light to properties in Osborne Road.
- Insufficient parking for existing properties on the site.
- Proposal is grossly oversized for the plot in terms of number, houses and height.
- The development may result in harm to trees.
- Unacceptable density of housing in conservation area.
- Proposed area was intended as garden land and should not be developed for housing.
- No consideration has been given to the footbridge which is erected at the end of Cross Street allowing pedestrian access over the Farnborough Road for the biennial Farnborough International Airshow.
- Visitor parking on Cross Street will exacerbate on street parking issues.
- The parking statement falsely claims the Cross Street car park is under used.
- There is insufficient on street parking between 0700-1700 to service additional on street parking and this conflicts with the comments raised by the Transportation Strategy Officers and therefore an inappropriate assessment has been made.

- The proposed development will result in more vehicles parking in front of the garage belonging to No.30 Osborne Road, preventing the owner removing his car from his garage.
- The proposed development will overlook the rear garden of No.30 Osborne Road, block views to trees, will look imposing and unsightly and result in loss of light and overshadowing.
- The sheer scale and height of the proposed development will make the rear views from the gardens of adjacent properties in Osborne Road claustrophobic.
- The demolition of the proposed garage units may result in potential damage to the adjoining garage of No.30 Osborne Road.
- Bin storage to the rear of the proposed houses is too remote from the collection point and residents are likely to store bins on the footpath outside the house which will look unsightly and may restrict the use of the proposed off road parking spaces.
- Reversing cars over the footpath on Cross Street will give rise to highway safety risks to pedestrians.
- The proposal is gross overdevelopment.
- The proposal will decrease the quality of life of nearby residents.
- The proposal does not address the reason for refusal on the previous development (15/00017/FULPP) in that the bulk of the development has been increased.
- Although the number of dwellings has been reduced, the footprint of the development is larger than the previously refused scheme.
- The only person to benefit from this scheme would be the developer.
- There is no need for 4 additional houses to be squeezed into such a small area of land.
- The development overpopulates the area.
- The proposal would have an imposing and unsightly relationship with No.30 Osborne Road.
- The first floor windows will overlook the garden of No.30 Osborne Road.

The following sections consider the matters raised in these objections. The issues of 'need' for 'backland development', the relationship with the temporary airshow footbridge and potential damage during demolition/construction are not considered material to the determination of this application

Policy and determining issues

The site is within the built-up area of South Farnborough Conservation Area as defined in the Rushmoor Core Strategy and saved Rushmoor Local Plan Review 1996-2011. As such, Core Strategy Policies SS1 (The Spatial Strategy), CP2 (Design and Heritage), CP3 (Renewable Energy and Sustainable Construction), CP4 (Surface Water Flooding), CP5 (Meeting Housing Needs and Housing Mix), CP10 (Infrastructure Provision), CP11 (Green Infrastructure Network), CP13 (Thames Basin Heath Special Protection Area), CP16 (Reducing and Managing Travel Demand) and CP17 (Investing in Transport) are 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 Policies ENV13 (Trees), ENV17 (Development on Smaller Sites), ENV19 (Comprehensive Landscaping Plans), ENV20 (Landscape for small sites), ENV33 (Demolition in Conservation Areas), ENV34

(Preserve or Enhance Character), ENV36 (Materials) and OR4 & OR4.1 (Public Open Space) are relevant to the consideration of this proposal.

Also relevant are the Council's adopted Supplementary Planning Documents (SPDs) Housing Density and Design, Sustainable Design and Construction, Transport Contributions and Parking Standards. Advice contained in the National Planning Policy Framework (NPPF) and The Planning (Listed Buildings and Conservation Areas) Act 1990 including section 72 (special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area) is also relevant.

The relevant determining issues are considered to be:-

1. The principle of residential development;
2. Visual impact on the character of the conservation area;
3. Impact on neighbours;
4. The living environment created;
5. Highway considerations;
6. Impact on nature conservation interests;
7. Drainage issues;
8. Renewable energy and sustainability;
9. Public open space; and
10. Impact on Trees

Commentary

1. Principle of development -

The site is within the defined built up area of Farnborough where there is a presumption in favour of development, subject to normal planning considerations. Policy SS1 of the Core Strategy directs new residential development to urban areas and as such, the general principle of residential development in this location is acceptable.

2. Visual Impact on the character of the conservation area –

With regard to the impact of the development on the character of the area, including on the conservation area, Cross Street has a mixed residential character of mainly frontage development of Victoria/Edwardian properties interspersed with building up to the latter half of the 20th century. It is noted that properties along Cross Street contain a mixture of detached, semi-detached and terraced properties.

Paragraph 7 (Reference ID: 26-020-20140306) of the National Planning Practice Guidance (NPPG) Design Section states that planning should promote local character (including landscape setting). Development should seek to promote character in townscape and landscape by responding to and reinforcing locally distinctive patterns of development. The successful integration of all forms of new development with their surrounding context is an important design objective, irrespective of whether a site lies on the urban fringe or at the heart of a town centre.

Paragraph 20 (Reference ID: 26-020-20140306) of the National Planning Practice Guidance (NPPG) Design Section states that a well-designed space has a distinctive

character. Distinctiveness is what often makes a place special and valued. It relies on physical aspects such as:

- * the local pattern of street blocks and plots;
- * building forms;
- * details and materials;
- * style and vernacular;
- * landform and gardens, parks, trees and plants; and
- * wildlife habitats and micro-climates.

Having regard to the above commentary, the proposed semi-detached frontage development is considered to be compatible with the established street scene.

The Previously refused proposal involved a terrace of five 3-bedroom houses with accommodation in the roofspace. The resulting roof height and form, featuring front and rear dormers was considered to give rise to an unsatisfactory and unbalanced form and appearance in the street scene.

The development proposed in the current application has reduced the number of dwellings and the development footprint. Loft accommodation is not proposed and the overall building height is reduced by 1.33m. This is considered to represent a more sympathetic form of development.

3. Impact on neighbours –

The outer flank walls of the proposed houses feature only a ground floor, obscurely glazed lavatory window. On the east side this elevation would be between 14 and 19 metres from the nearest properties in Osborne Road. On the west side the elevation would be between 8.5 and 10 metres from the rear elevation of the existing cross street/Southampton Street buildings. This arrangement is considered acceptable and not to give rise to significant loss of privacy or amenity to neighbouring occupiers.

4. Living environment created -

The residential properties are considered suitably designed with access to natural light and ventilation and appropriate amenity space commensurate with the style of property. The applicant has indicated areas for refuse and cycle storage, which the Council's contracts manager considers satisfactory to meet the functional requirements for existing and proposed residents.

5. Highway considerations -

The Car and Cycle Parking Standards Supplementary Planning Document (SPD) requires two parking space for each 2/3-bedroom house. The Council's Transportation Strategy Officer is satisfied with the layout and number of parking spaces and that the proposal makes suitable provision for pedestrian access to front doors of the proposed houses. The applicant has indicated the location of refuse and cycle storage arrangements in the rear gardens to each house, which is considered satisfactory.

The amended parking arrangements to the rear of 59 Southampton Street, which would compensate the loss of parking to the rear of 37-41 Cross Street are considered to provide sufficient parking to service existing properties on site.

Transport contributions are sought only where a relevant mitigating improvement is listed in the Rushmoor Transport Statement. There is no relevant scheme and therefore a transport contribution is not considered necessary in respect of this proposal.

Having regard to the above, the proposal is considered to have an acceptable impact on highway safety within the terms of the Council's adopted SPD on Transport Contributions.

6. Impact on nature conservation interests -

The Rushmoor Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy comprises two elements. Firstly the provision of Suitable Alternative Natural Greenspace (SANG) at Hawley Meadow in order to divert additional recreational pressure away from the Thames Basin Heaths Special Protection Area (TBHSPA) and secondly the provision of 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. In accordance with the strategy, the scheme requires a financial contribution of £25,094 to provide and maintain the SANG at Hawley Meadows. Natural England raises no objection to proposals for new residential, provided that it is in accordance with the above strategy. Subject to the necessary s106 Undertaking being completed in this respect, the proposal is therefore considered to have an acceptable impact on the Thames Basin Heaths Special Protection Area and would comply with the requirements of Core Strategy Policies CP11 and CP13.

7. Drainage issues -

Core Strategy Policy CP4 requires all new buildings, areas of car parks and hard standing to incorporate Sustainable Drainage Systems (SUDS) with the aim of returning runoff rates and volumes back to the original greenfield discharge to prevent flooding and to ensure the quality of local water. The applicant has submitted some information that indicates it may be possible to provide a SUD, although the information is incomplete. If planning permission is granted this matter can be dealt with by means of an appropriate condition.

8. Renewable energy and sustainable construction –

Since the publication of 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.

9. Public Open Space –

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 some private amenity space. This is a circumstance where a contribution towards off-site provision, in this case pitch improvements at Osborne Road Recreation Ground, can be secured by way of a planning obligation.

Having regard to the above and Irrespective of issues previously discussed, subject to the completion of the requisite planning agreement, the proposal is considered acceptable within the terms of Policy OR4.

10. Impact on Trees -

The site contains three TPO protected trees along the northern boundary with Cross Street, which are to be retained as a result of this development. The site further contains four heavily pollarded Lime Trees along the shared rear boundary between the existing properties on site and two Sycamore trees close to the rear boundary of 59 – 61A Southampton Street that are proposed to be removed and a mature sycamore to the rear of No.59 which is to be retained. Whilst these remaining trees are not subject to any individual or group tree protection orders, they do however benefit from protection through their location within a conservation area.

The Council's Arboricultural Officer has been consulted and comments that the proposal would have no direct implication for amenity trees worthy of retention and therefore raises no objection.

11. Conclusion

In conclusion, the proposal would be acceptable in the context of the visual character of the area, the South Farnborough Conservation Area and the setting of existing buildings and would not give rise to unacceptable harm to neighbouring residential amenity.

Full Recommendation

It is recommended that subject to the completion of a satisfactory Agreement under s106 of the Town and Country Planning Act 1990 by 27th August 2015 to secure financial contributions towards SPA mitigation and open space the Head of Planning in consultation with the Chairman be authorised to **GRANT** planning permission subject to the following conditions and informatives:-

However, in the event that a satisfactory s106 Agreement is not received by 27th August 2015 the Head of Planning, in consultation with the Chairman, be authorised to refuse planning permission on the grounds that the proposal fails to make provision for open space contrary to the provisions of policy CP12 of the Rushmoor Core Strategy and "saved" policy OR4 of the Rushmoor Local Plan Review 1996-2011 and to provide mitigation for the impact of the development on the Thames Basin Heaths Special Protection Area in accordance with the Council's Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy contrary to Policy CP13 of the Rushmoor Core Strategy.

- 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 the provisions of the Town and Country Planning (General Permitted Development Order) 2015, (or any Order revoking and re-enacting that Order), no development falling within Classes A, B & C of Part 1 of Schedule 2 shall be carried out without the prior permission of the Local Planning Authority.

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

- 3 Prior to occupation of the development hereby permitted, all the parking spaces shown on the approved plans shall be completed and made available only for the parking of vehicles ancillary and incidental to the residential use of the existing and proposed dwellings on the site. 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.

- 4 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.*

- 5 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.*

- 6 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.*

- 7 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.

- 8 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.

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

- 9 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the buildings or the practical completion of the development, whichever is the sooner.

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

- 10 With the exception of any trees specifically shown on the approved plans to be felled, or as may be otherwise agreed in writing by the Local Planning Authority, no tree, or hedge within the application site shall be lopped, topped, felled, destroyed or damaged.

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

- 11 The permission hereby granted shall be carried out in accordance with the following approved drawings – 2013-28-LOC, 2013-28-01 Rev D, 2013-28-02 Rev K, 2013-28-03 Rev H, 2013-28-04 Rev G, 2013-28-05 Rev G, 2013-28-06 Rev H, 2013-28-07 Rev G & 8151/02 Rev C

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

- 12 Prior to the commencement of development details of arrangements for cycle storage, 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 and retained in perpetuity.

Reason - To ensure satisfactory cycle storage arrangement.*

- 13 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

- 14 Prior to the commencement of development details of measures to incorporate Sustainable Drainage Systems (SUDS) into the development or suitable alternative drainage strategy 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 and retained in perpetuity.

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

Informatives

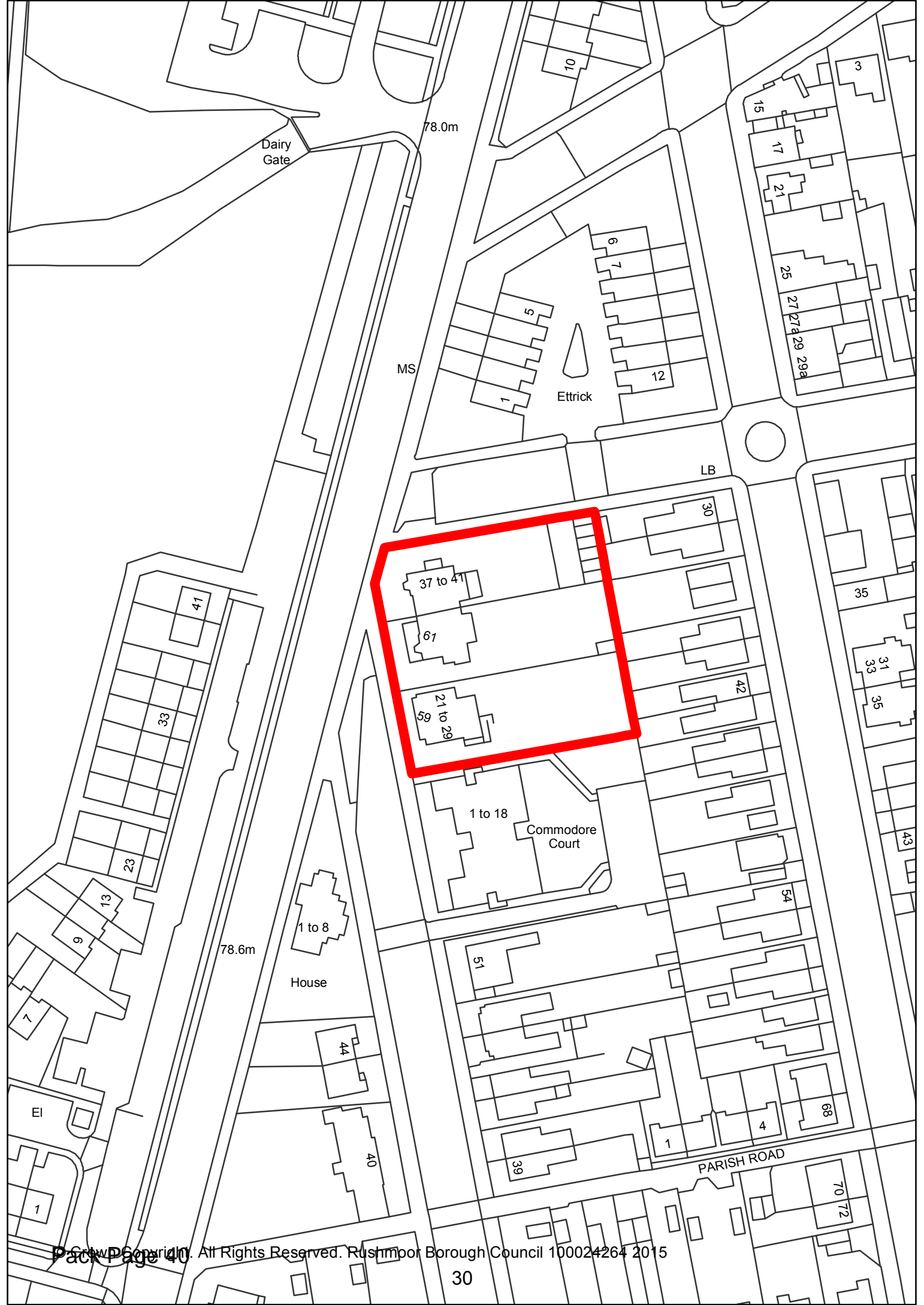
- 1 INFORMATIVE - The planning permission hereby granted does not authorise the applicant, or his agents, to construct a new/altered access to, or other work within, the public highway. A separate consent for works within the highway must first be obtained from the highway authority who may be contacted at the following address:- Hampshire County Council Highways Sub Unit, M3 Motorway Compound, Hook, Hampshire, RG27 9AA.
- 2 INFORMATIVE - REASONS FOR APPROVAL - The Council has granted permission because the proposal would have an acceptable impact on the character of the area and the South Farnborough conservation area. It has been satisfactorily demonstrated that the proposal will create a satisfactory living environment for future occupiers, have an acceptable impact on adjoining non-residential occupiers 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 Council's adopted SPD on The Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy, the National Planning Policy Framework/Planning Practice Guidance and the Planning (Listed Buildings and Conservation Areas) Act 1990. 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 - This permission is subject to a planning obligation under Section 106 of the Town and Country Planning Act 1990 (as amended).
- 4 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.
- 5 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.

- 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.

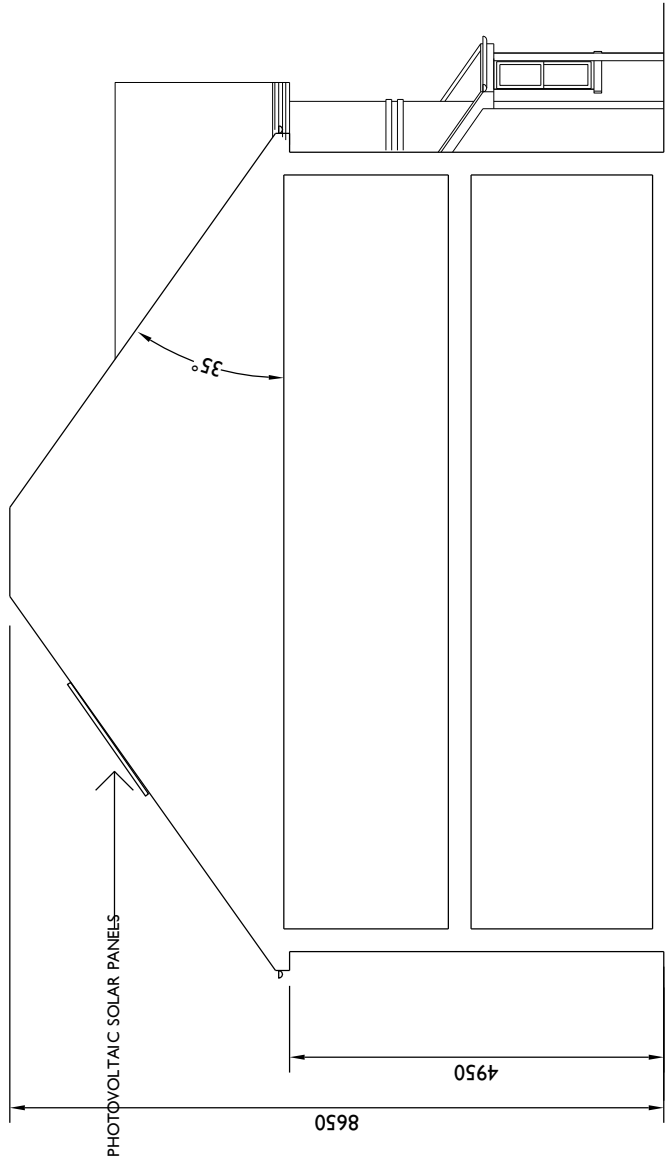
- 8 INFORMATIVE – The Local Planning Authority’s commitment to working with the applicants in a positive and proactive way is demonstrated by its offer of pre-application discussion to all, free of charge, and assistance in the validation and determination of applications through the provision of clear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



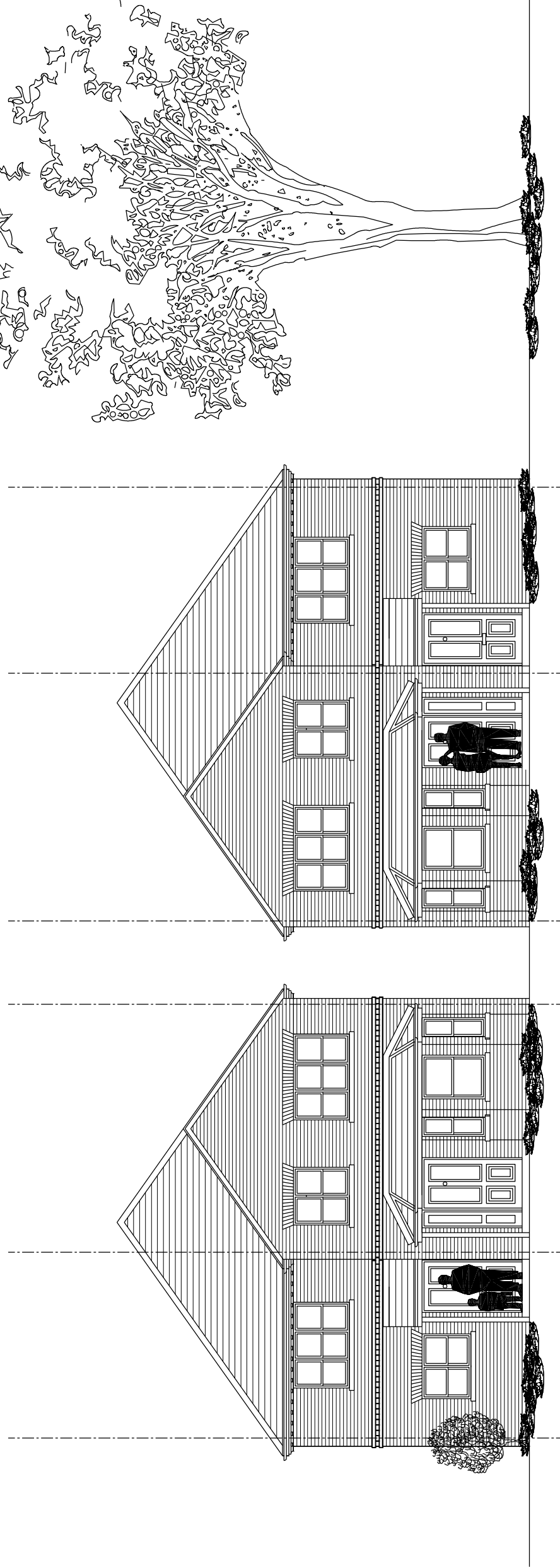
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REV	DESCRIPTION	DATE



CROSS SECTION



FRONT ELEVATION - NORTH



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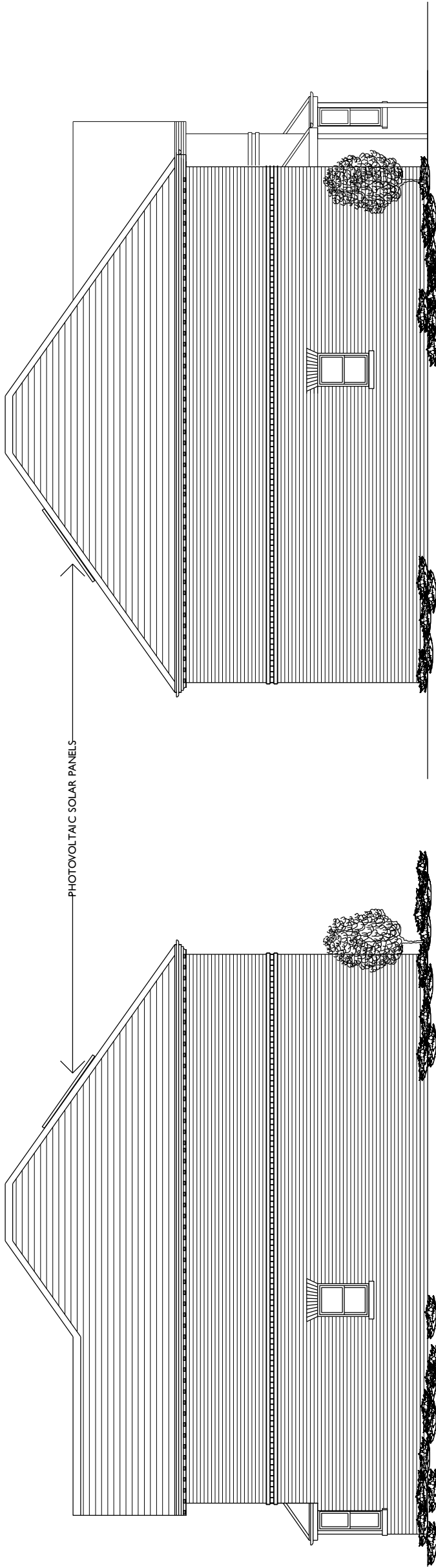
DESIGN DRAWINGS
AS PROPOSED
FRONT ELEVATION & SECTION

Drawing Number	Revision
2013 - 28 - 05	F
Scale	Date
1/100 @ A3	MARCH 2015
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REV	DESCRIPTION	DATE

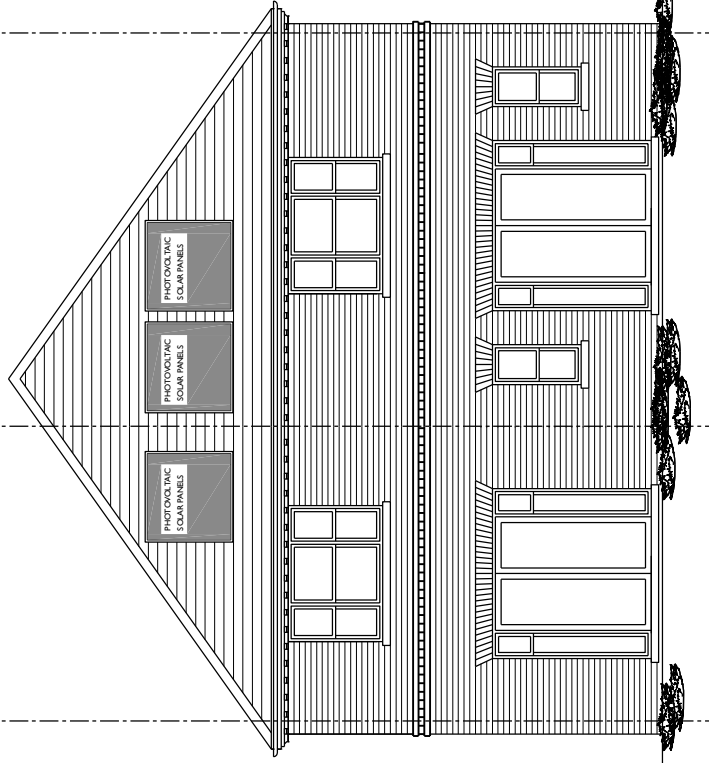


SIDE ELEVATION - WEST - FACING FOOTPATH

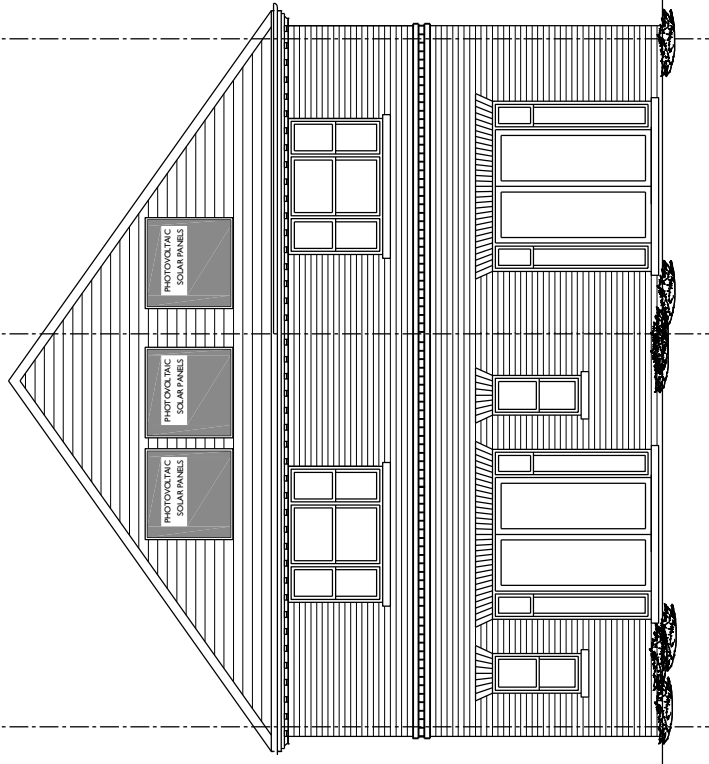
EAST ELEVATION FACING FOOTPATH SIMILAR BUT HANDED - SEE PLANS FOR KITCHEN WINDOW LOCATION

SIDE ELEVATION - EAST - FACING OSBORNE TERRACE

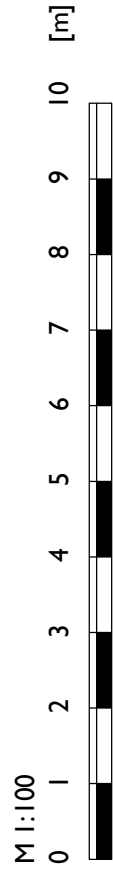
WEST ELEVATION FACING SOUTHAMPTON ROAD SIMILAR BUT HANDED



REAR ELEVATION - SOUTH



- PHOTOVOLTAIC SOLAR PANELS
- SPANISH SLATES WITH TERRACOTTA COLOUR RIDGE AND HIP TILES
- DECORATIVE EAVES AND SOFFITE DETAIL
- WHITE PVCu SLIDING SASH WINDOWS WITH LOW E DOUBLE GALZING AND WEATHER-STRIPPED
- RECONSTRUCTED STONE CILLS
- FAIRFACED STOCK BRICKS AND FEATURE HEADS AND COURSES
- WHITE PVCu DOORS WITH LOW E DOUBLE GALZING AND WEATHER-STRIPPED
- RECONSTRUCTED STONE CILLS



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DESIGN DRAWINGS
AS PROPOSED
REAR and SIDE ELEVATIONS

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REV	DESCRIPTION
DATE	

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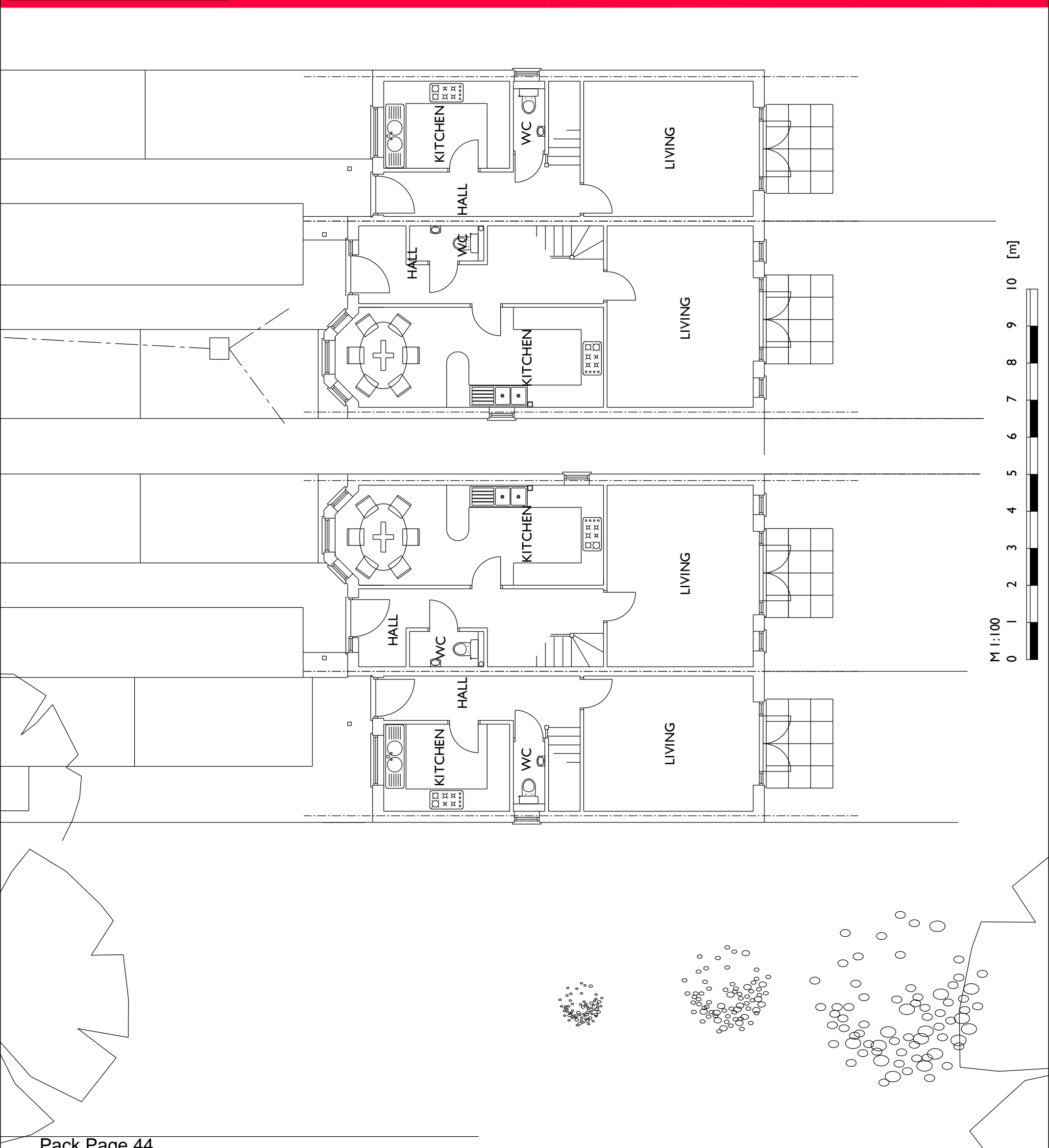
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DESIGN DRAWINGS

AS PROPOSED
GROUND FLOOR PLAN

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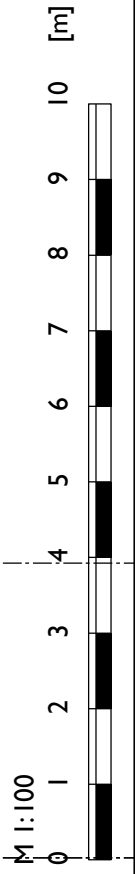
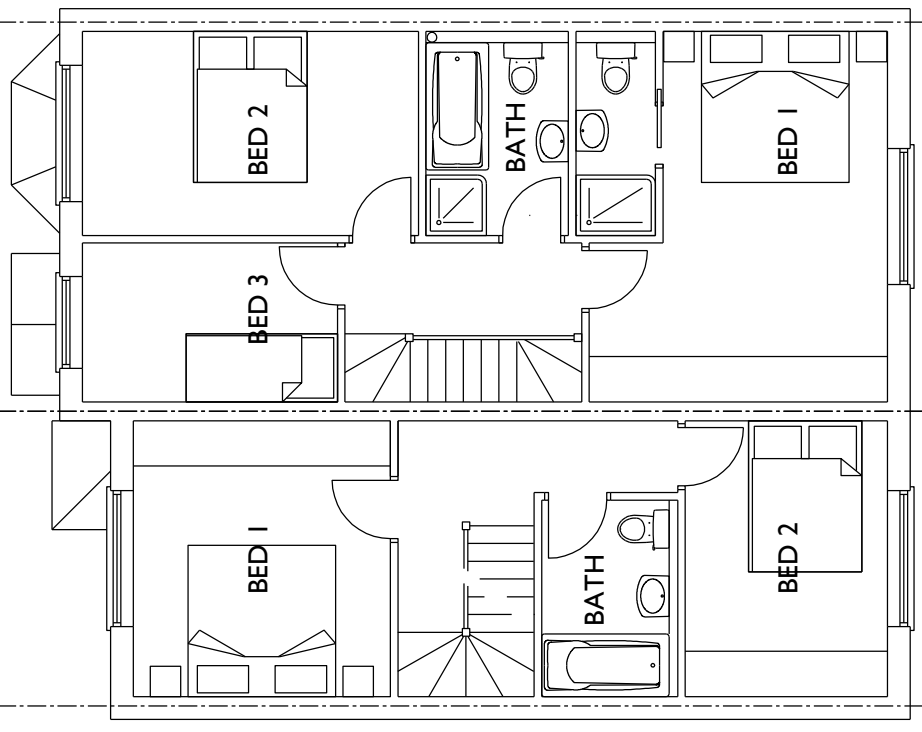
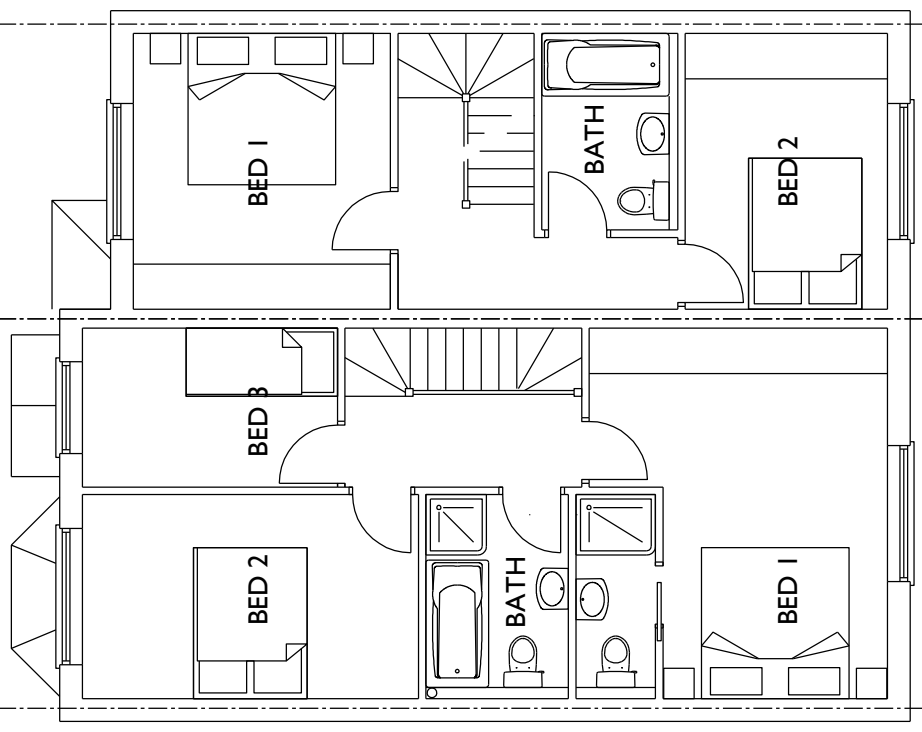
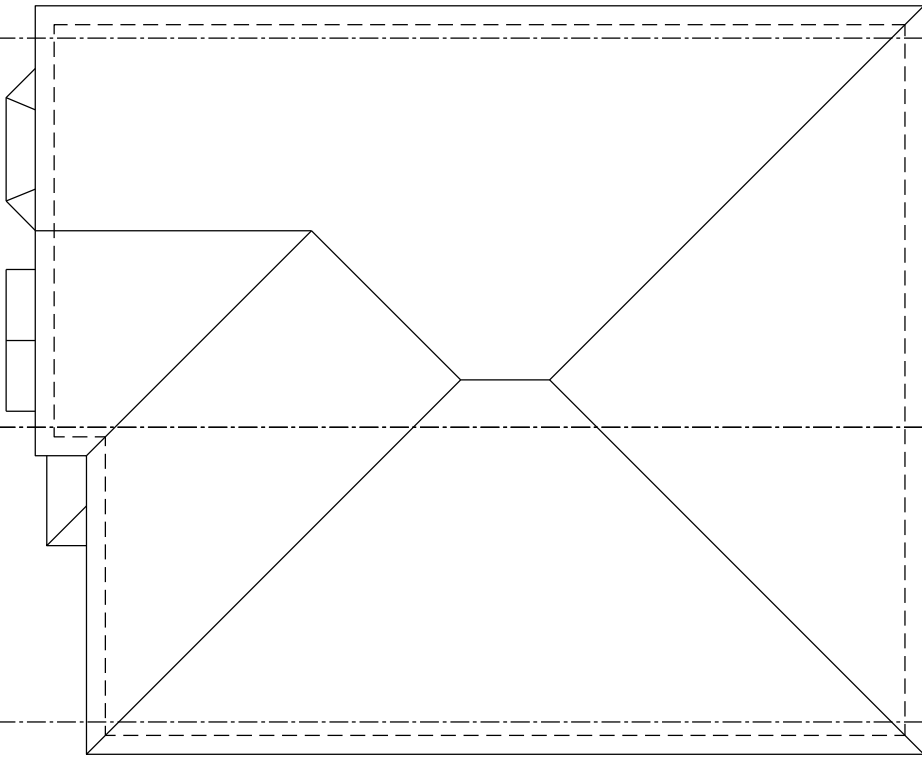
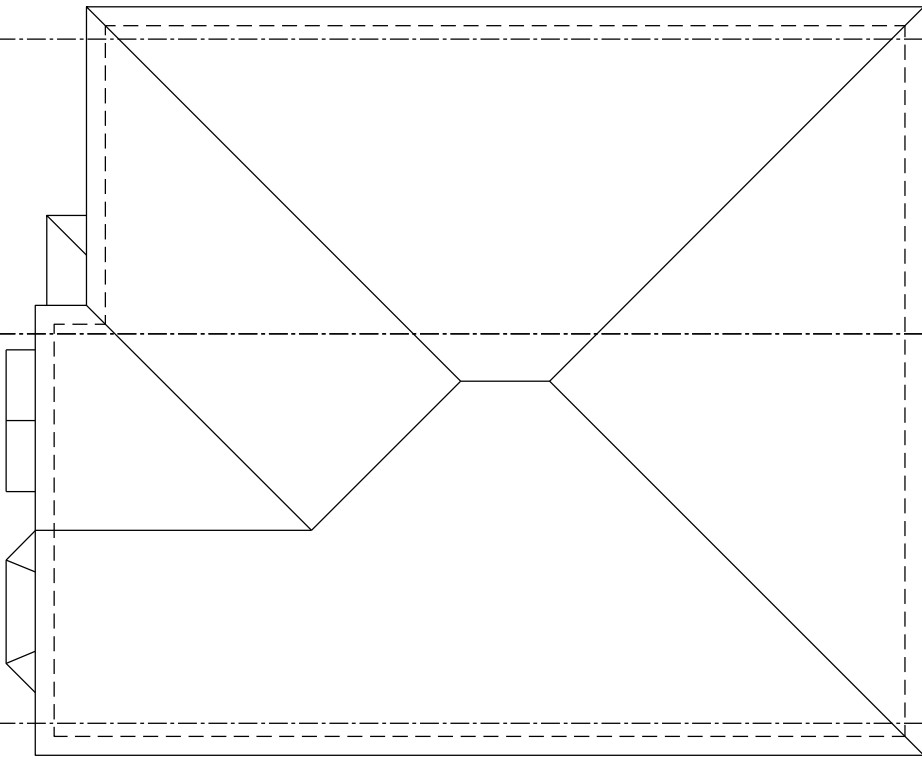
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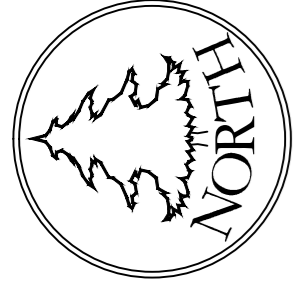
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DESIGN DRAWINGS
AS PROPOSED
FIRST FLOOR & ROOF PLANS

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2013 - 28 - 04	G
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SURVEY OF TREES AT 59 & 61 SOUTHAMPTON STREET AND 41 CROSS STREET, FARNBOROUGH

Tree No.	Species	Branch Spread (m)				Height of crown (m)	Stern diameters (cm)					Category grading	Estimated remaining contribution (yrs)	Physiological / Structural Condition	Tree Works to BS 3998	Root protection radius (m)	Root protection area (sqm)
		N	E	S	W		Single Stern	Stem 1	Stem 2	Stem 3	Stem 4						
1	Holly	2	2	2	2	3	3N	MI	CI	>10	Fair	>10	Reasonable	Remove	4.86	74	
2	Sycamore	3	3	3	3	24	22c	Y	CI	>10	Offsite tree of self-sown origin. Reasonable condition.	>10	Remove	3.91	46		
3	Sycamore	4	4	4	4	35	25c	Y	CI	>10	Offsite tree probably of self-sown origin. Reasonable condition.	>10	Remove	5.16	84		
4	Sycamore	14	3	4	3	33		MI	CI	>10	Reasonable condition but growing very close to brick outbuilding. Likely to cause damage.	>10	Remove	3.96	49		
5	Sycamore	15	1	3	3	36		MI	CI	>10	Row of four heavily and recently-polluted stumps. Minor saplings.	>10	Remove	4.32	59		
6 to 9	Limes	5	lav			<45		MI	CI	>10	Row of four heavily and recently-polluted stumps. Minor saplings.	>10	Remove	3.40	92		
10	Sycamore	15	3	4	6	53		MI	CI	>10	Reasonable condition but poor form where the single trunk divides into two at 2.5m. The union between the two stems is inherently weak.	>10	Remove	6.36	127		
11	Lime	17	6	6	4	69		M	BI	>20	Reasonable condition but polluted and crown reduced in the past. Causing extensive damage to surrounding footpaths and steps leading to the building.	>10	Remove	8.28	215		
12	Sycamore	11	4	4	3	46		MI	CI	>10	Ubiquitous self-sown invasive species. Fair condition.	>10	Remove	5.52	96		
13	Horse Chestnut	7	3	3	2	36		Y	CI	>10	Reasonable condition since trunk.	>10	Remove	4.32	59		

Key to Schedule of Trees

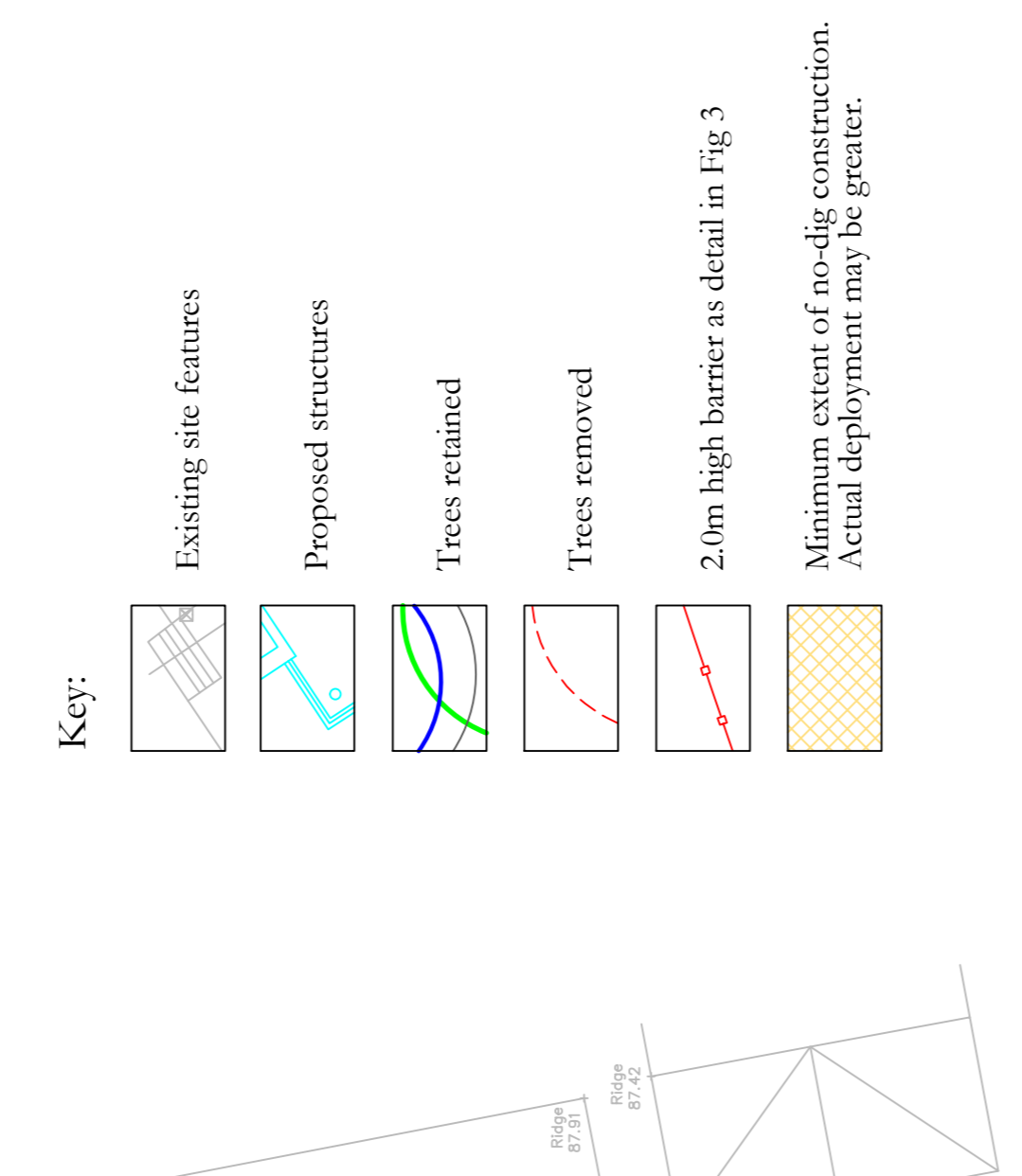
Column Heading
TPO No - If applicable and where known
Tree No. - Unique number corresponding with number on plan
Species - English names
Form - Crown shape
Branch Spread
Stem Dia - Crown radius in metres to cardinal points of the compass

Height of crown clearance
 Height in metres between the ground and underside of canopy
Height of first major branch
 Height from ground level to base of first major branch and the approximate diameter of growth

Abbreviations as suffixes to a dimension
 Suffix 'L' denotes an estimated dimension
 Suffix 'M' denotes an average dimension
 Suffix 'A' denotes an assumed dimension
 Suffix 'U' denotes an assumed dimension
 Suffix 'D' denotes a diameter
 MI = between one third and two thirds natural life span
 M = greater than two thirds life span completed
 OMI = overmature

Category grading and Estimated remaining Contribution (yrs)
 Summary of BS 5837:2012 categorisation:
 1. Trees unsuitable for retention
 2. Trees to be considered for retention
 3. Trees of high quality (biomass contribution > 50%)
 CI, 2 or 3 = trees of low quality (biomass contribution < 20%)
 CI, 2 or 3 = trees of low quality (biomass contribution < 20%)
 until new planting can be established

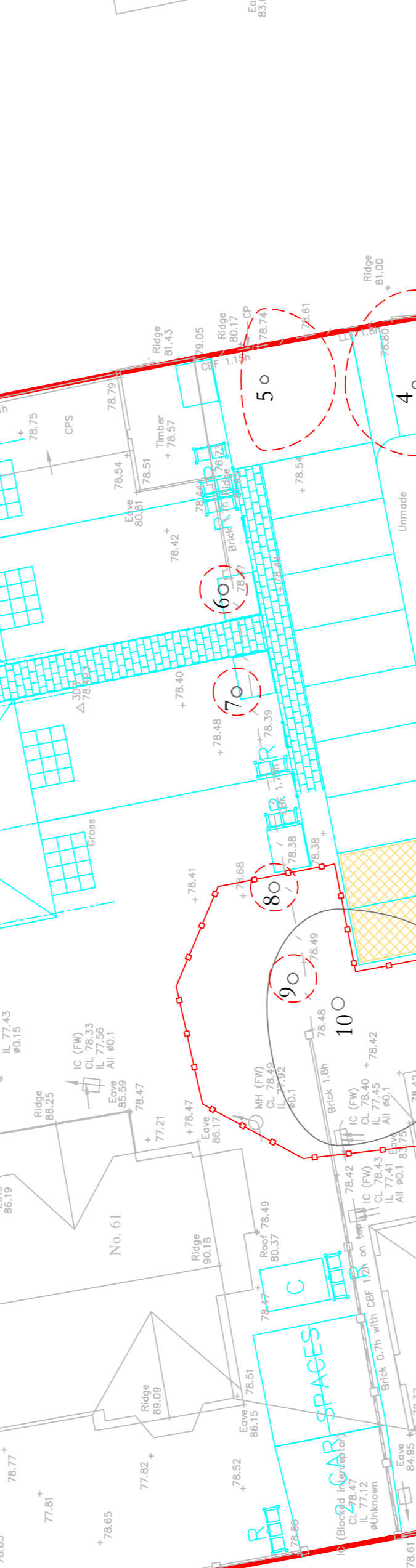
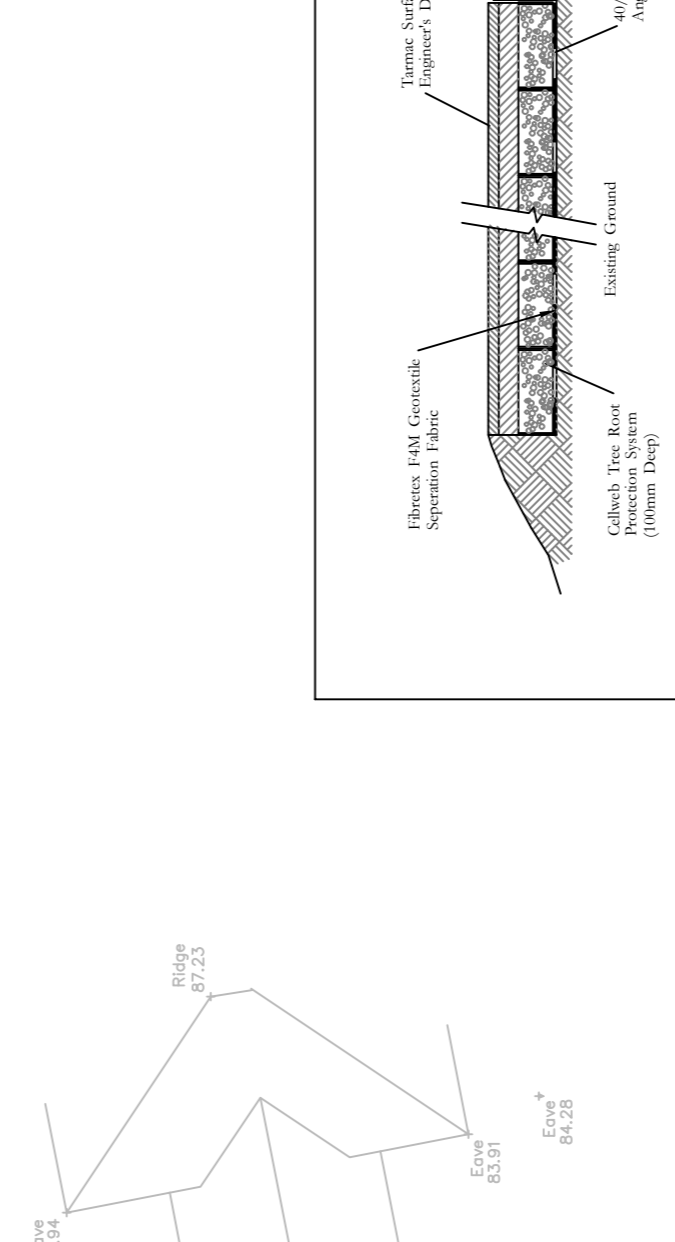
Estimated remaining Contribution
 Brief description including physiological and structural defects
 Works required to be undertaken to the trees to facilitate the construction of remedial a
 Ratio of minimum root protection area in metres calculated from sections 4.6 and Annex D
 Total area of minimum root protection area extrapolated from root protection radius



Rev C 23.04.15 AP
 New layout imported and protection measures amended accordingly.

Rev B 12.01.15 AP
 New layout imported and protection measures amended accordingly.

Rev A 20.11.14 AP
 New layout imported and protection measures amended accordingly.



CLIENT: Reggett Developments Ltd

PROJECT: 59 & 61 Southampton Street & 41 Cross Street, Farnborough

TITLE: Tree Protection Plan

DRAWING NUMBER: 8151/02

Rev C

STATUS: For Information

DATE: Feb 2014

SCALE: 1:200 @ A1

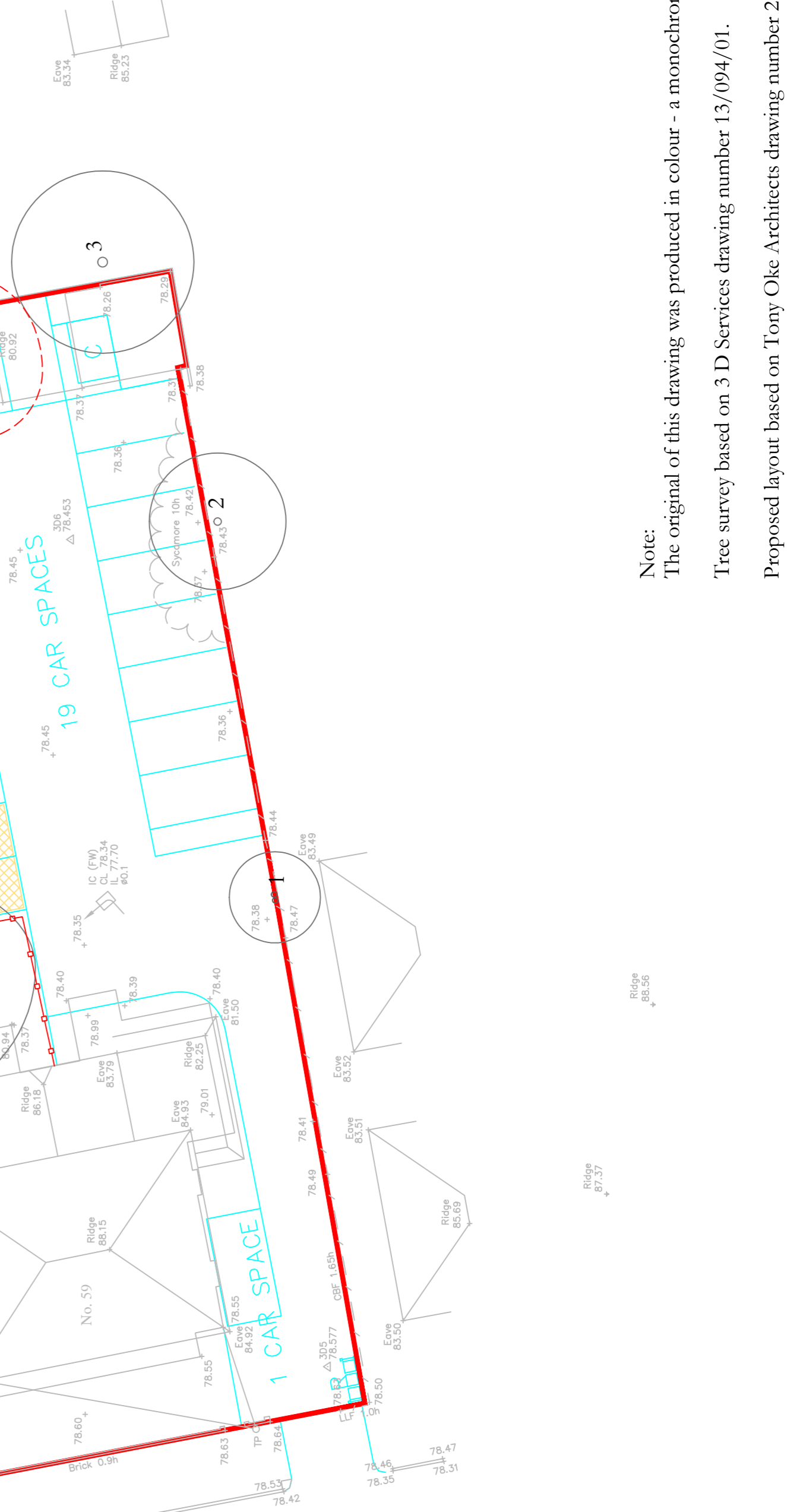
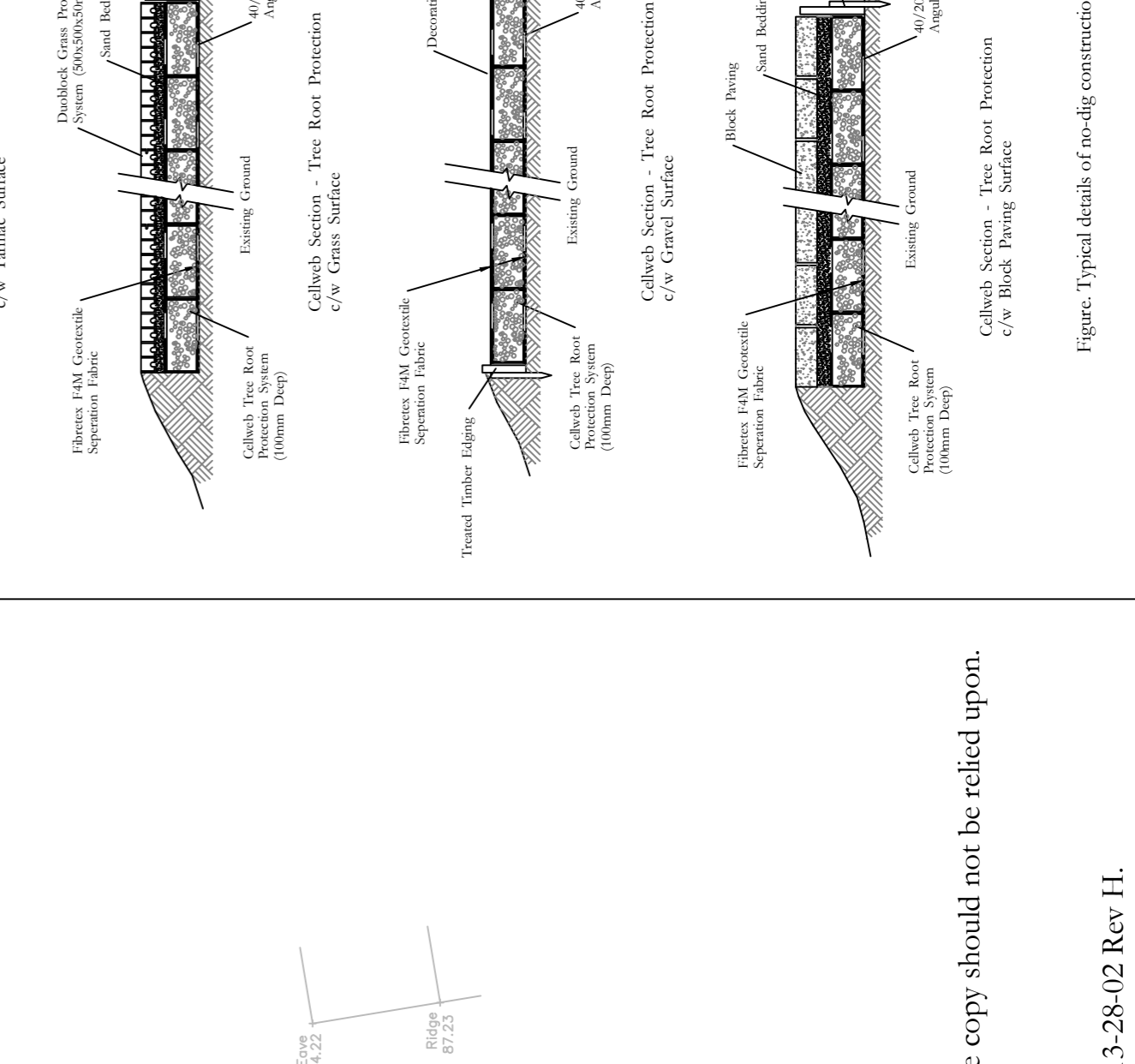
DRAWN BY: ML

CHECKED BY: AP

Do not scale from this drawing. All dimensions to be checked on site.

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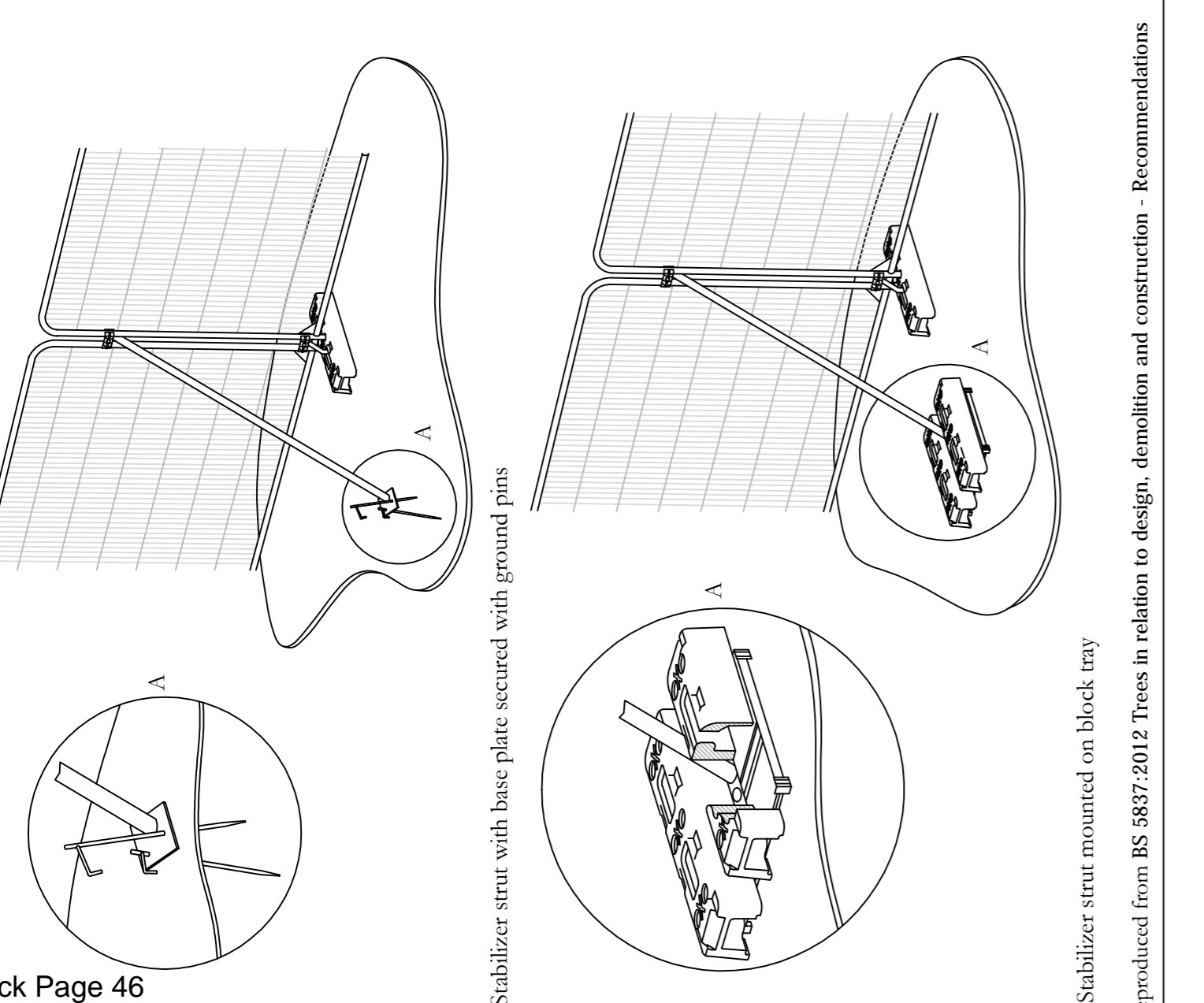
IAN KEEN LIMITED
 Consultants for Trees, Landscapes and Nature Conservation
 Redlands Farm, Redlands Lane, Farnham, Surrey GU10 5AS
 Telephone: 01252 859091 Facsimile: 01252 851702 Email: mail@iankeen.co.uk



NOTES

- All tree works are to be completed by approved contractor working to standards set out in BS 3998 before any other works take place on site. Upon grant of planning consent based on this drawing, only those trees identified and shown for removal hereon should be removed. Verification that removal has been consented shall be sought from the Local Planning Authority prior to commencement.
- After completion of the tree works and before any plant, equipment or materials enter the site the protective fencing as shown shall be erected. No activity, storage of materials, liquids of any sort or source are permitted within the protective fencing at any time.
- The site agent is to inspect the protective fencing daily and make good any defects immediately on discovery.
- The protective fencing is to be erected within the protection zone as shown on the drawing and after the planting and/or paving within the protection zone has been completed. To all the trees to be retained within maximum capacity operators from outside the former protected area or from the newly laid sub base.
- Edgings to hard surfaces within the former protected areas of the trees are to be supported by driven pegs only. Continuous trenching handhauling is prohibited.
- Ground level changes are only to be made outside the protective fencing and may require a retaining wall structure; if conventional banking cannot fit. Sheet piling is useful to limit excavations and avoids the need for "batting-back".
- The protective fencing may only be removed after the main construction works are complete. The fencing is to be taken down by hand equipment only and taken off site.
- Soft landscaping within the former protected areas is to be completed by hand or with hand-operated equipment only. Cultivation of soils is to be kept within the top 100mm of the existing soil profile within former protected areas except for the planting of larger plants and trees.

Figure 3 Example of a protective barrier including above-ground stabilizing systems



Note:
 The original of this drawing was produced in colour - a monochrome copy should not be relied upon.
 Tree survey based on 3 D Services drawing number 13/094/01.
 Proposed layout based on Tony Oke Architects drawing number 2013-28-02 Rev H.

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. 15/00389/FULPP

Date Valid 26th June 2015

Expiry date of consultations 30th July 2015

Proposal Installation of dormer extension and velux windows within roofscape to facilitate the conversion of the second floor into additional office/storage accommodation with associated internal alterations, reconfiguration of existing car parking layout to include the creation of an additional parking space/cycle parking and retention of car park lighting.

Address **Jenner House 159 Cove Road Farnborough Hampshire**

Ward Cove And Southwood

Applicant Jenner House Surgery

Agent Mr Russell Adams

Recommendation **Grant**

Description

The application site is on the south side of Cove Road. It is occupied by a detached two storey brick building, which is in use as a doctor's surgery. The building is centrally located within the site and encircled by a one way vehicular route around/through the site which also provides access to the car parking spaces for the Surgery and properties to the west (163 and 165 Cove Road). Vehicular access from Cove Road is based on an "In" and "Out" arrangement of which the one way route is a component part. The existing car park has nine patient spaces to the front of the building, of which two are for disabled use, four designated staff spaces to the rear of the building, six designated staff and four patient spaces adjacent to the southern boundary, and seven patient spaces in a chevron layout with one space parallel to, and abutting, the west elevation of the building. The total provision is 31 spaces. There is a private right of way on the western side of the site which extends from Cove Road to the southern site boundary with Southwood Playing Fields.

Whilst this land is not within the ownership of the applicants, the area concerned includes the northern part of the circulation route and existing parking spaces, in part, to the side of the building and along the rear boundary. There are established trees along the western site boundary

157a Cove Road lies to the east of the site. This detached two-storey dwelling house with parking and a vehicular entrance adjacent to its boundary with 157 Cove Road to the front, and a garden to the rear. 163 Cove Road is adjacent to the western boundary in a backland location and is a detached bungalow with an outbuilding. 165 Cove Road is to the front of this dwelling and comprises one half of a pair of semi-detached two storey houses. As it has a frontage directly onto Cove Road, it has points of vehicular access both at the front of the property and from the side (to the outbuilding in its rear garden). The Southwood Playing Fields lie to the south of the site, with the area closest to the application site being designated as a Site of Importance for Nature Conservation. The common boundary with the application site is secured by larch lap fencing with a gap retained for pedestrian access from the private right of way through the site into the playing fields.

In April 1966, planning permission, FAU 3561, was granted for the original doctors' surgery. In September 1981 planning permission was granted for a first floor extension to the original surgery building with additional car parking. This permission introduced the "In" and "Out" access arrangements, the one way gyratory system and car parking to the front, side and rear of the building which are generally seen on site today.

The current proposal is for the installation of dormer extension and velux windows within the roof to facilitate the conversion of the second floor into additional office/storage accommodation with associated internal alterations. It is proposed to reconfigure the existing car parking layout to create an additional parking space, facilities for cycle parking and retention of car park lighting. The flat roofed dormer extension would be installed in the west roof plane, centrally located within the roofscape and measuring 14.79 metres in length with a maximum projection of 4.582 metres. Four windows are proposed to serve four offices which will be predominantly obscure glazed with high level openings in clear glazing. The dormer would be finished in tiles and fascia boards to match the existing roof. Two velux windows are proposed in the east roof plane which would provide light to the new landing and, in part, one of the proposed offices. A security light at roof level on the rear elevation and bulkhead styles lights on the side elevations above ground floor windows are proposed to be retained.

As existing there are 12 rooms within the building which are in use for medical purposes (treatment, examination, clinic and dressing rooms and doctors surgeries) with 6 in office use and 3 record rooms. The remaining floorspace comprises staff facilities, waiting areas and toilet accommodation. The accommodation in the extended roof space will provide four offices and a records room. This will enable the Surgery to reorganise the ground and first floor accommodation to improve/extend the reception and waiting areas on both levels and facilitate the provision of a lift and a disabled toilet. The resultant floorspace within the extended building will comprise 13 rooms in medical use, 6 in office use and 4 records rooms.

The existing "In" and "Out" access arrangements and one way circulation route through the site would remain unchanged as a result of the proposal. Alterations to the existing parking layout are proposed to include a reorganisation and expansion of the nine spaces to the front of the building, the reorientation of the four spaces to the rear of the building to include two new spaces in this location, the reorientation of the chevron spaces along the west

elevation of the building to retain eight spaces and include new pick up and dropping off points. Ten spaces are retained along the southern boundary in a similar layout to that existing. A new space is proposed adjacent to the exit point onto Cove Road adjacent to 165 Cove Road with cycle parking also proposed along part of this boundary. This will necessitate the removal of an existing grassed area. The resultant layout will provide 28 car parking spaces.

The application is accompanied by a Planning, Design and Access Statement and a Biodiversity Checklist

Consultee Responses

Head of Community	raises no objection to the proposal.
Ecologist Officer	raises no objection to the proposal.
Estates Officer	raises no objection to the proposal.
Environmental Health	raises no objection to the proposal subject to a condition concerning hours of construction
Planning Policy	raises no objection to the proposal.
Natural England	raises no objection to the proposal.
Transportation Strategy Officer	raises no objection to the proposal.

Neighbours notified

In addition to posting a site notice and press advertisement 48 individual letters of notification were sent to addresses in Cove Road, Southwood Road and Nash Close.

Neighbour comments

Objections have been received from 9 Ship Alley, on behalf of the owner of 157a Cove Road, and 163 Cove Road on the following grounds:

- potential loss of privacy to residents of 157a Cove Road if the velux windows are not obscure glazed;
- the Surgery is unable to identify all owners of the application site and they cannot look to seek permission to host any of the proposed facilities on this part of the site;
- the proposed parking layout would significantly impact existing rights of way which are held in benefit over a piece of land to which the Surgery has no legal authority;
- the submitted Planning, Design and Access Statement is full of errors and false statements including false indication of land owned by the Surgery; states not known technical restraints regarding delivery of project, despite legal issues; incomplete and selective history of the site/rights of way with inaccuracies; bizarre statement "In light of the above (...) it would appear far more appropriate (and in the public interest) for Jenner House Surgery to continue to use the land for parking" with no effort to address legal issues or the fact that the council has no authority to grant this; statements about 163 Cove Road with no evidence and bizarre statement about staff

- cars being able to be moved if they are considered to block the right of way;
- this application fails to address some glaring legal issues;
- whilst it may be acceptable within the scope of planning law to gain permission for a scheme that is on land you do not own, in this case it is clear the applicant is keen to proceed imminently with the works and view the strip of land they don't own as perfect to host a significant amount of parking, despite not knowing the owner or having any indication of who they are or giving any indication of how this would be achieved. When this is considered along with the rights of way that would be impacted which are simply ignored by the applicant it does not appear that this application is considered, or that it could legally be viable without significant development;
- if the Surgery is keen to develop within a "necessity" timeframe it should look to host facilities on land it owns and not impact any rights of way;
- if the land cannot support the Surgery at its current size within the minimum requirements of the care commission it should look to either relocate or downsize, it should not simply look to claim additional benefit on land that it does not own with no legal basis and seemingly request the council support with that;

Officer note: The application was originally validated in May this year. As a result of the response from 163 Cove Road to this original consultation in terms of land ownership/rights of way, the application was subsequently made invalid to allow the applicant to undertake the necessary publicity requirements in respect of land where the owner is not known ie an advertisement in the local newspaper (appeared in Farnborough News and Mail on 2 July 2015 with period for response expiring on 23 July 2015) and correct the application form. This was done and the application was revalidated on 26 June 2015.

Policy and determining issues

The application site is located within the built up area of Farnborough. As such policies 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), ENV17 (General Design and Design Criteria), ENV21 (Access for People with Disabilities), ENV45 (Community Facilities), ENV48, ENV50 and ENV52 (Environmental Pollution and Noise) and TR10 (Transport and Development) are relevant to the consideration of this proposal as are the Council's supplementary planning documents on Planning Contributions - Transport 2008 and Car and Cycle Parking Standards 2012 and the advice contained in the National Planning Framework/Practice Guidance.

The main determining issues are the principle of the development, the impact on the character of the area, the impact on adjoining residents, nature conservation and highway considerations.

Commentary

The principle of the development -

The existing doctors' surgery has been serving the local community for over 40 years. Development plan policy is supportive of the provision of community facilities. Furthermore it is Government policy that 18 million patients will have evening and weekend access to

their GP surgery by 2016. To this end, and having regard to the reforms stipulated in the Health and Social Care Act 2012, it is noted that the Jenner House Surgery is open to its patients between the hours of 8.30am to 8.30pm on Mondays, 8.30am to 6.30pm on Tuesdays to Fridays and 9am to 11am on alternate Saturday mornings. The Surgery has a total of 10,250 patients in total. The submitted Planning, Design and Access Statement advises that the number of patients has remained stable over the past 5 years and the Surgery is not expecting any changes to occur as a result of the proposed extension rather they are required to provide the extra rooms in order to comply with NHS England's Care Quality Commissions (CQC's) standards. Furthermore the NPPF advises to 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 and to ensure that established facilities and services are able to develop and modernise in a way that is sustainable and retained for the benefit of the community. Having regard to the above and as the proposal is for the improvement of an existing well established community facility the principle of development is acceptable subject to consideration of the following matters.

The impact on the character of the area -

Whilst the existing building was purpose built as a doctors surgery it is of domestic scale and appearance. It is a two storey brick built building with a gable pitched and tiled roof. The proposed dormer window is located centrally within the western roof plane. It is set back from both the front and rear elevations by 4.55 metres and 4.783 metres respectively and is set down from the existing ridge by 20.2 centimetres. As the dormer extension is within the existing building envelope (ie no increase in building footprint) and has acceptable proportions within the roof scape no objection is raised to this element of the proposal in visual amenity terms. The velux windows are small in size when considered in the overall context of the eastern roof plane and have no material impact on the character of the area. The reorganisation of the car park results in the loss of small grassed/landscaped areas to the front of the site and in part along the common boundary with 165 Cove Road. However as they are largely screened from general view from existing walls and fences and as the main landscape features are the trees along the western boundary which make a significant contribution to the street scene and will be retained, no objection is raised to this element of the proposal. The lighting is small scale and is not considered to have a detrimental impact on the street scene. The proposal is therefore considered to have an acceptable impact on the character of the area and no objection is raised in this regard.

The impact on adjoining residents -

The closest residents to the proposal are located at 157a Cove Road to the east and 163 and 165 Cove Road to the west. As the dormer extension remains within the existing building envelope and does not exceed the existing ridge level, the proposal is not considered to have unacceptable overbearing/overshadowing impacts on these residents. The proposed windows in the dormer extension are shown to be largely completed in obscure glazing with clear glazed opening top lights. Whilst the top lights would be openable at heights of between 1.6 metres (lowest point) and 1.95 metres (highest point) with a potential for overlooking, it is considered that as the rooms they serve are to be offices and the ability to impose a condition to secure the use of obscure glazing in the majority of the windows no material loss of privacy to the occupiers of 163 and 165 Cove Road would result. Objection has been received on behalf of the owner of 157a Cove Road if the velux windows in the eastern roof plane are not to be obscure glazed. As these windows serve the landing at the top of the new staircase and one of the new offices at a

minimum height of some 1.6 metres from floor level, it is considered appropriate to secure the use of obscure glazing in these windows which may be achieved by way of condition. Subject to this, no material loss of privacy to the occupiers of 157a Cove Road is considered to result.

Having regard to the existing access and parking arrangements which operate within the site, the proposal is not considered to result in a materially different pattern of use and as such no objection is raised to the proposal in this regard.

The lighting is small scale when seen in the context of the building and is not considered to have an unacceptable impact on adjoining residents.

Nature conservation -

The site is adjacent to a Site of Importance for Nature Conservation. The Council's Ecologist has been consulted on this application and he advises that:

"There are no records of protected species on the site and there are no nature conservation site designations within the application boundary. The proposed site is adjacent to the Cove Southern Grassland Site of Importance for Nature Conservation (SINC) which is designated due to the presence of grassland containing notable species for Hampshire. This should be regarded as a consideration in the application process.

However, given the scope of the proposals I think it is highly unlikely that there will be any negative effects on the SINC. The existing lighting has been in place for some time and would not be additional to the ambient lighting from the road.

The works to the roof could have the potential to impact bats. However, the roof is relatively new, intact and close fitting. Given the modern design of the property the likelihood of impacting bats is low. However, I would remind the applicants that should a bat be discovered during construction, works should cease immediately and Natural England should be contacted. A licence may be required for the work to proceed lawfully."

Having regard to the above, he raises no objection to the proposal on biodiversity grounds.

Highway considerations -

The Council's Transportation Strategy Officer has been consulted on this application and he advises that:

Our parking standard requires a maximum of 3 spaces per consulting room. This standard provides sufficient parking for patients, doctors and staff associated with the use of these rooms. It is noted that some of the rooms are identified as treatment or clinic rooms and it would seem that a reasonable interpretation of the parking standard would be to apply the three parking spaces standard to these rooms in the same way as for the GP consulting rooms. It is understood that the remaining floor area (including that which is proposed for the new second floor) would be considered as ancillary to the consulting rooms and treatment rooms and the general running of the practice.

From this interpretation I would consider that the proposed development of 6 GP consulting rooms and 4 treatment rooms which would require 30 off street parking spaces. The applicant has noted that the theory behind a maximum parking standard is to reduce the

number of parking spaces to discourage use of the car and to prevent large unused car parking areas. In the case of a GP surgery practice, in particular located in an area where there is no opportunity to park in the vicinity of the site and that it is important that there is space within the car park to enable vehicles to safely turn off the highway I would expect the maximum standard number of spaces to be considered more as a "minimum". The existing car park layout has 31 parking spaces however I consider that the revised layout of 28 spaces provides an improved circulation which is sufficient for patients, staff and health professionals.

As mentioned in the applicant's covering letter it is a requirement of our parking standard that there is a dropping off point as part of this type of development, this seems to be achievable with the current layout. Any increase in the number of treatment or consulting rooms more than 10 on the site would have implications for the existing car park capacity."

As the application is not considered to result in an increase in multi modal trips, a transport contribution for this proposal is not sought.

Subject to a condition preventing an increase in medical treatment rooms no objection is raised to the proposal on highway grounds.

Other matters -

Extensive objection has been raised to the proposal on grounds that the applicants do not own all of the application site and impact of the proposal on the private right of way which extends from Cove Road to the southern site boundary with the Southwood Playing Fields. As a matter of information, applicants do not have to own the land for which they are seeking planning permission. For the purposes of planning legislation it is only necessary to either serve notice on all known owners or where they are not known, to publish an advertisement in the local newspaper. As set out above an advertisement was published in the Farnborough News and Mail on 2 July 2015. Granting planning permission does not alter any pre-existing rights of way crossing the land. Both these issues are private land matters outside of the planning application process.

In conclusion the proposal is considered to improve a valued facility for the benefit of the community and is acceptable in amenity, highway and nature conservation terms having regard to development plan policy and the guidance contained in the NPPF/NPPG

Full Recommendation

It is recommended that 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 The dormer extension hereby permitted shall be finished in materials of the same colour and type as those of the existing roof. The development shall be completed and retained in accordance with the details so approved.

Reason - To ensure satisfactory external appearance

- 3 The parking spaces shown on the approved plan shall be made available for use prior to the first occupation of the development and shall not thereafter be used for any purpose other than the parking of vehicles.

Reason - To ensure the provision of on-site parking accommodation.

- 4 With the exception of the top fanlights, the windows in the west roof plan shall be obscure glazed in their entirety and fixed closed with the exception of opening toplights as shown on drawing number E&P/008.

Reason - To protect the amenities of neighbouring residential properties.

- 5 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.

- 6 With the exception of those rooms shown on the approved plans, there shall be no increase in medical treatment rooms. In the interests of clarity this means treatment, examination and clinic rooms and doctors surgeries.

Reason - To ensure acceptable levels of car parking are provided to serve the building.

- 7 No building materials shall be stored during the construction period within the rooting zones of the trees located along the western site boundary.

Reason - To ensure that existing trees are adequately protected and to preserve their amenity value.

- 8 The velux windows in the east roof plan as shown on drawing number E_P/008 shall be completed in obscure glazing.

Reason - To protect the amenities of neighbouring residential properties.

- 9 No trees along the western site boundary within the application site shall be lopped, topped, felled, destroyed or damaged.

Reason - To preserve the amenity value of existing trees and in the interests of visual and residential amenity

- 10 Prior to the laying of any new surfacing, details of the surfacing materials to be used shall be 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

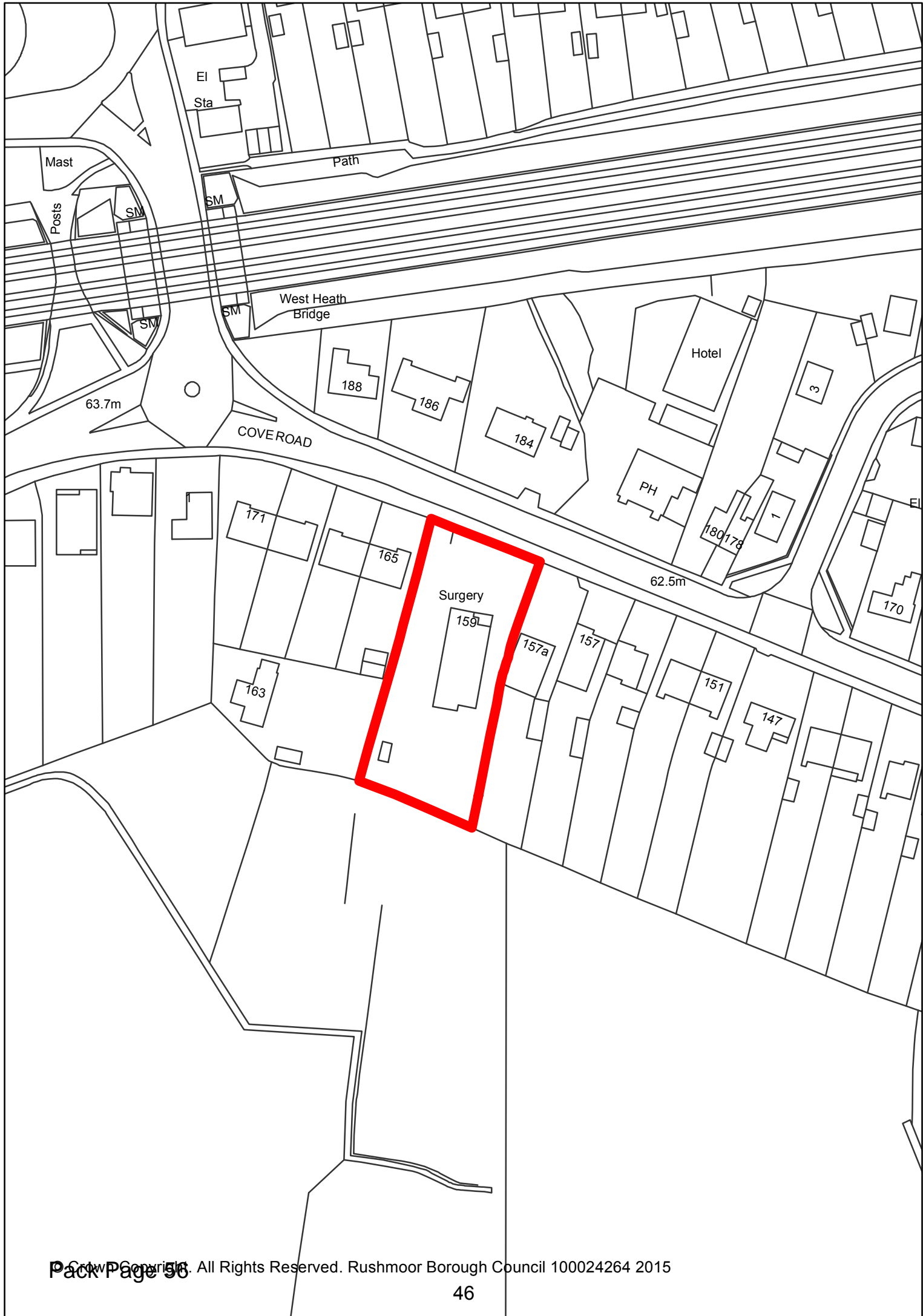
Reason - To ensure satisfactory external appearance and drainage arrangements.*

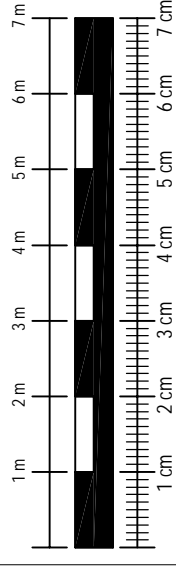
- 11 The permission hereby granted shall be carried out in accordance with the following approved drawings - E & P/001, 002, 003, 004, 005, 006, 007, 008, 009, 010, 011, 012, 013 and 014

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

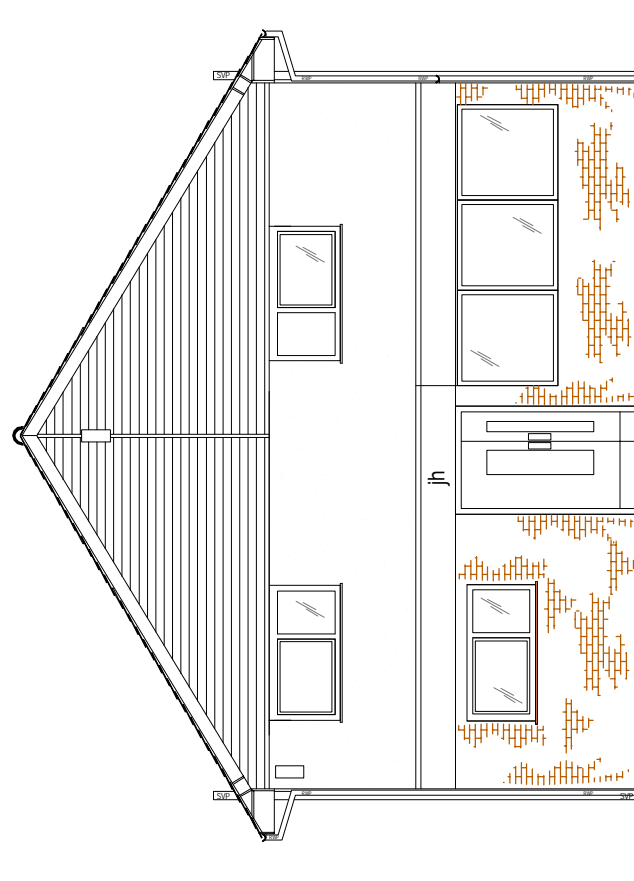
Informatives

- 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 is considered to improve a valued facility for the benefit of the community and is acceptable in amenity, highway and nature conservation terms having regard to development plan policy and the guidance contained in the NPPF/NPPG. 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 - 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.
- 4 INFORMATIVE - The applicant is advised that during the construction phase of the development measures should be employed to contain and minimise dust emissions, to prevent their escape from the development site onto adjoining properties. For further information, please contact the Head of Environmental Health.
- 5 INFORMATIVE - The applicant is advised that a private right of way crosses the western part of the site from Cove Road to the common boundary with Southwood Playing Fields.
- 6 INFORMATIVE - In the UK all species of bats are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and under Schedule 2 of the conservation (Natural Habitats & c) Regulations 2004. The grant of planning permission does not supersede the requirements of this legislation and any unauthorised works would constitute an offence. If bats or signs of bats are encountered at any point during development then all works must stop immediately and you should contact Natural England.

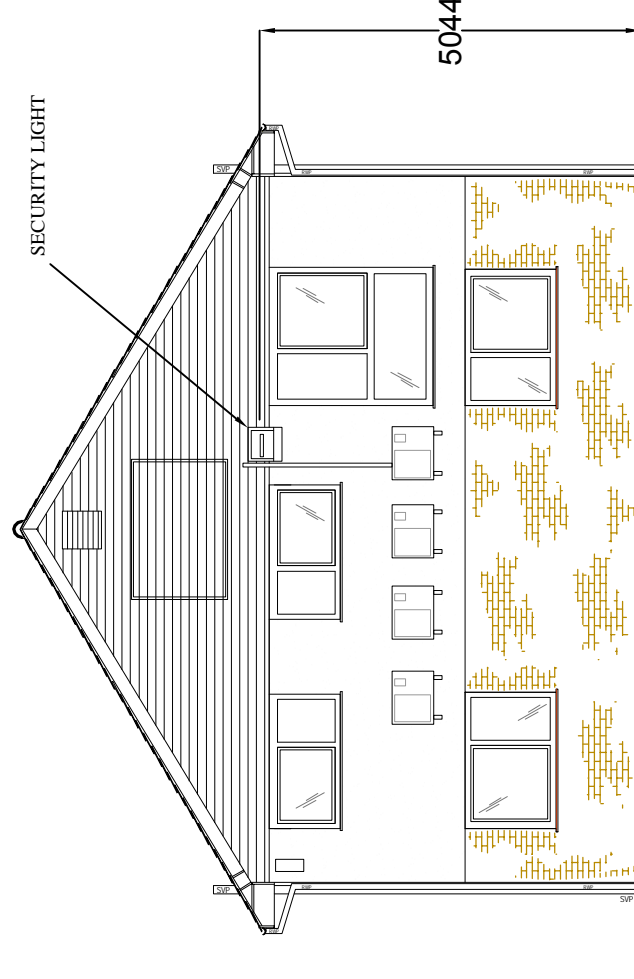




Scale Bar: 1:100



EXISTING FRONT ELEVATION

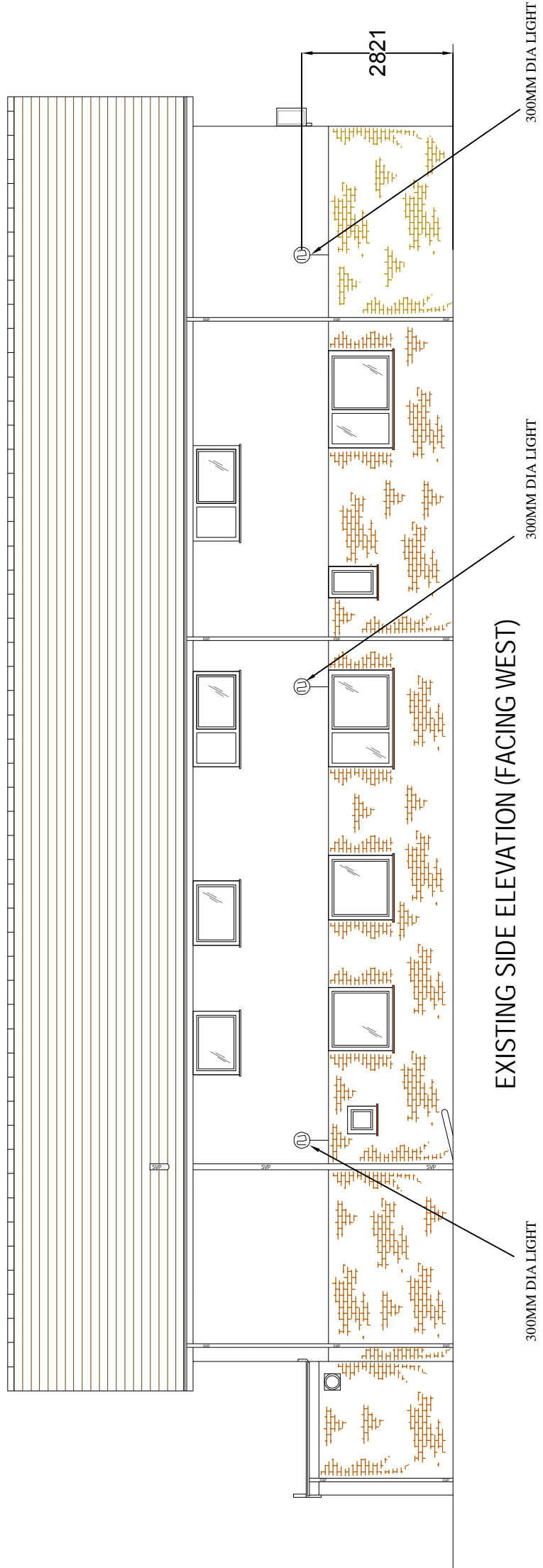


EXISTING REAR ELEVATION

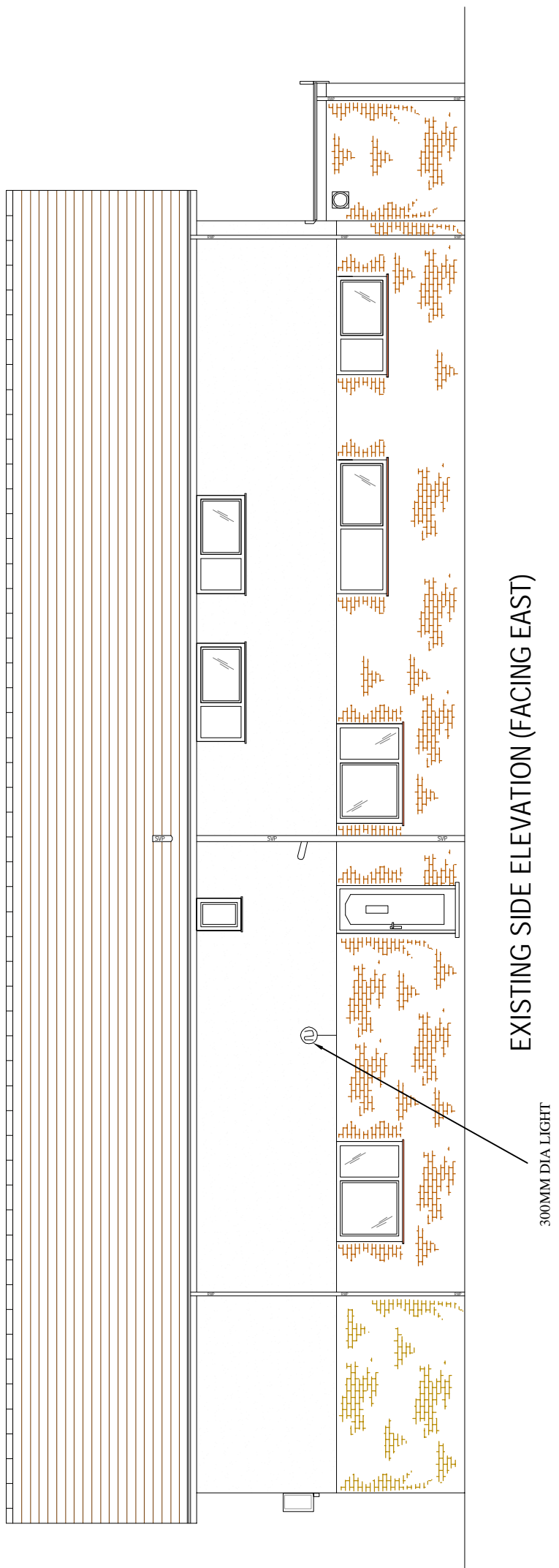
Notes:
 The General contractor is responsible for the verification of all dimensions on site and shall inform the contract administrator of any discrepancies.
 Scale from this drawing and use figure dimension.
 Existing foundations, lintels and walls have been assumed and are to be exposed if required by Building Control for assessment and upgrading if found inadequate.
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<p>475 Chester Road, Trafford Manchester M16 9HF Tel: 0161 872 4284 Email:</p>		
DRAWING 14		
Project Jenner House Surgery, 159 Cove Road, Farnborough, GU14 0HQ Side dormer loft conversion and internal alterations.		
Client Jenner House Surgery		
Title Existing carpark lighting front and rear elevations	Revision B	Drawn NAW
Date 17.05.2015	Scale 1/100 @ A3	Checked by E&P/014
Job No. NAW/PR.0211	Dwg No. E&P/014	Rev
Date 17.05.2015	Description Existing carpark lighting front and rear elevations	Rev B

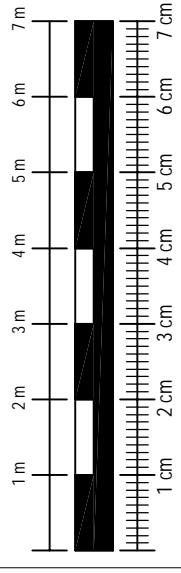
Planning drawings



EXISTING SIDE ELEVATION (FACING WEST)



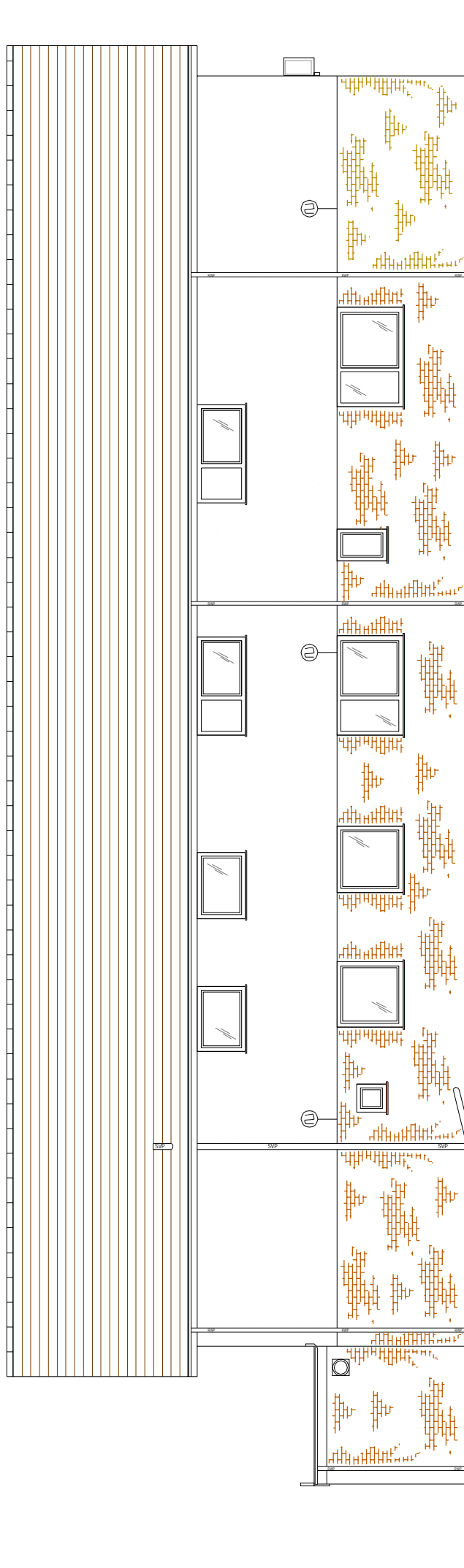
EXISTING SIDE ELEVATION (FACING EAST)



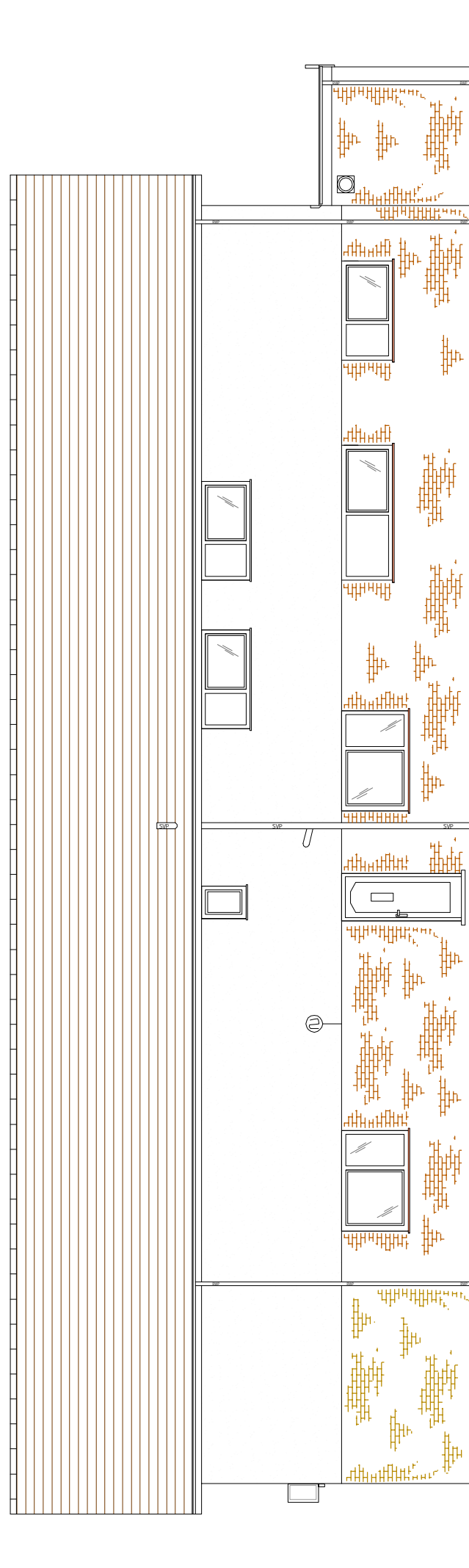
Scale Bar: 1:100

Notes:
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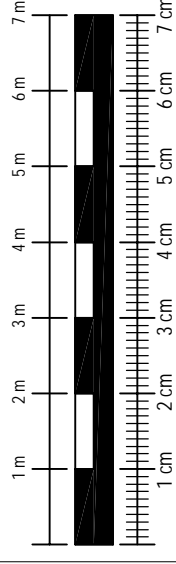
<p>475 Chester Road, Trafford Manchester M16 9HF Tel: 0161 872 4284 Email:</p>		
Date 17.05.2015	Description Drawing 13	Rev B
Project Jenner House Surgery, 159 Cove Road, Farnborough, GU14 0HQ Side dormer loft conversion and internal alterations.		
Client Jenner House Surgery		SKY LOFTS
Title Existing carporting lighting side elevations		Revision B
Date 17.05.2015	Scale 1/100 @ A3	Drawn NAW
Job No. NAW/PR.0211	Dwg No. E&P/013	Checked by



EXISTING SIDE ELEVATION (FACING WEST)






EXISTING SIDE ELEVATION (FACING EAST)



Scale Bar: 1:100

Notes:
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nawdesignservices@btinternet.com Date Description Rev	
 NAW DESIGN SERVICES LTD 475 Chester Road, Trafford Manchester M16 9HF Tel: 0161 872 4284 Email:	
 DRAWING 2	
Project Jenner House Surgery, 159 Cove Road, Farnborough, GU14 0HQ Side dormer loft conversion and internal alterations.	
Client Jenner House Surgery	
 SKY LOFTS	
Title Existing side elevations	
Revision B	
Date 17.05.2015	
Scale 1/100 @ A3	
Job No. NAW/PR.0211	
Drawn NAW	
Checked by E&P/002	

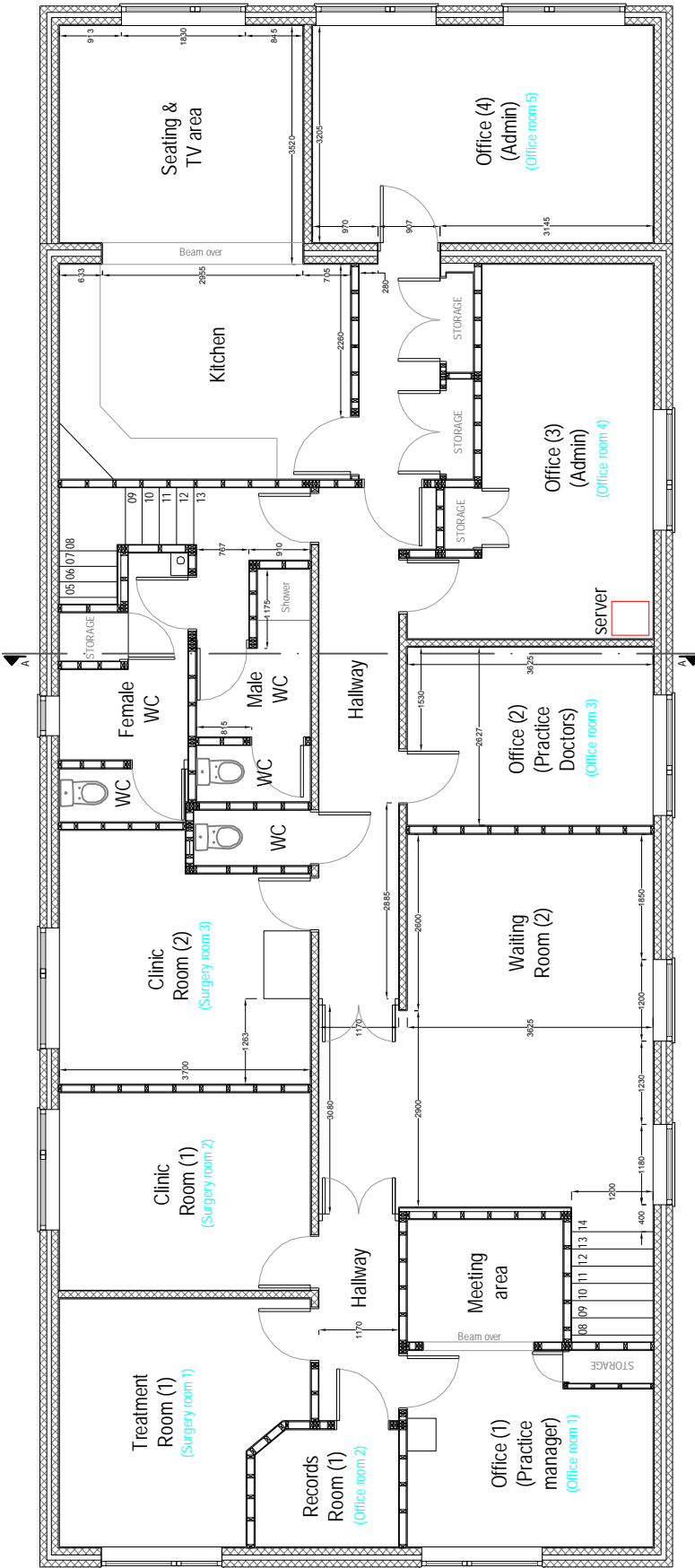
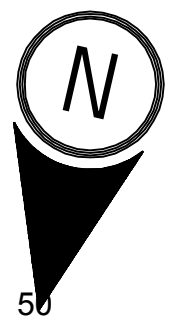
Planning drawings

Note: The general contractor is responsible for the verification of all dimensions on site and shall inform the contract administrator of any discrepancies.

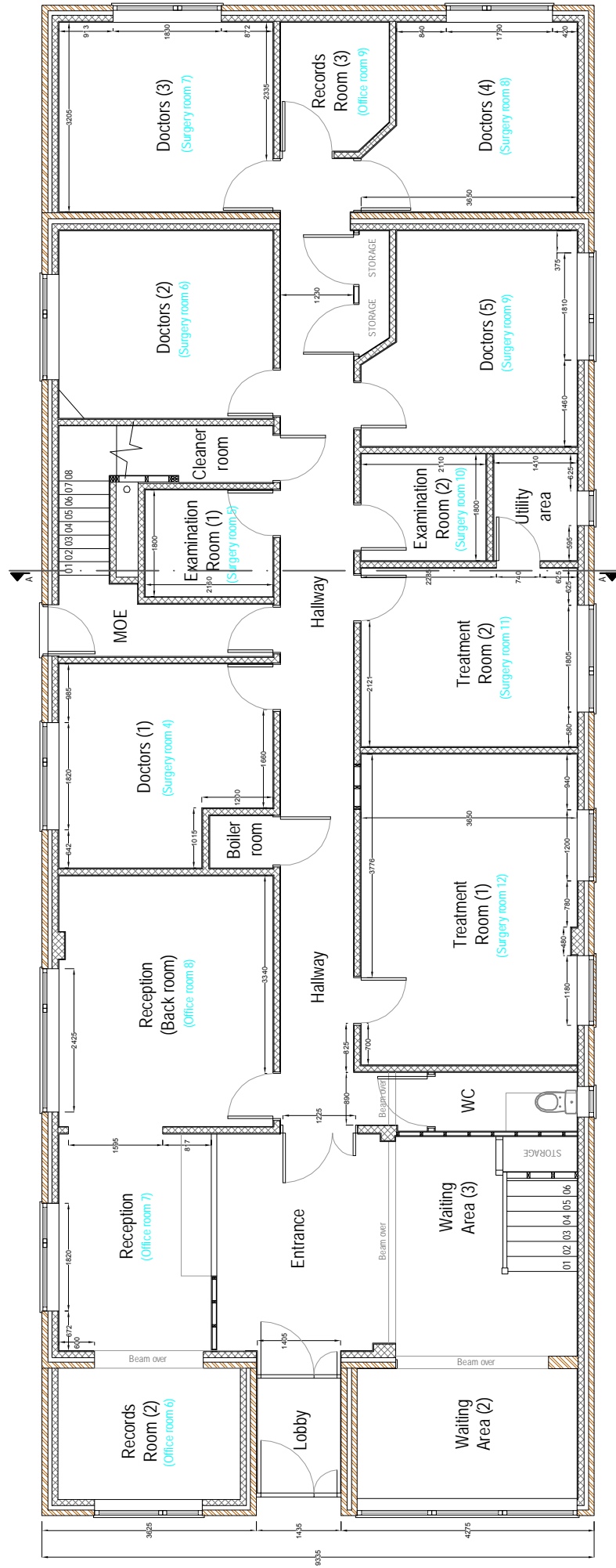
Scale from this drawing and use figure dimension.

Existing foundations, limelets and walls have been assumed and are to be exposed if required by Building Control for assessment and upgrading if found inadequate.

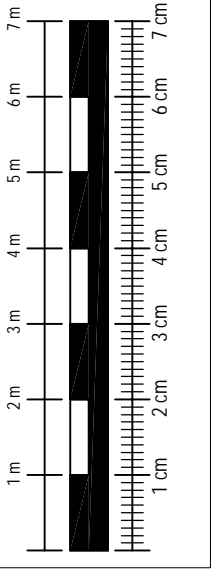
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EXISTING FIRST FLOOR PLAN



EXISTING GROUND FLOOR PLAN



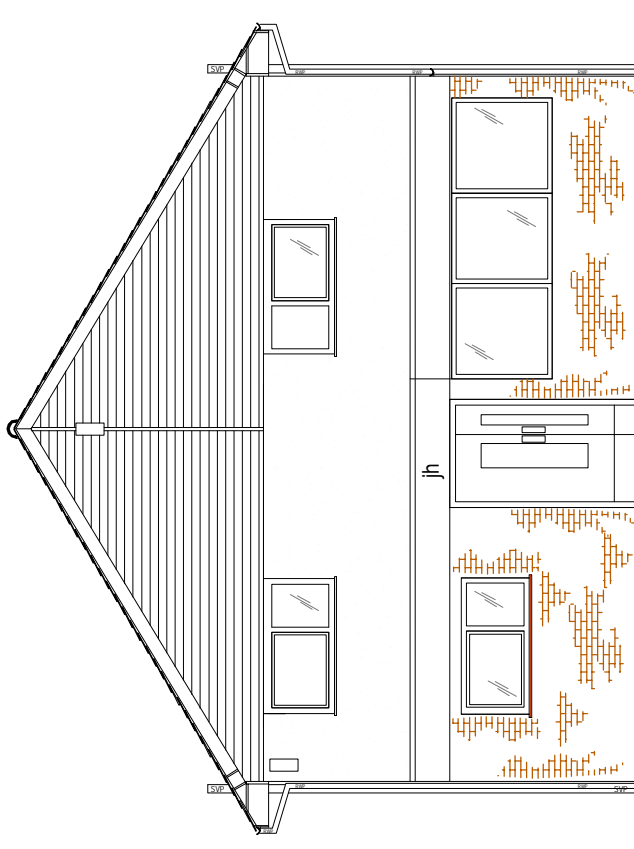
Scale Bar: 1:100

Existing Gross Internal Areas

Ground floor = 217.5m²
 First floor = 194.8m²

Existing use
 Surgery Usage = 12 rooms
 Office Usage = 9 Rooms

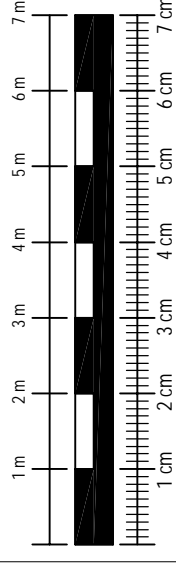
hawdesignservices@btinternet.com	Date	Rev
hawdesignservices@btinternet.com	Description	Rev
<p>NAW DESIGN SERVICES LTD 475 Chester Road, Trafford Manchester M16 9HF Tel: 0161 872 4284 Email:</p>		
DRAWING 1		
<p>Project Jenner House Surgery, 159 Cove Road, Farnborough, GU14 0HQ Side dormer loft conversion and internal alterations.</p>		
<p>Client Jenner House Surgery</p>		
<p>Title Existing GF & FF plans</p>		<p>Revision B</p>
<p>Date 17.05.2015</p>	<p>Scale 1/100 @ A3</p>	<p>Drawn NAW</p>
<p>Job No. NAW/PR.0211</p>	<p>Dwg No. E&P/001</p>	<p>Checked by</p>



EXISTING FRONT ELEVATION





EXISTING REAR ELEVATION



Scale Bar: 1:100

Notes:
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 Scale from this drawing and use figure dimension.
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 475 Chester Road, Trafford Manchester M16 9HF Tel: 0161 872 4284 Email:		Date 17.05.2015	Description Existing front and rear elevations	Rev B
DRAWING 3				
Project Jenner House Surgery, 159 Cove Road, Farnborough, GU14 0HQ Side dormer loft conversion and internal alterations.				
Client Jenner House Surgery		 SKY LOFTS		
Title Existing front and rear elevations		Revision B		
Date 17.05.2015		Scale 1/100 @ A3		
Job No. NAW/PR.0211		Dwg No. E&P/003		
		Checked by NAW		

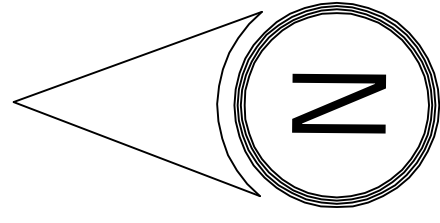


EXISTING PARKING PLAN

Scale 1: 500 @ A3

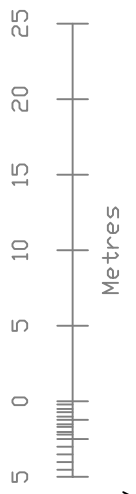
Planning Design

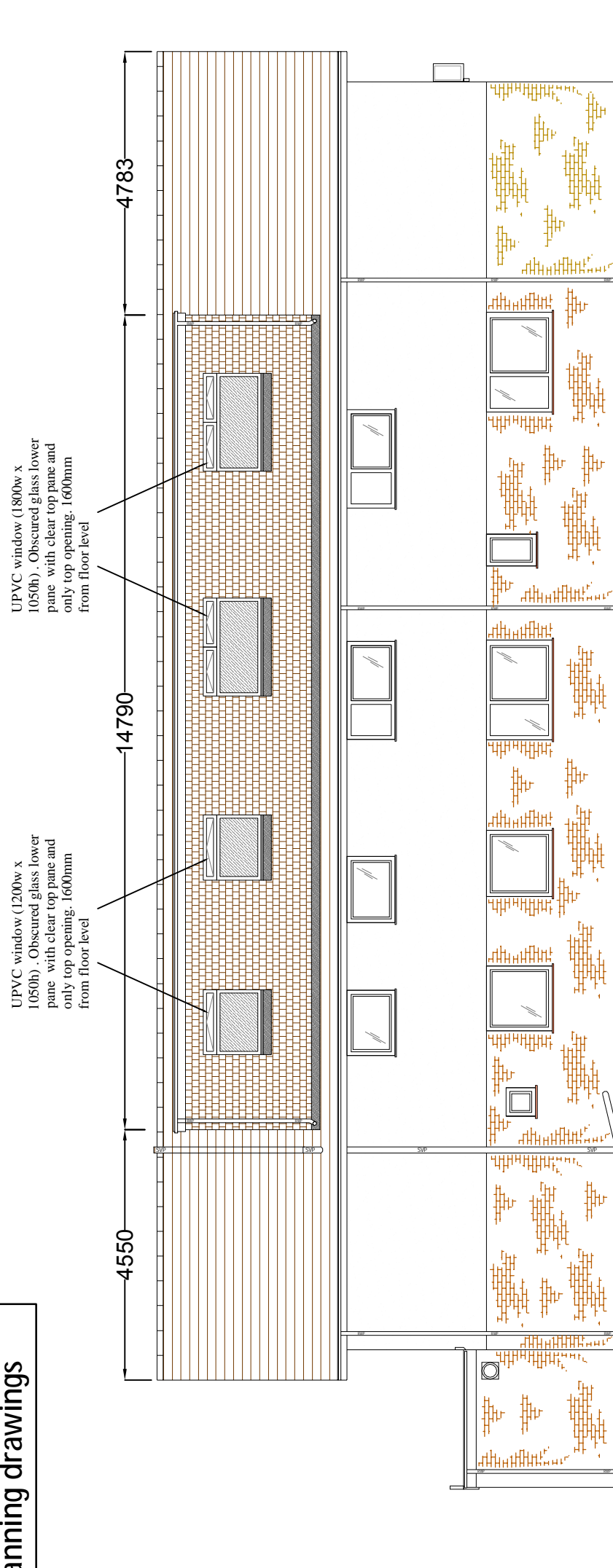
Notes:
 The General contractor is responsible for the verification of all dimensions on site and shall inform the contract administrator of any discrepancies.
 Scale from this drawing and use figure dimension.
 Existing foundations, lintels, and wall to be exposed if required by Building Control for assessment and upgrading if found inadequate.
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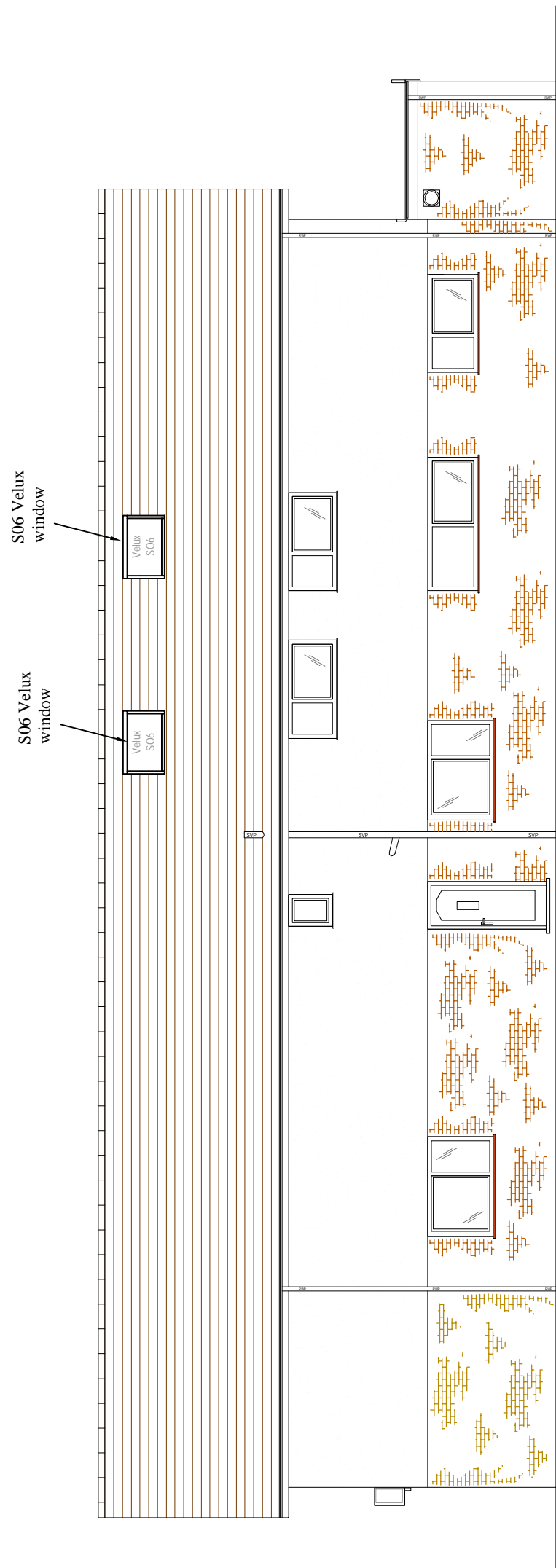
<p>475 Chester Road, Trafford Manchester M16 9HF Tel: 0161 872 4284 Email:</p>		
Date 17.05.2015	Description Existing parking plan	Rev 1
DRAWING 12		
Project Jenner House Surgery, 159 Cove Road, Farnborough, GU14 0HQ Side former loft conversion and internal alterations.		
Client Jenner House Surgery		
Title Existing parking plan		Revision 1
Date 17.05.2015	Scale 1/500 @ A3	Drawn NAW
Job No. NAW/PR.0211	Dwg No. E&P/012	Checked by NAW

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PROPOSED SIDE ELEVATION (FACING WEST)



PROPOSED SIDE ELEVATION (FACING EAST)

Notes:
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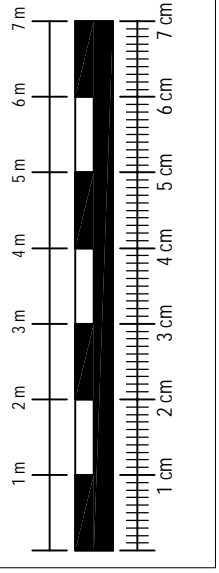
Scale from this drawing and use figure dimension.

Existing foundations, lintels and walls have been assumed and are to be exposed if required by Building Control for assessment and upgrading if found inadequate.

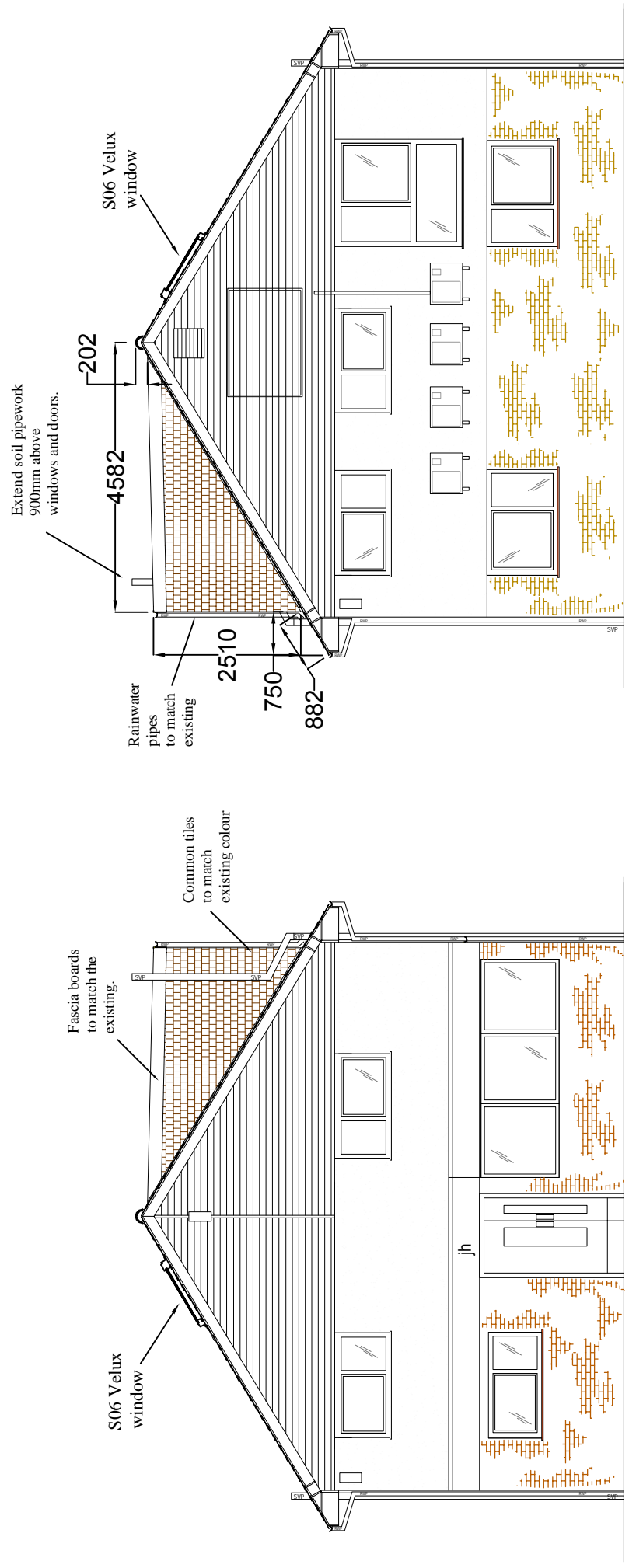
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<p>475 Chester Road, Trafford Manchester M16 9HF Tel: 0161 872 4284 Email:</p>		
DRAWING 8		
Project Jenner House Surgery, 159 Cove Road, Farnborough, GU14 0HQ Side dormer loft conversion and internal alterations.		
Client Jenner House Surgery		
Title Proposed side elevations		Revision B
Date 17.05.2015	Scale 1/100 @ A3	Drawn NAW
Job No. NAW/PR.0211	Dwg No. E&P/008	Checked by [Blank]
Date 17.05.2015	Description Proposed side elevations	Rev [Blank]

Planning drawings



Scale Bar: 1:100



PROPOSED FRONT ELEVATION

PROPOSED REAR ELEVATION

Notes:
 The General contractor is responsible for the verification of all dimensions on site and shall inform the contract administrator of any discrepancies.
 Scale from this drawing and use figure dimension.
 Existing foundations, lintels and walls have been assumed and are to be exposed if required by Building Control for assessment and upgrading if found inadequate.
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<p>475 Chester Road, Trafford Manchester M16 9HF Tel: 0161 872 4284 Email:</p>		
Date 17.05.2015	Description DRAWING 9	Rev B
Project Jenner House Surgery, 159 Cove Road, Farnborough, GU14 0HQ Side dormer loft conversion and internal alterations.		
Client Jenner House Surgery		SKY LOFTS
Title Proposed front and rear elevations		Revision B
Date 17.05.2015	Scale 1/100 @ A3	Drawn NAW
Job No. NAW/PR.0211	Dwg No. E&P/009	Checked by

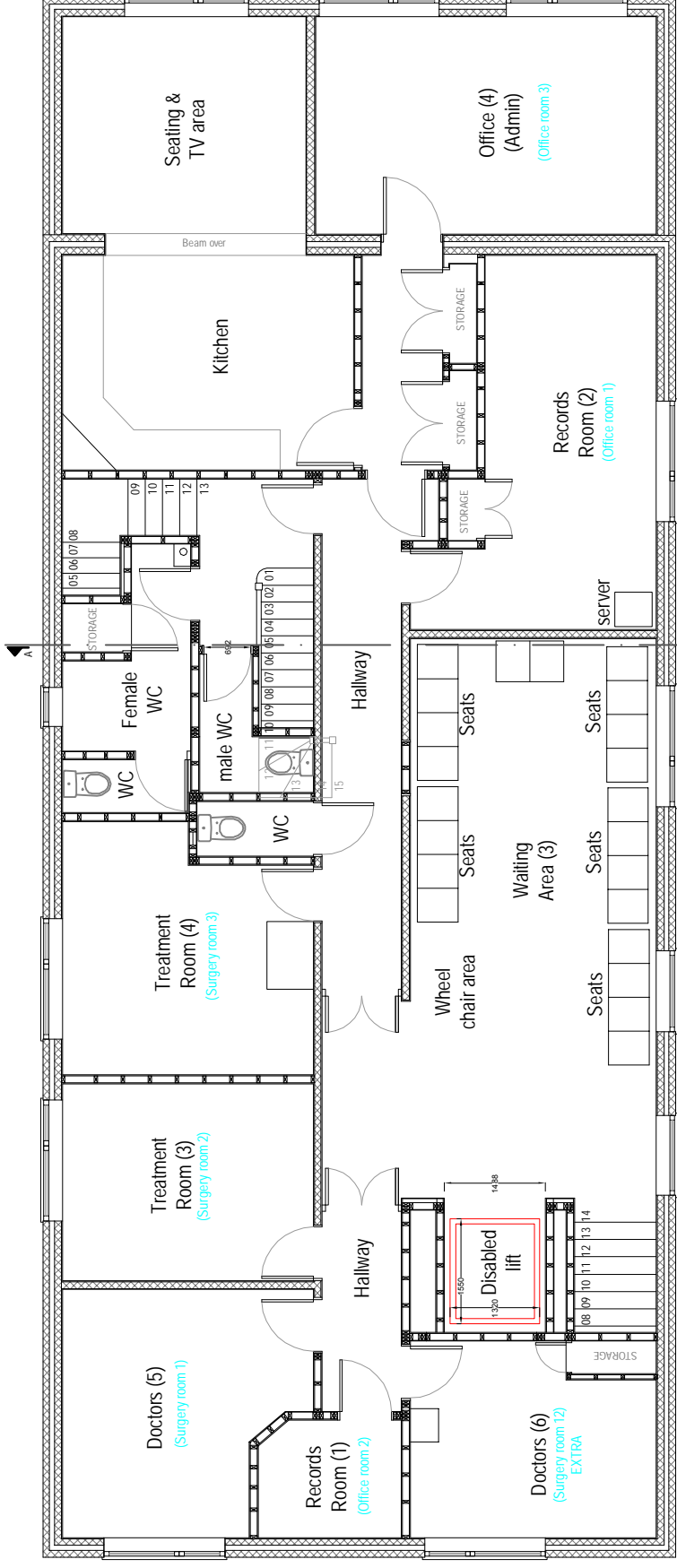
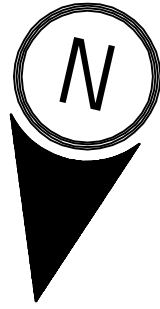
Planning drawings

Notes:
The General contractor is responsible for the verification of all dimensions on site and shall inform the contract administrator of any discrepancies.

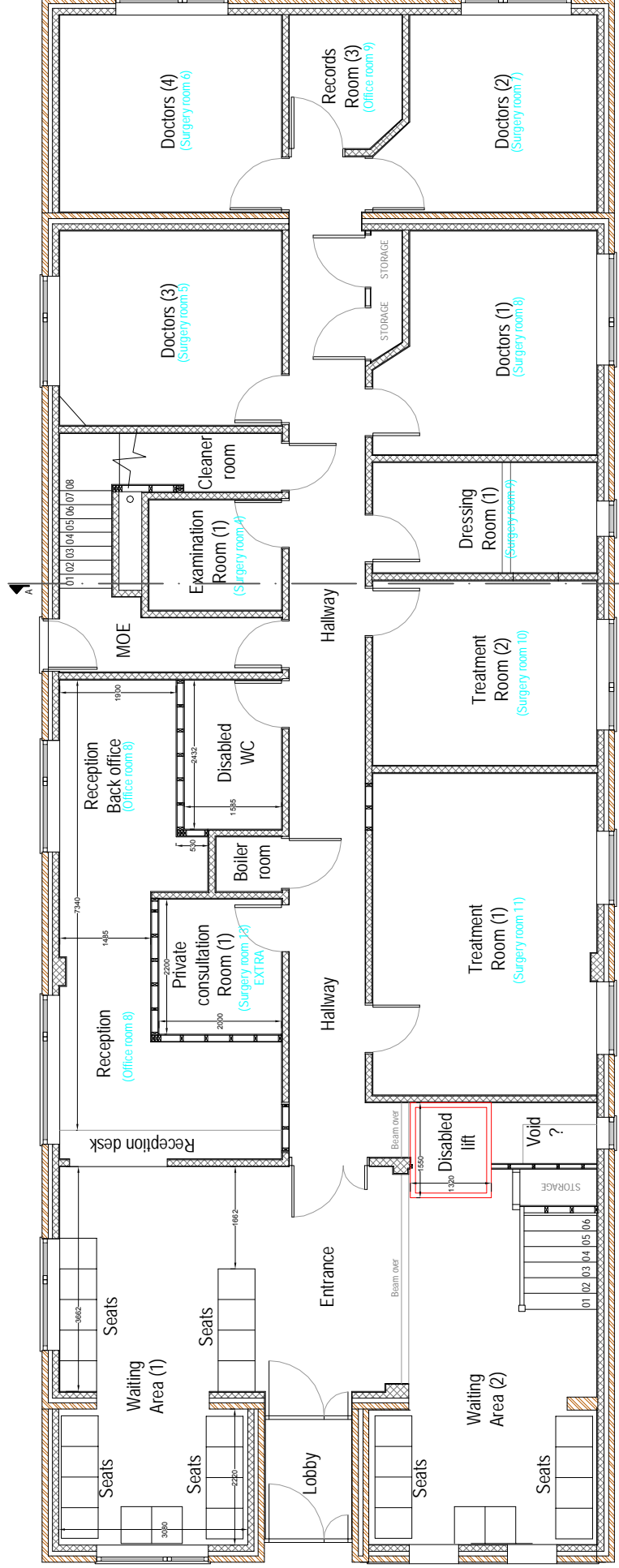
Scale from this drawing and use figure dimension.

Existing foundations, inlets and walls have been assumed and are to be exposed if required by Building Control for assessment and upgrading if found inadequate.

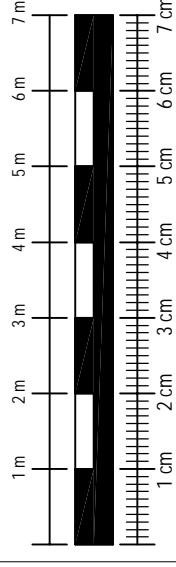
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PROPOSED FIRST FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



Scale Bar: 1:100

Proposed Gross Internal Areas

Ground floor = 217.5m²

First floor = 194.8m²

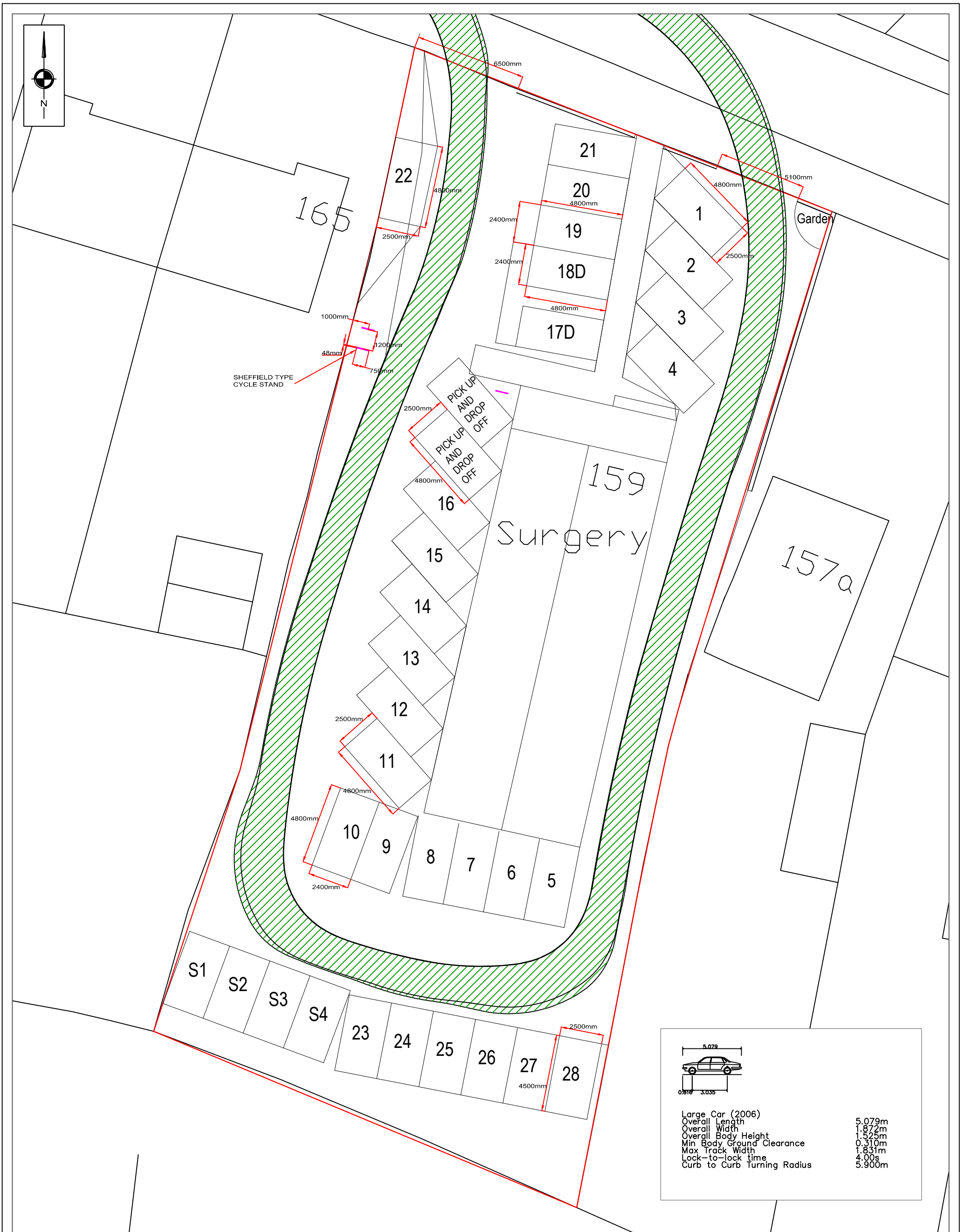
Second floor = 86.6m²


Proposed use

Surgery Usage = 13 rooms

Office Usage = 10 Rooms

handdesignservices@btinternet.com	Date	Rev
handdesignservices@btinternet.com	Description	
 NAW DESIGN SERVICES LTD 475 Chester Road, Trafford Manchester M16 9HF Tel: 0161 872 4284 Email:		
 DRAWING 5		
Project Jenner House Surgery, 159 Cove Road, Farnborough, GU14 0HQ Side former loft conversion and internal alterations.		
Client Jenner House Surgery		 SKY LOFTS
Title Proposed GF and first floor plans		Revision B
Date 17.05.2015	Scale 1/100 @ A3	Drawn NAW
Job No. NAW/PR.0211	Dwg No. E&P/005	Checked by NAW



 SCP Transportation Planning : Infrastructure Design <small>Riverside Studio, 32 The Calls, Leeds, LS2 7EW, Tel 0113 887 3323 www.scptransport.co.uk, Email info@scptransport.co.uk</small>	Project Title	Drawing Title	Scale	By	Drawing No.
	JENNER HOUSE SURGERY, FARNBOROUGH	PARKING LAYOUT	1:200 @ A3	VL	SCP/15823/SK01
			Date	Checked	Revision
			27.05.2015	JR	
		Approved/Unapproved	Status	PLANNING	
		-			

Planning drawings

Notes:

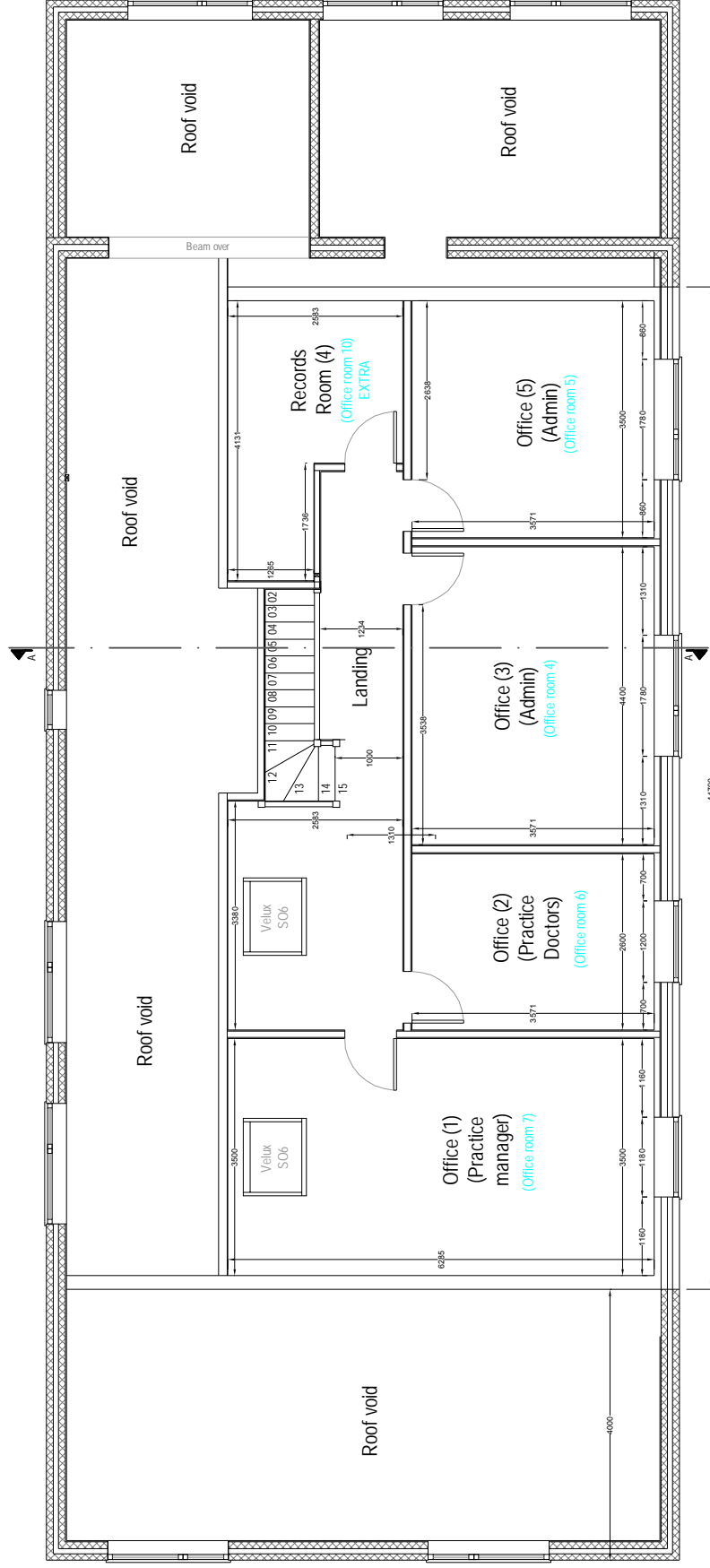
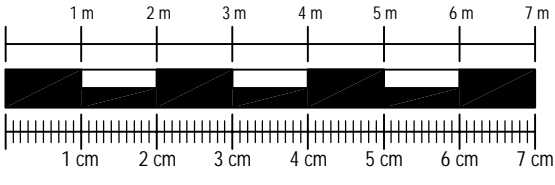
The General contractor is responsible for the verification of all dimensions on site and shall inform the contract administrator of any discrepancies.

Scale from this drawing and use figure dimension.

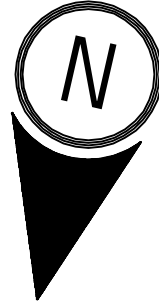
Existing foundations, lintels and walls have been assumed and are to be exposed if required by Building Control for assessment and upgrading if found inadequate.

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Scale Bar: 1:100



PROPOSED SECOND FLOOR PLAN



na.wdesignservices@btinternet.com

Date Description

Rev



NAW
DESIGN SERVICES LTD

475 Chester Road, Trafford
Manchester M16 9HF
Tel: 0161 872 4284 Email:



DRAWING 6

Project
Jenner House Surgery, 159 Cove Road, Farnborough, GU14 0HQ
Side dormer loft conversion and internal alterations.

Client
Jenner House Surgery



SKY LOFTS

Title
Proposed second floor plan

Revision

Date
17.05.2015

Scale
1/100 @ A3

Job No.
NAW/PR.0211

Drawn
NAW

Checked by
E&P/006

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	Mark Andrews
Application No.	15/00487/FULPP
Date Valid	2nd July 2015
Expiry date of consultations	27th July 2015
Proposal	Erection of a semi-permanent chalet accommodation and associated first floor pedestrian bridge to be used in connection with the biennial Farnborough International Airshow for a temporary period up to and including 2030
Address	Lockheed Martin Chalet SBAC Exhibition Area ETPS Road Farnborough Hampshire
Ward	St Mark's
Applicant	ADS Group Ltd
Agent	Mr Neil Trollope
Recommendation	Grant

Description

The application relates to land forming part of Farnborough Aerodrome. The site consist of the south-westernmost part of the of the 17.4ha Farnborough International Ltd (FIL) site, which is used for the biennial Farnborough International Airshow. The FIL site occupies the rising ground around the southeast corner of the Airfield and is terraced to accommodate temporary exhibition halls and viewing facilities during the Airshow.

The proposal site relates to a 0.87ha plot located towards the southern end of the top viewing terrace (Chalet Row D). The site occupies an area of hardstanding located east of the existing Lockheed Martin pavilion (approved by 06/00326/TEMP) and access road and is used to house a temporary chalet which is erected and dismantled every other year and used by Lockheed Martin. The temporary building, when in place, is linked to the existing pavilion at first floor level by a bridge over the top terrace road.

The application seeks permission for a semi-permanent (up to and including 2030), two-storey chalet building and link bridge to provide improved facilities for Lockheed Martin for the duration of the Airshow. The chalet would be in a location that historically has accommodated Lockheed Martin's temporary chalet and would comprise of a steel framework, clad with insulated metal panels and curtain glazing with viewing terraces along the southwest elevation. The building would provide reception, meeting spaces, press and conference facilities and catering and corporate hospitality areas.

Consultee Responses

Transportation Strategy Officer	No objection
Environmental Health	No objection
TAG	No objection
Ecologist Officer	No objection
Environment Agency	No objection
Natural England	No objection
Planning Policy	No objection
Thames Water	No objection
Hampshire Fire & Rescue Service	No objection

Neighbours notified

In addition to posting a site notice and press advertisement, two individual letters of notification were sent to properties in Gladiator Way and Farnborough Road.

Neighbour comments

No comments received as a result of neighbour notification.

Policy and determining issues

The site lies within the built up area and the defined Society of British Aerospace Companies (SBAC) Airshow site. Of relevance to the determination of this application are Core Strategy Policies SP6 (Farnborough Airport), CP1 (Sustainable Development Principles), CP2 (Design and Heritage), CP4 (Surface Water Flooding), CP8 (Supporting Economic Development), CP15 (Biodiversity) and CP16 (Reducing and Managing Travel Demand) and saved Local Plan Policies ENV14 (Water Environment), ENV16 (Major Sites), FA2 (Retaining Capacity for Business Aviation), FA2.1 (Effective Length of Runway) and FA6 (SBAC Site Safeguarded for a Regional Exhibition Site).

Also relevant to the determination would be the Farnborough Airport Area Action Plan (FAAAP) and the National Planning Policy Framework (NPPF).

The determining issues are the principle of the development, impact upon amenity, highway considerations and drainage issues.

Commentary

Principle –

Saved policy FA6 of the Local Plan Review safeguards the wider airshow site for exhibition facilities and business hospitality accommodation associated with the Farnborough Airshow and the supporting text acknowledges the significant benefits to the national and local economy of the biennial Airshow. The proposal is consistent with the aims of this policy and the Planning Policy Team therefore raises no policy objection. On this basis, the proposal is considered acceptable in principle.

Impact on Amenity –

Whilst the proposal relates to a substantial structure on elevated land, the main public views of the site would be from points across the expanse of the airfield and would be seen in this overall context. The closest buildings are those of the Business Aviation Centre on Aerospace Boulevard and Gladiator Way and the nearest residential properties are some distance away on the Queensgate development. The design of the building and choice of external finishes is considered consistent and sympathetic with the existing Lockheed Martin chalet and other buildings on the wider airport site. It is considered that the proposal would have no adverse implications for visual or residential amenity.

Highway Considerations –

The Transportation Strategy Officer has been consulted and raises the following comments;

It is understood that the proposed new semi-permanent chalet building will replace the present use of more temporary structures that are erected for each biennial Air Show. This application does not propose to use this building for any other exhibition outside of Air Show times and therefore it is not expected that it will result in any changes to the number of traffic movements already generated to and from the site. No highway objection

Having regard to the above, the proposal would not alter the number of traffic movements associated with the site during the Airshow and there would be no material impact on the local highway network. In light of the above, the proposal is considered to have an acceptable impact on highway safety.

Drainage Issues –

Policy CP4 of the Core Strategy requires all developments involving new buildings and/or car parking and hard surfacing to incorporate sustainable drainage systems aiming to return surface water runoff rates & volumes to the original greenfield discharge to prevent flooding. The site area is less than one hectare, the location has a low risk of

flooding (Flood Zone 1) and the building would stand on existing hard surfacing. In the circumstances no flood risk assessment is required. The Environment Agency has reviewed the proposal and is agreeable to the proposal to discharge surface water to the existing drainage system. The proposal is therefore considered acceptable in this respect.

Conclusion –

The proposal is considered to be acceptable in principle, would have an acceptable impact on the visual character of the area, would not give rise to a material and harmful impact on neighbours, highway safety or the water environment. It is therefore considered acceptable having regard to the criteria set out in Core Strategy Policies SP6, CP1, CP2, CP4, CP8, CP15 and CP16 and saved Local Plan Policies ENV14, ENV16, FA2, FA2.1 and FA6.

Full Recommendation

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

- 1 The structures hereby permitted shall be removed and the land restored to its former condition on or before 31st December 2030.

Reason - To accord with the terms of the application and given the impact of the character and appearance of the structure, reconsideration in the light of prevailing circumstances at the end of the specified period would be appropriate in the interest of amenity.

- 2 The structures hereby permitted shall be used for the duration of, and in connection with, the biennial Farnborough International Airshow and for no other purpose without the prior permission in writing of the Local Planning Authority.

Reason - To ensure a satisfactory approach to the use and development of the site and its impact on the surrounding area.

- 3 The permission hereby granted shall be carried out in accordance with the following approved drawings - 158901T/AL-P01, 158901T/AL-P02/A, 158901T/AL-P003/B, 158901T/AL-P004/B, 158901T/AL-P005/A, 158901T/AL-P006/C, 158901T/AL-P007/B, 158901T/AL-P008/E, 158901T/AL-P009/B, 158901T/AL-P010/B, 158901T/AL-P011/B, 158901T/AL-P012/B & 158901T/AL-P013/B

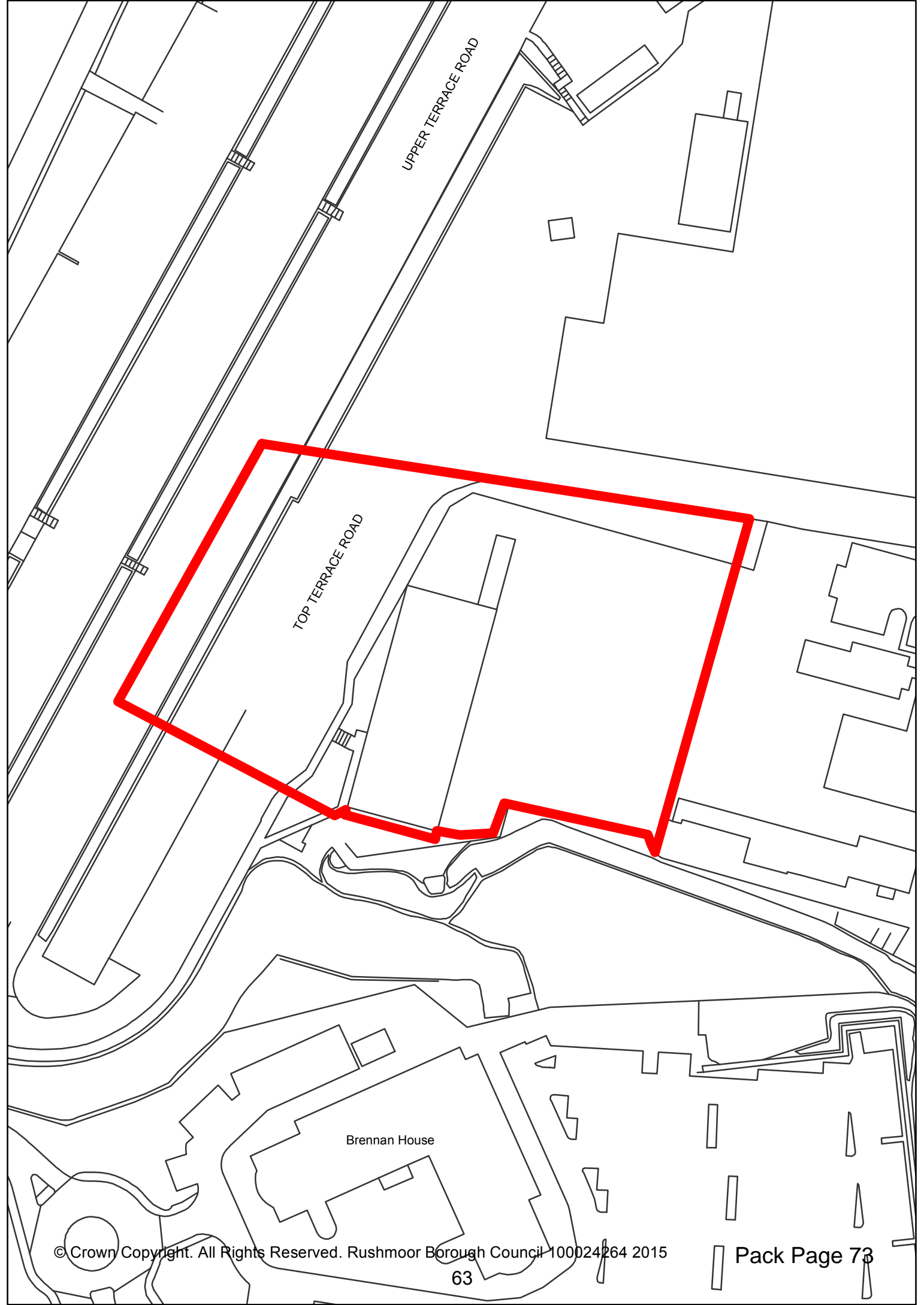
Reason - To ensure the development is implemented in accordance with the permission granted

Informatives

- 1 **INFORMATIVE - REASONS FOR APPROVAL** - The Council has granted permission because the proposal is considered to be acceptable in principle, would have an acceptable impact on the visual character of the area, would not give rise to a material and harmful impact on neighbours, highway safety or the water environment. The proposals are thereby considered acceptable having regard to the criteria set out in Core Strategy Policies SP6, CP1, CP2, CP4, CP8, CP15 and

CP16 and saved Local Plan Policies ENV14, ENV16, FA2, FA2.1 and FA6. It is therefore considered that subject to compliance with the attached conditions, and taking into account all other material planning considerations, including the provisions of the development plan, the proposal would be acceptable. This also includes a consideration of whether the decision to grant permission is compatible with the Human Rights Act 1998.

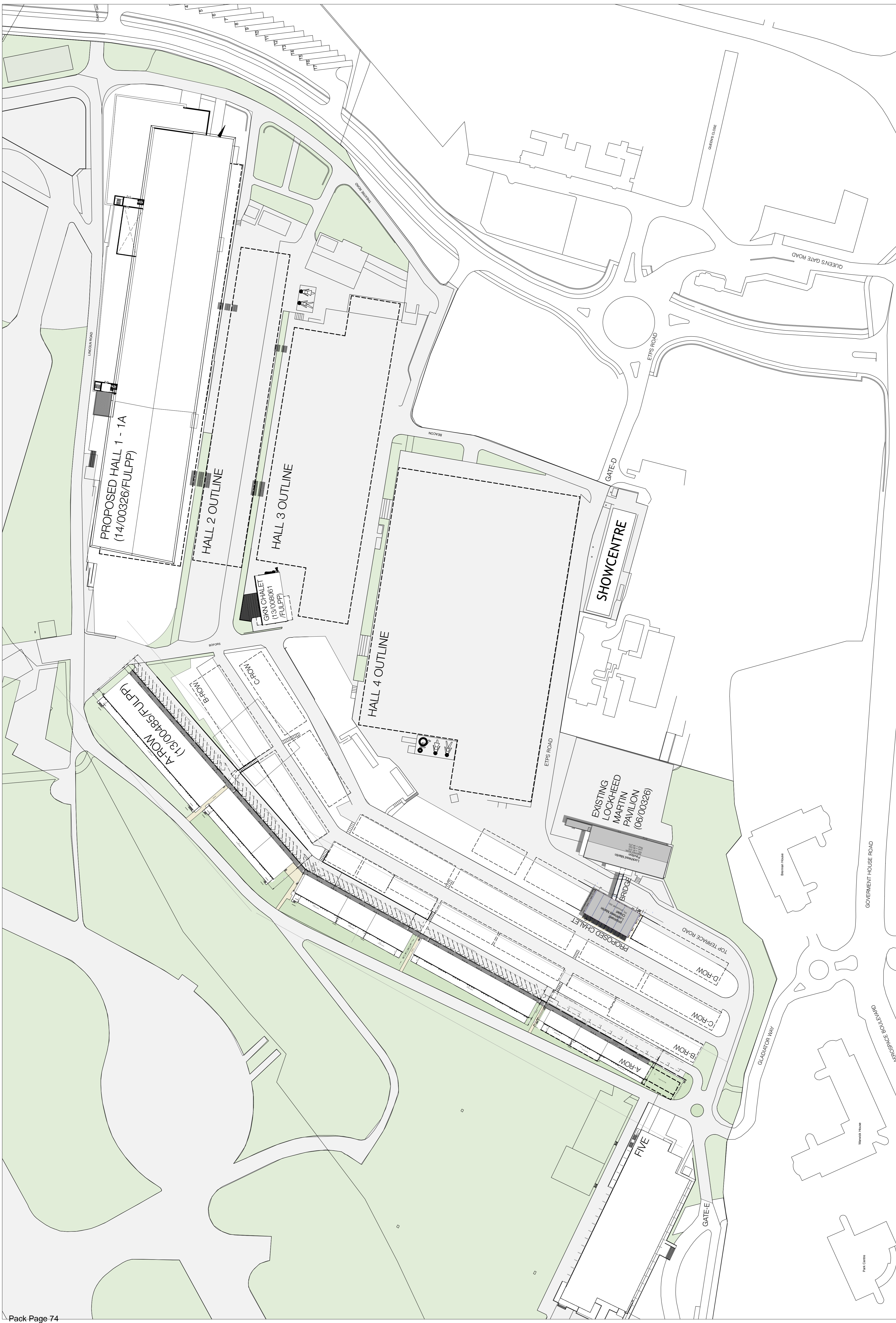
- 2 INFORMATIVE - It is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through 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. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.
- 3 INFORMATIVE - The applicant is reminded that under the provisions of the Food Safety Act 1990 there is a requirement to register all food premises with the Local Authority at least 28 days before the commencement of any business operations. The applicant must therefore contact the Head of Environmental Health for advice.
- 4 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 Disability Discrimination Act 1995. This may be achieved by following recommendations set out in British Standard BS 8300: 2001 "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". Please contact the Access Officer on 01252 398722. The Rushmoor Access Group would also welcome the opportunity to give further advice and guidance.
- 5 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.

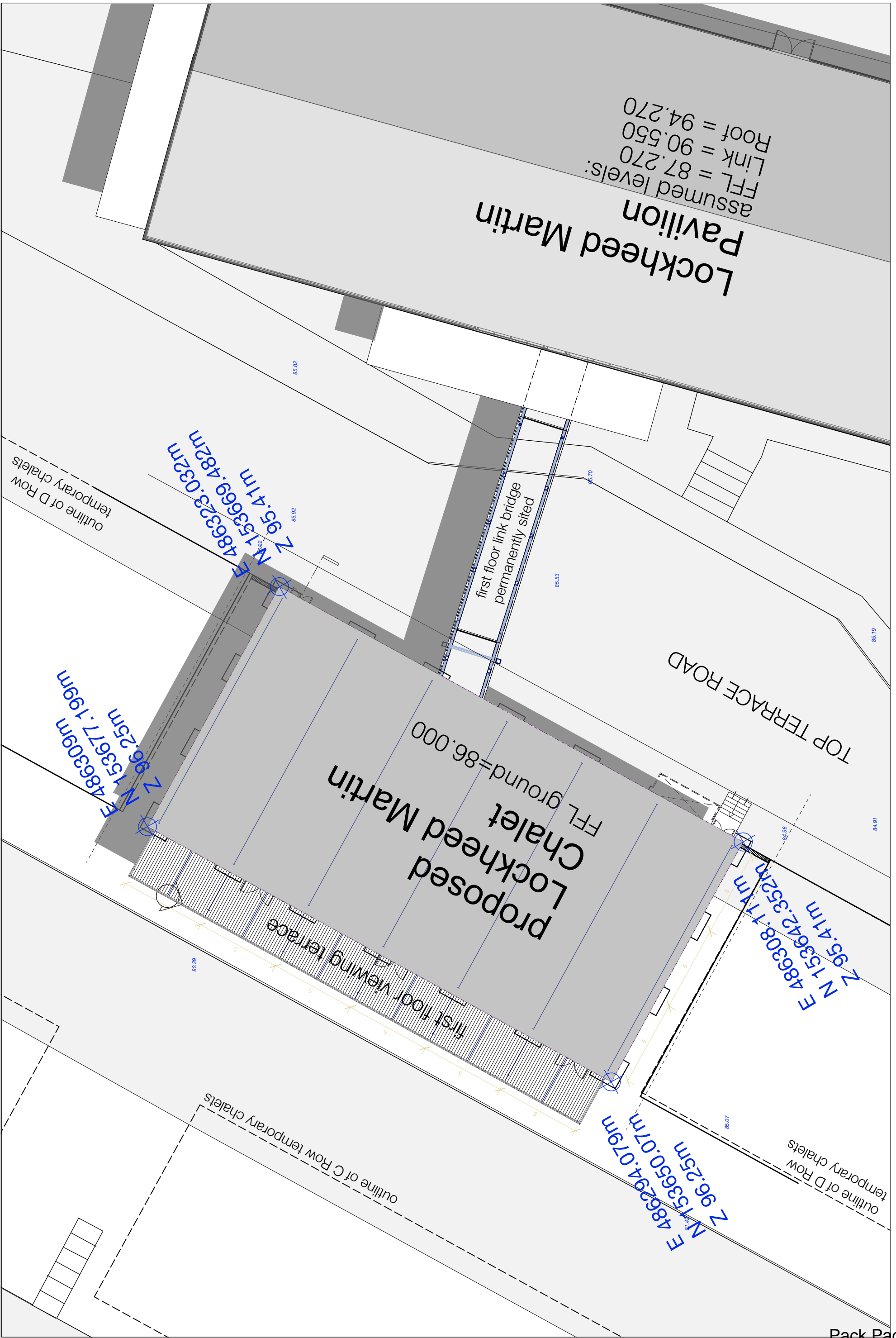


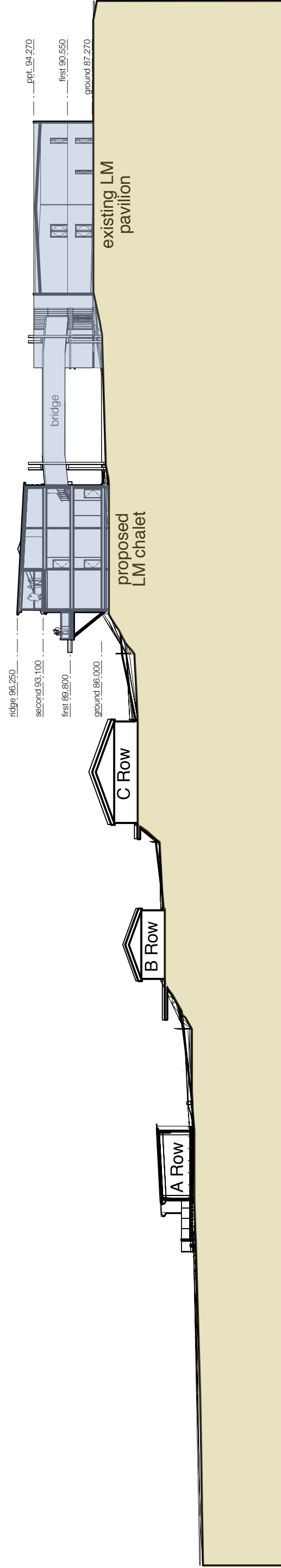
UPPER TERRACE ROAD

TOP TERRACE ROAD

Brennan House







1 Site Cross Section
 AL-P004 Scale: 1:500

Note: Based on indicative layout prepared by SDD / GES Global Network
 Drawing E10902/1 revision A issued 06/02/2015

C ROW ACCESS ROAD

82.29



1

2

3

4

5

6

7

A

B

C

D

5000

5000

5000

5000

5000

5000

5000

5000

5000

84.59

85.98

20.98

existing kerb line

existing kerb line

TOP TERRACE ROAD

bridge above

Temporary Chalets D11 - D13
 (framing relocated)

Temporary Chalets D4 - D7
 (existing position maintained)

internal fitout (including fire protection, linings, lifts and stairs) all by others

storage compound (by others)



Materials Key:

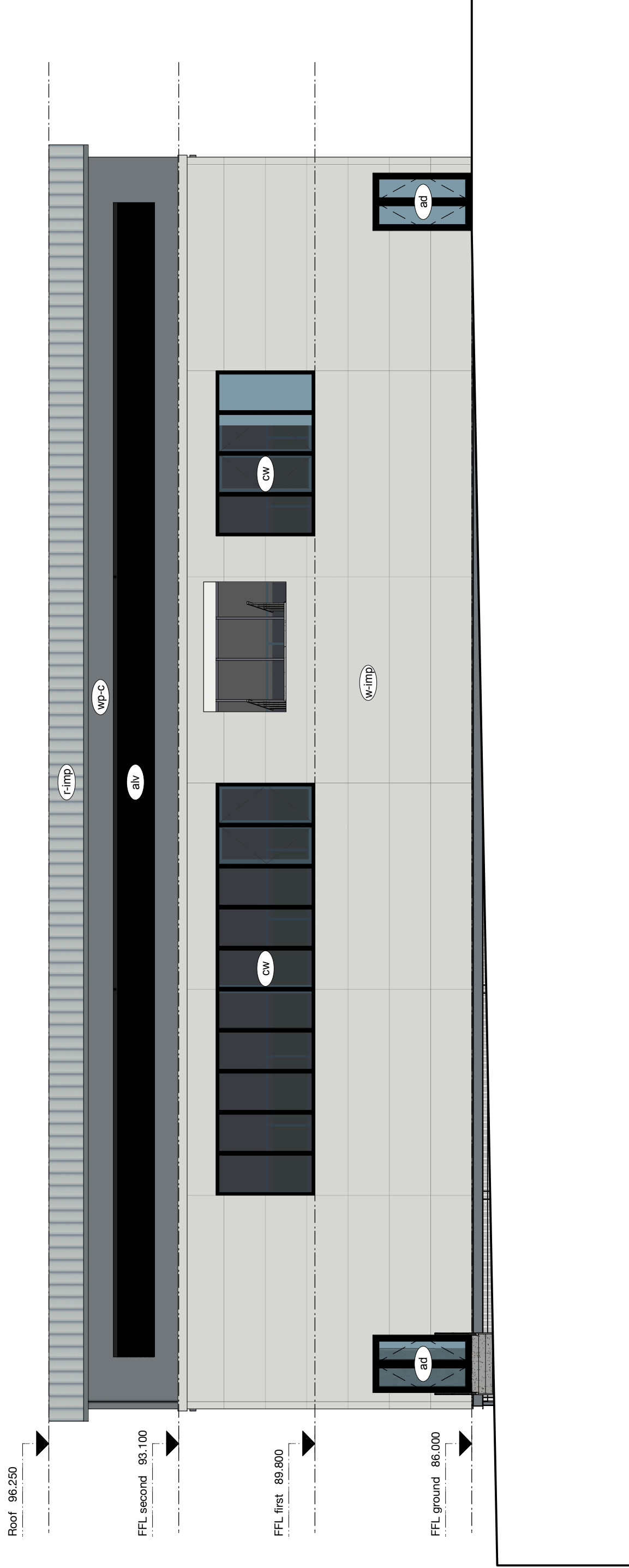
- r-imp composite insulated metal roof panels
- alv prefinished aluminium louvre panels
- w-imp composite insulated metal wall panels
- ad prefinished aluminium-framed glazed doors
- wp-c composite insulated metal wall panels - contrasting colour finish
- gb glazed balustrading system
- cw aluminium framed high performance curtain wall glazing system - polyester powdercoated finish



1 West (Airside) Elevation
AL-P010
Scale: 1:100

Materials Key:

- r-imp composite insulated metal roof panels
- w-imp composite insulated metal wall panels
- wp-c composite insulated metal wall panels - contrasting colour finish
- cw aluminium framed high performance curtain wall glazing system - polyester powdercoated finish
- alv prefinished aluminium louvre panels
- ad prefinished aluminium-framed glazed doors
- gb glazed balustrading system

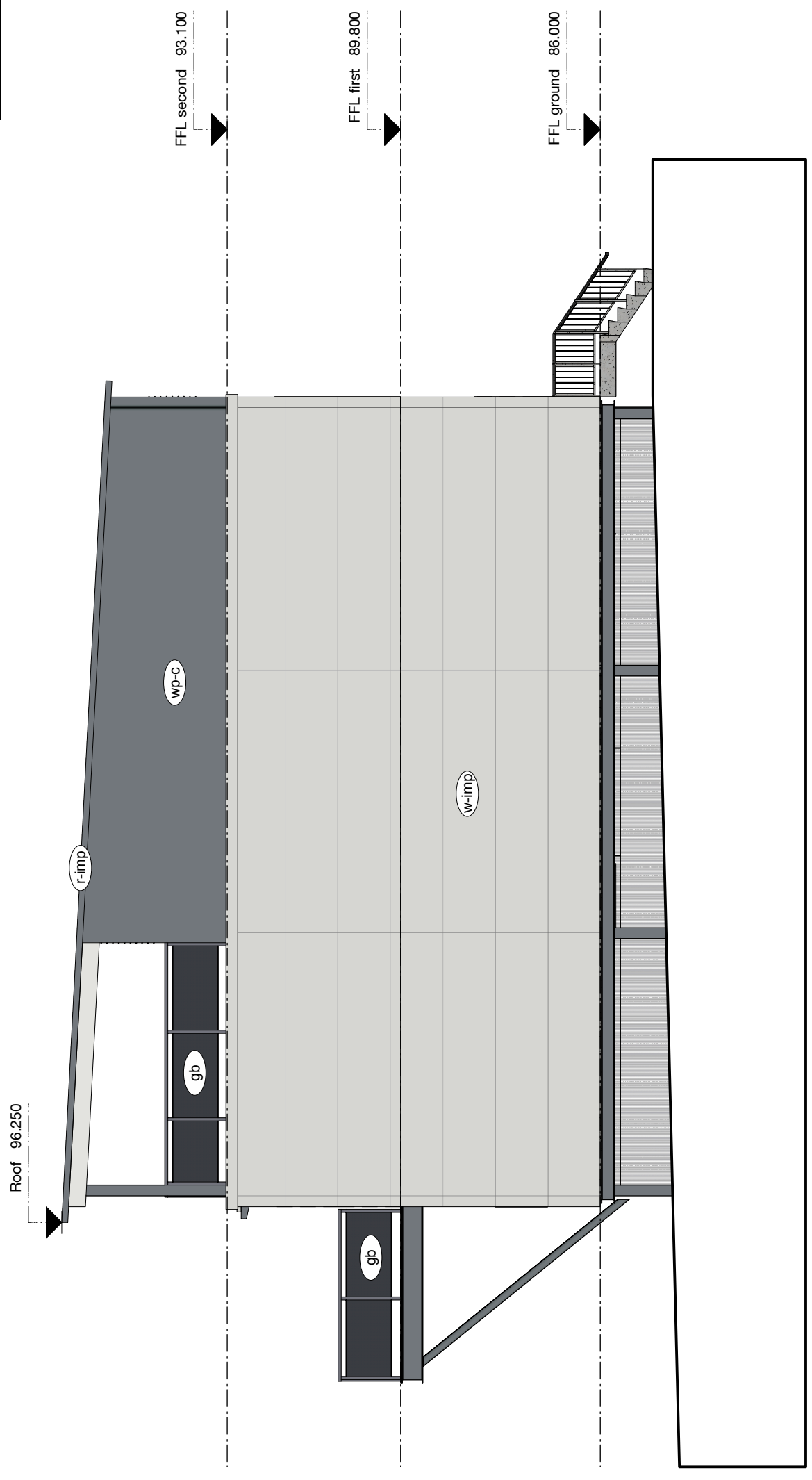


2 East (Roadside) Elevation
Scale: 1:100

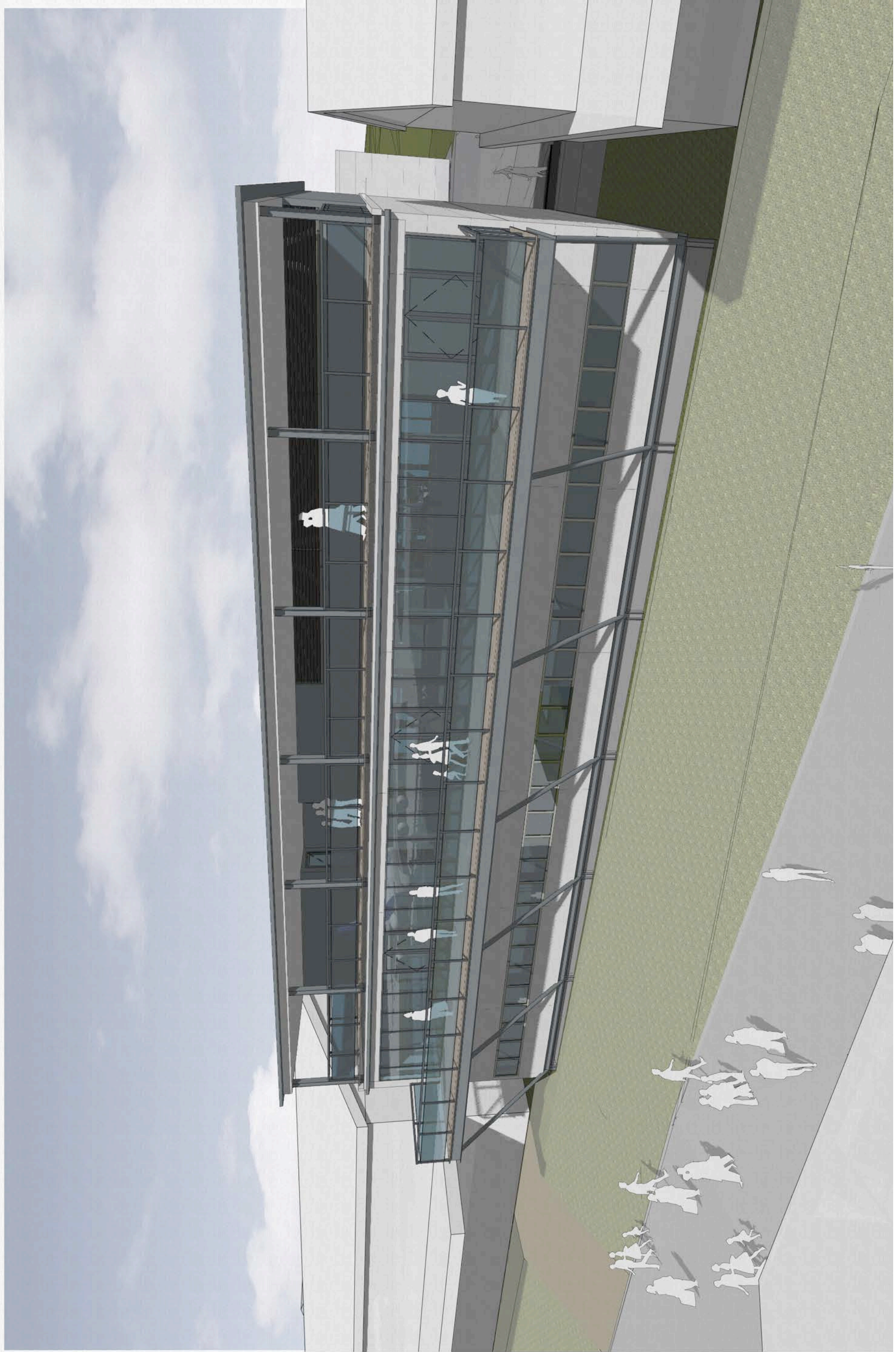
2
AL-P011

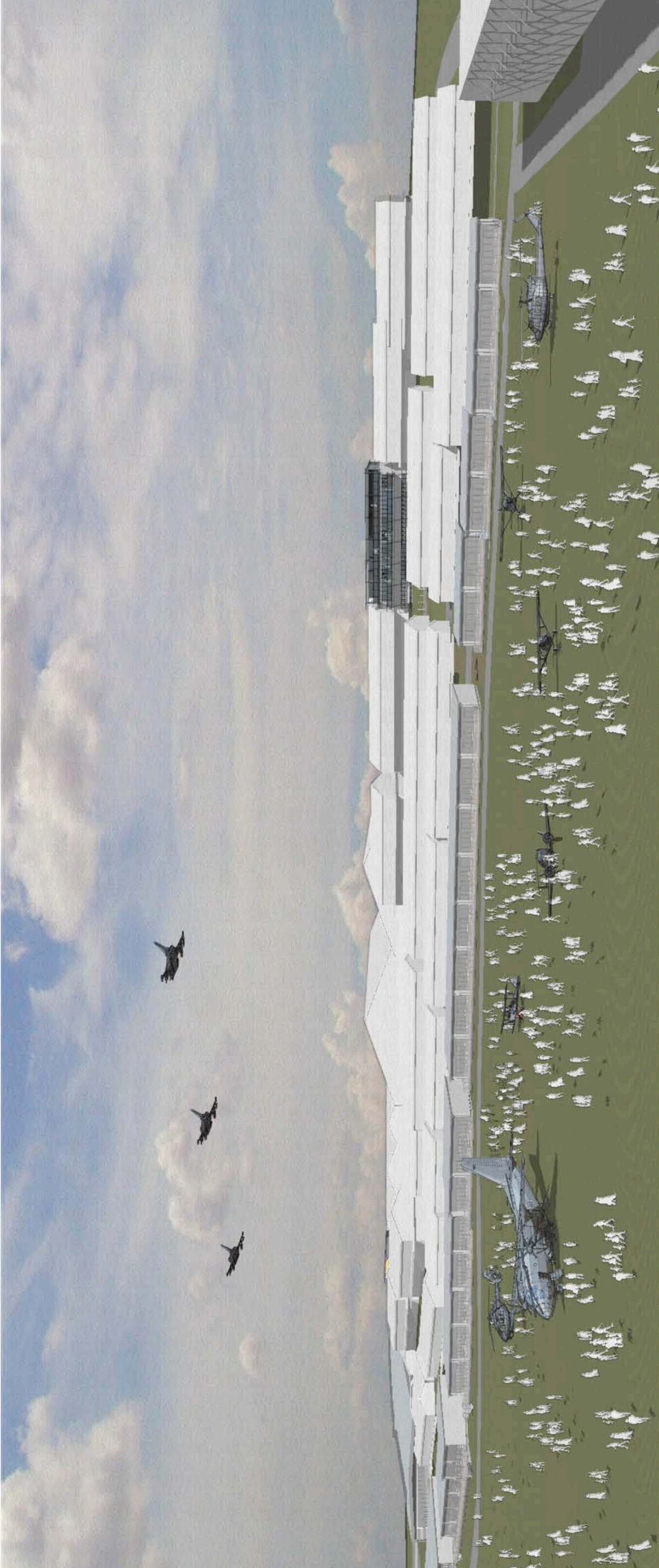
Materials Key:

- r-imp composite insulated metal roof panels
- w-imp composite insulated metal wall panels
- wp-c composite insulated metal wall panels - contrasting colour finish
- cw aluminium framed high performance curtain wall glazing system - polyester powdercoated finish
- alv prefinished aluminium louvre panels
- ad prefinished aluminium-framed glazed doors
- gb glazed balustrading system



3 South Elevation
 AL-P012 Scale: 1:100





Section D

The following applications are reported for INFORMATION purposes only. They relate to applications, prior approvals, notifications, and consultations that have already been determined by the Head of 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 14/00672/COND Ward: Cherrywood

Applicant: Ms L McKenzie

Decision: **Conditions details approved**

Decision Date: 06 August 2015

Proposal: Submission of details pursuant to conditions 2 (external materials), 3 (surfacing materials), 4 (screen walls and fencing), 10 (SUDS), 11 (Code for Sustainable Homes) and 14 (levels) attached to planning permission 14/00434/FUL dated 6 August 2014.

Address **35 Beech Road Farnborough Hampshire GU14 8EX**

Application No 14/00875/CONDPP Ward: Empress

Applicant: Mr Dom Gaynor

Decision: **Conditions details approved**

Decision Date: 20 July 2015

Proposal: Submission of details of external materials for approval pursuant to condition 4 of planning permission 14/00413/COUPP. granted on 25 September 2014

Address **28 Invincible Road Farnborough Hampshire GU14 7QU**

Application No 15/00023/COND Ward: Cherrywood
Applicant: Chancerygate (Frimley) Ltd
Decision: **Conditions details approved**
Decision Date: 21 July 2015
Proposal: Submission of details pursuant to Condition No.13 (measures to minimise the transmission of noise from associated plant, machinery and delivery activity in connection with Unit 7) of planning permission 14/00572/FUL granted 24 October 2014
Address **Land At 72 Hawley Lane Farnborough Hampshire**

Application No 15/00159/COND Ward: Cherrywood
Applicant: Mr I Hollis
Decision: **Conditions details approved**
Decision Date: 06 August 2015
Proposal: Submission of details to comply with condition 6 (landscaping) attached to planning permission 14/00434/FUL dated 6 August 2014
Address **35 Beech Road Farnborough Hampshire GU14 8EX**

Application No 15/00202/MMA Ward: Aldershot Park
Applicant: Mr Charles Convery
Decision: **Permission Granted**
Decision Date: 16 July 2015
Proposal: Minor Material Amendment to planning permission 14/00277FULPP dated 14/08/2015 (for conversion of shop to two self-contained flats) to allow retention of reconstructed single-storey part of building with amendments to internal layout and elevations and retention of pitched roof at front of building
Address **137 Ash Road Aldershot Hampshire GU12 4DB**

Application No 15/00260/FULPP Ward: Wellington

Applicant:

Decision: **Permission Granted**

Decision Date: 14 July 2015

Proposal: Change of use of ground floor to Use Class A3 (restaurant) together with new shop front and associated extraction system

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

Application No 15/00286/FULPP Ward: Aldershot Park

Applicant: Mr Murray Jones

Decision: **Permission Granted**

Decision Date: 28 July 2015

Proposal: Erection of a two storey side extension and a single storey rear extension

Address **5 Calton Gardens Aldershot Hampshire GU11 3TB**

Application No 15/00316/FULPP Ward: Knellwood

Applicant: Mr Richard Goddard

Decision: **Permission Granted**

Decision Date: 17 July 2015

Proposal: Erection of detached four bedroom dwelling following demolition of existing dwelling and outbuilding, with enlarged forecourt parking/turning area

Address **27 Church Road West Farnborough Hampshire GU14 6QF**

Application No 15/00362/REVPP Ward: Rowhill

Applicant: First Wessex

Decision: **Permission Granted**

Decision Date: 24 July 2015

Proposal: Removal of Condition No.17 (sustainability rating certification) imposed by planning permission 15/00046/FULPP dated 2 April 2015

Address **85 - 86 Alexandra Road Aldershot Hampshire**

Application No 15/00363/FULPP Ward: Knellwood
Applicant: Mr & Mrs Barry Coles
Decision: **Permission Granted**
Decision Date: 27 July 2015
Proposal: Erection of a two storey side extension and a part first floor and part two storey rear extension
Address **114 Canterbury Road Farnborough Hampshire GU14 6QN**

Application No 15/00379/CONDPP Ward: Knellwood
Applicant: Dr K Ibrahim
Decision: **Conditions details approved**
Decision Date: 15 July 2015
Proposal: Condition Nos.3 (external materials), 4 (surfacing materials), 5 (levels), 6 (means of enclosure), 10 (landscaping scheme), 14 (tree protection details), 15 (SUDS drainage scheme details), and 17 (operatives parking and turning on site during construction period) of planning permission 14/00839/FULPP granted on 5 February 2015
Address **21 Church Road West Farnborough Hampshire GU14 6QF**

Application No 15/00395/TPOPP Ward: Knellwood
Applicant: Mr Charles Walker
Decision: **Permission Granted**
Decision Date: 28 July 2015
Proposal: Deadwood one Scots Pine (T2 of TPO 192). Three Lawson Cypress trees closest to boundary with 1 Douai Close (part of group G1 of TPO 192) crown reduce tallest tree by no more than 2.5 metres and crown reduce adjacent trees to the same level
Address **1 Douai Close Farnborough Hampshire GU14 7DE**

Application No 15/00397/TPO Ward: Fernhill
Applicant: Mrs Sarah Coulson
Decision: **Permission Refused**
Decision Date: 28 July 2015
Proposal: Oak (T1 on plan) fell, Oak (T2 on plan) reduce overall canopy by no more than 2 metres, Oak (T3 on plan) reduce overall canopy by no more than 2 metres, Oak (T4 on plan) fell. All trees are part of TPO 367A group G4
Address **55 Cotswold Close Farnborough Hampshire GU14 9ET**

Application No 15/00408/REV Ward: Cove And Southwood
Applicant: Ms J Peck
Decision: **Permission Granted**
Decision Date: 16 July 2015
Proposal: Relief of conditions 15 (Retention of garages) and 20 (permitted development rights) of planning permission 93/00008/FUL dated 7th October 1993 to allow the retention of the conversion of the garage to a habitable room and the retention of a single storey rear extension
Address **39 Southern Way Farnborough Hampshire GU14 0RE**

Application No 15/00410/TPO Ward: Knellwood
Applicant: Mr Paul Whiteman
Decision: **Permission Granted**
Decision Date: 22 July 2015
Proposal: One Oak (T1 of TPO 214) crown thin by 15%, crown lift to no more than 5 metres from ground level and reduce lower lateral spread by no more than 2 metres
Address **Brockenhurst 209 Sycamore Road Farnborough Hampshire GU14 6RQ**

Application No 15/00411/TPOPP Ward: Knellwood
Applicant: Mr Christian Dutton
Decision: **Permission Granted**
Decision Date: 30 July 2015
Proposal: One Oak on front drive (T51 of TPO 429A) overall crown reduction of no more than 3 metres
Address **190 Farnborough Road Farnborough Hampshire GU14 7JL**

Application No 15/00414/FUL Ward: Knellwood
Applicant: Mr And Mrs Mogg
Decision: **Permission Granted**
Decision Date: 22 July 2015
Proposal: Erection of a first floor extension to create a first floor and single storey side and rear extension
Address **71 Boundary Road Farnborough Hampshire GU14 6SQ**

Application No 15/00415/COND Ward: Empress
Applicant: Steadchoice Ltd.
Decision: **Conditions details approved**
Decision Date: 04 August 2015
Proposal: Submission of details pursuant to Condition Nos.3 (external materials), 4 (surfacing materials), 5 (levels), 6 (means of boundary enclosure), 9 (landscaping scheme), 14 (SUDS drainage scheme details), 15 (energy performance details), and 16 (operatives parking and turning during construction period) of planning permission 15/00279/MMA granted on 10th June 2015
Address **Land At Sullivan Close Farnborough Hampshire**

Application No 15/00417/FUL Ward: Wellington
Applicant: Rafati Trust
Decision: **Permission Granted**
Decision Date: 05 August 2015
Proposal: External alteration to shopfront to create self-contained pedestrian access to upper floors of property; and installation of new windows at first-floor level to replicate those already existing at second-floor level
Address **50 Union Street Aldershot Hampshire GU11 1EW**

Application No 15/00422/CONDPP Ward: Empress
Applicant: Mr Robert Parkes
Decision: **Conditions details approved**
Decision Date: 16 July 2015
Proposal: Submission of details of Service Yard Management Plan pursuant to condition 4 of planning permission 15/00117/REVPP
Address **ASDA Westmead Farnborough Hampshire GU14 7LT**

Application No 15/00424/NMA Ward: Rowhill
Applicant: P. Davey Developments
Decision: **Permission Granted**
Decision Date: 22 July 2015
Proposal: NON-MATERIAL AMENDMENT to development approved by planning permission 15/00092/FUL dated 27th March 2015 to amend elevations comprising replacement of bow window to lounge with flat window and enlarge bathroom window on front elevation, insertion of bay window to kitchen, insertion of window in place of recessed porch and deletion of door to wood-store on rear elevation, additional window to living room on west side elevation, and relocation of chimney along west side elevation
Address **Land To The Rear Of 16 Manor Road Aldershot Hampshire**

Application No 15/00426/FULPP Ward: St Mark's
Applicant: Mr W Newman
Decision: **Permission Granted**
Decision Date: 27 July 2015
Proposal: Erection of first floor office extension
Address **48 - 50 Sherborne Road Farnborough Hampshire GU14 6JT**

Application No 15/00429/FUL Ward: Fernhill
Applicant: Mr Alan Kinge
Decision: **Permission Granted**
Decision Date: 04 August 2015
Proposal: Erection of side extension and associated works to form an MOT testing bay within garage store following demolition of existing front extension
Address **The Old Bakery Hawley Road Blackwater Camberley Hampshire GU17 9ES**

Application No 15/00433/PDCPP Ward: West Heath
Applicant: Mr Simon Jones
Decision: **Development is Lawful**
Decision Date: 27 July 2015
Proposal: LAWFUL DEVELOPMENT CERTIFICATE: Formation of hip to gable roof and installation of dormer in rear roof elevation
Address **7 Yeomans Close Farnborough Hampshire GU14 8PJ**

Application No 15/00435/FULPP Ward: Fernhill
Applicant: Mr L Mcloughlin
Decision: **Permission Granted**
Decision Date: 23 July 2015
Proposal: Erection of a two storey side extension and insertion of a dormer window to rear
Address **2A Chapel Lane Blackwater Camberley Hampshire GU17 9ET**

Application No 15/00437/FULPP Ward: St John's
Applicant: Mr Neil Wilkinson
Decision: **Permission Granted**
Decision Date: 16 July 2015
Proposal: Erection of a single storey rear extension, formation of a rear dormer window and roof lights to front elevation
Address **92 Minley Road Farnborough Hampshire GU14 9QW**

Application No 15/00446/FUL Ward: St John's
Applicant: Mr M Kelly
Decision: **Permission Granted**
Decision Date: 14 July 2015
Proposal: Retention of 1.8 metre high boundary fencing
Address **1 Herbs End Farnborough Hampshire GU14 9YD**

Application No 15/00450/FUL Ward: Knellwood
Applicant: Mr And Mrs Hordley
Decision: **Permission Granted**
Decision Date: 30 July 2015
Proposal: Erection of single storey side extension with attached garage following demolition of existing garage
Address **55 Avenue Road Farnborough Hampshire GU14 7BJ**

Application No 15/00453/REV Ward: North Town
Applicant:
Decision: **Permission Granted**
Decision Date: 14 July 2015
Proposal: Variation of condition 9 (no additional floor space) of planning permission RSH01704/1 dated 10th August 1981 to allow the creation of a mezzanine floor
Address **Unit 2 Gresham Industrial Estate Eastern Road Aldershot Hampshire GU12 4YD**

Application No 15/00455/FULPP Ward: Knellwood
Applicant: Ms Victoria Rose
Decision: **Permission Granted**
Decision Date: 17 July 2015
Proposal: Erection of a single storey rear extension and alterations including front bay and porch additions.
Address **60 The Grove Farnborough Hampshire GU14 6QS**

Application No 15/00456/PDC Ward: West Heath
Applicant: Mr And Mrs Wiles
Decision: **Development is Lawful**
Decision Date: 21 July 2015
Proposal: CERTIFICATE OF LAWFULNESS FOR A PROPOSED DEVELOPMENT: Erection of side and rear extension
Address **12 Newfield Avenue Farnborough Hampshire GU14 9PQ**

Application No 15/00463/FUL Ward: Rowhill
Applicant: Mrs S. Temple
Decision: **Permission Granted**
Decision Date: 17 July 2015
Proposal: Formation of a dormer window within rear roof elevation and and two roof lights in front roof elevation to facilitate loft conversion
Address **12 Alison Way Aldershot Hampshire GU11 3JX**

Application No 15/00468/REXPD Ward: Fernhill
Applicant: Paul Hart
Decision: **Prior approval is NOT required**
Decision Date: 17 July 2015
Proposal: Erection of conservatory to rear measuring 3.66 metres from the original rear wall, 2.1 metres high to the eaves and 2.1 metres overall height
Address **9 Cambrian Road Farnborough Hampshire GU14 9JF**

Application No 15/00469/FUL Ward: Aldershot Park
Applicant: Mrs F. Sargeant
Decision: **Permission Granted**
Decision Date: 17 July 2015
Proposal: Retention of single storey rear extension
Address **7 Chestnut Avenue Aldershot Hampshire GU12 4AU**

Application No 15/00470/REV Ward: St John's
Applicant: Mrs B Holland
Decision: **Permission Granted**
Decision Date: 27 July 2015
Proposal: Relief of condition 19 of planning permission 91/00083/FUL dated 7th August 1991 (Erection of 96 residential units and associated infrastructure) to allow the retention of a single storey rear extension
Address **45 Juniper Road Farnborough Hampshire GU14 9XU**

Application No 15/00472/FULPP Ward: North Town
Applicant: Mr S M Bright
Decision: **Permission Granted**
Decision Date: 28 July 2015
Proposal: Demolition of existing conservatories and erection of two replacement conservatories on side elevation
Address **53 Newport Road Aldershot Hampshire GU12 4PH**

Application No 15/00473/FUL Ward: Cove And Southwood
Applicant: Mr And Mrs Denning
Decision: **Permission Granted**
Decision Date: 20 July 2015
Proposal: Erection of single storey side and rear extension
Address **17 New Dawn Close Farnborough Hampshire GU14 0PD**

Application No 15/00474/FULPP Ward: Manor Park
Applicant: Mr Gavin Woods
Decision: **Permission Granted**
Decision Date: 24 July 2015
Proposal: Erection of single storey rear extension and retention of porch to front.
Address **24 Avondale Road Aldershot Hampshire GU11 3HQ**

Application No 15/00478/FULPP Ward: West Heath
Applicant: Mr David Watkins
Decision: **Permission Granted**
Decision Date: 30 July 2015
Proposal: Demolition of existing rear extension, erection of single storey front and rear extensions
Address **89 Cheyne Way Farnborough Hampshire GU14 8RZ**

Application No 15/00479/FUL Ward: Manor Park
Applicant: Mr Paul
Decision: **Permission Granted**
Decision Date: 27 July 2015
Proposal: Retention of an outbuilding
Address **35 Cavendish Road Aldershot Hampshire GU11 1NA**

Application No 15/00485/FULPP Ward: Cove And Southwood
Applicant: Mr Modesto Sandoval Jr.
Decision: **Permission Granted**
Decision Date: 31 July 2015
Proposal: Erection of a single storey front and side extension
Address **18 Nash Close Farnborough Hampshire GU14 0HL**

Application No 15/00486/FULPP Ward: Fernhill
Applicant: Mr Jess Santiago
Decision: **Permission Granted**
Decision Date: 06 August 2015
Proposal: Erection of a single story front, side and rear extensions
Address **31 Blackthorn Crescent Farnborough Hampshire GU14 9AE**

Application No 15/00495/FUL Ward: Cove And Southwood
Applicant: Mr A Honeysett
Decision: **Permission Granted**
Decision Date: 30 July 2015
Proposal: Formation of a pitched roof over existing flat roof porch
Address **19 Highfield Path Farnborough Hampshire GU14 0HN**

Application No 15/00499/FUL Ward: Wellington
Applicant: Aspire Defence Services Ltd.
Decision: **Permission Granted**
Decision Date: 05 August 2015
Proposal: Erection of a 10 metre high demountable radio transmitting mast and associated equipment including 1.8 metre high palisade security fence
Address **Travers Barracks Alisons Road Aldershot Hampshire GU11 2BX**

Application No 15/00504/FUL Ward: Rowhill
Applicant: Mr Matthew Hill
Decision: **Permission Granted**
Decision Date: 04 August 2015
Proposal: Formation of a hardstanding and vehicular access from the highway
Address **52 York Road Aldershot Hampshire GU11 3JH**

Application No 15/00505/FUL Ward: Cove And Southwood
Applicant: Mr Trotter
Decision: **Permission Granted**
Decision Date: 31 July 2015
Proposal: Re-siting of side wall
Address **12 Oldwood Chase Farnborough Hampshire GU14 0QS**

Application No 15/00506/ADVPP Ward: Empress
Applicant: Mr Aaron Morgan
Decision: **Permission Granted**
Decision Date: 03 August 2015
Proposal: Retention of existing internally illuminated fascia sign and display of two internally illuminated timber boxed digital display panels
Address **1 Princes Mead Farnborough Hampshire GU14 6YA**

Application No 15/00509/FULPP Ward: Knellwood
Applicant: Mr & Mrs Patel
Decision: **Permission Granted**
Decision Date: 06 August 2015
Proposal: Erection of part single storey and two storey side and rear extension, 1.85 metre high boundary wall with railings and single storey outbuilding in rear garden
Address **23 Cambridge Road West Farnborough Hampshire GU14 6RW**

Application No 15/00513/ADVPP Ward: Empress
Applicant: Bonmarche
Decision: **Permission Granted**
Decision Date: 06 August 2015
Proposal: Display of one internally illuminated fascia sign and one double sided internally illuminated projection sign
Address **82 - 84 Queensmead Farnborough Hampshire GU14 7SE**

Application No 15/00514/CONDPP Ward: Wellington

Applicant:

Decision: **Conditions details approved**

Decision Date: 21 July 2015

Proposal: Submission of details pursuant to condition 3 (nesting birds method statement) of planning permission 15/00303/FULPP dated 18/06/2015 for reconfiguration of existing car park and access to provide 18 spaces including 2 disabled parking spaces; creation of new car park entrance, associated landscaping and boundary treatment; and, vehicular barrier to northern end of Rushmoor Road.

Address **Claycart Car Park Fleet Road Aldershot Hampshire**

Application No 15/00518/FULPP Ward: Aldershot Park

Applicant: Mrs Natalie Durovi

Decision: **Permission Granted**

Decision Date: 05 August 2015

Proposal: Erection of a two storey side extension

Address **104 Gloucester Road Aldershot Hampshire GU11 3SH**

Application No 15/00519/NMA Ward: Cherrywood

Applicant: Mr D. Reaska

Decision: **Permission Granted**

Decision Date: 16 July 2015

Proposal: Non material amendment to application 14/00071/FUL dated 25 February 2014 to allow an increase in roof height and insertion of doors to rear and side ground floor elevations

Address **102 Austen Road Farnborough Hampshire GU14 8LQ**

Application No 15/00520/FUL Ward: North Town

Applicant: Mr C Olive

Decision: **Permission Granted**

Decision Date: 07 August 2015

Proposal: Erection of a part single and part two storey rear extensions

Address **32 Roberts Road Aldershot Hampshire GU12 4RD**

Application No 15/00523/FUL Ward: Cove And Southwood
Applicant: Mr Mark Letties
Decision: **Permission Granted**
Decision Date: 05 August 2015
Proposal: Erection of outbuilding to rear
Address **24 Westglade Farnborough Hampshire GU14 0JE**

Application No 15/00525/FUL Ward: Empress
Applicant: Fiona Fawcett
Decision: **Permission Granted**
Decision Date: 07 August 2015
Proposal: Erection of a two storey rear extension, formation of dormer window to rear and relocate existing side window
Address **14 Empress Avenue Farnborough Hampshire GU14 8LX**

Application No 15/00528/FUL Ward: North Town
Applicant: Mr And Mrs Freeburn
Decision: **Permission Granted**
Decision Date: 07 August 2015
Proposal: Erection of a two storey front/side extension and single storey rear extension
Address **75 Connaught Road Aldershot Hampshire GU12 4RR**

Application No 15/00581/NMA Ward: Empress
Applicant: Mr Bijay Gurung
Decision: **Permission Granted**
Decision Date: 04 August 2015
Proposal: Non Material Amendment to planning application 15/00365/REVPP dated 3rd July 2015 to allow the relocation of doors
Address **14 Kiln Place Farnborough Hampshire GU14 0FD**

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 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 Land adjacent to 11 Fintry Walk Farnborough

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)

Item No. 1

Site location	Land adjacent to 11 Fintry Walk Farnborough
Alleged breach	Change of use of land from public amenity land to private residential garden by enclosure with a 1.8m high close board fence
Recommendation	Issue an Enforcement Notice

Description

The land is located on the south side of Pennine Way, north of semi-detached house 11 Fintry Walk and measures approximately 68 square metres of formerly open land.

Alleged breach

A complaint was received in May 2015 claiming that a 1.8m high close board fence had been erected by the owner of 11 Fintry Walk, enclosing open land and changing its use to private residential garden land.

Investigation

Visits to the site confirmed that a 1.8 - 2m high close board fence had been erected on land adjacent to 11 Fintry Walk. The enclosure of the land had resulted in the change of use of land to private residential garden.

Land Registry records indicate the land is registered to Hughes & Rogers Ltd, who are likely to have been the former developer of the estate, who have since been dissolved.

A letter was sent to the owner of 11 Fintry Walk advising him that the change of use of land and erection of fence in excess of 1m in height adjacent to the highway requires planning permission. The owner was advised that Core Strategy Policy CP12 (Open Space, Sport and Recreation) seeks to resist the loss of open space having amenity value and was requested to remove the unauthorised fencing and return the land to its previous condition.

Subsequent site visits have revealed that the fence remains and the owner has failed to respond further requests to cease the breach in planning control.

Commentary

It is considered that the main issues in the case are the principle of the change of use, the visual impact and highway safety implications.

Core Strategy Policy CP12 recognises the important role that amenity land plays within the street scene and as such resists the loss of open space having amenity value. The enclosure of the land and its associated removal from the general street

scene conflicts with these objectives and as such, the principle of the development is unacceptable in planning terms.

As previously stated, Core Strategy Policy CP12 resists the loss of open space having amenity value, whilst Saved Local Plan Policy ENV17 seeks to ensure that development does not result in any demonstrable harm to amenity.

In this regard, the land forms a component part of a much larger amenity land, which is an integral feature of the spacious landscaped character of the estate. When planning permission was granted for the estate, the approved layout balanced out hard surfaces, softening the hard lines of horizontal walls with strips of amenity land.

Having regard to the above, the enclosure by fencing and loss of land to the general streetscape has a detrimental impact on the setting of the property and overall character of the area. Moreover, its loss has the potential to encourage other similar properties to enclose parcels of land in a similar manner. It is therefore considered that the unauthorised development has resulted in significant demonstrable harm to the visual character of the area contrary to the objectives of Core Strategy Policy CP12 and Saved Local Plan Policy ENV17.

Concerning the impact on the highway safety, the Council's Transportation Strategy Officer raises concern that the fence has been set back towards the rear of the site, adjacent to the garages and parking space which take access from Pennine Way, in order to potentially provide an off-road parking space. This being the case, in order to maintain a suitable visibility splay, the fence height would need to be reduced to 1m adjacent to the parking space to avoid conflict with vehicles and pedestrians.

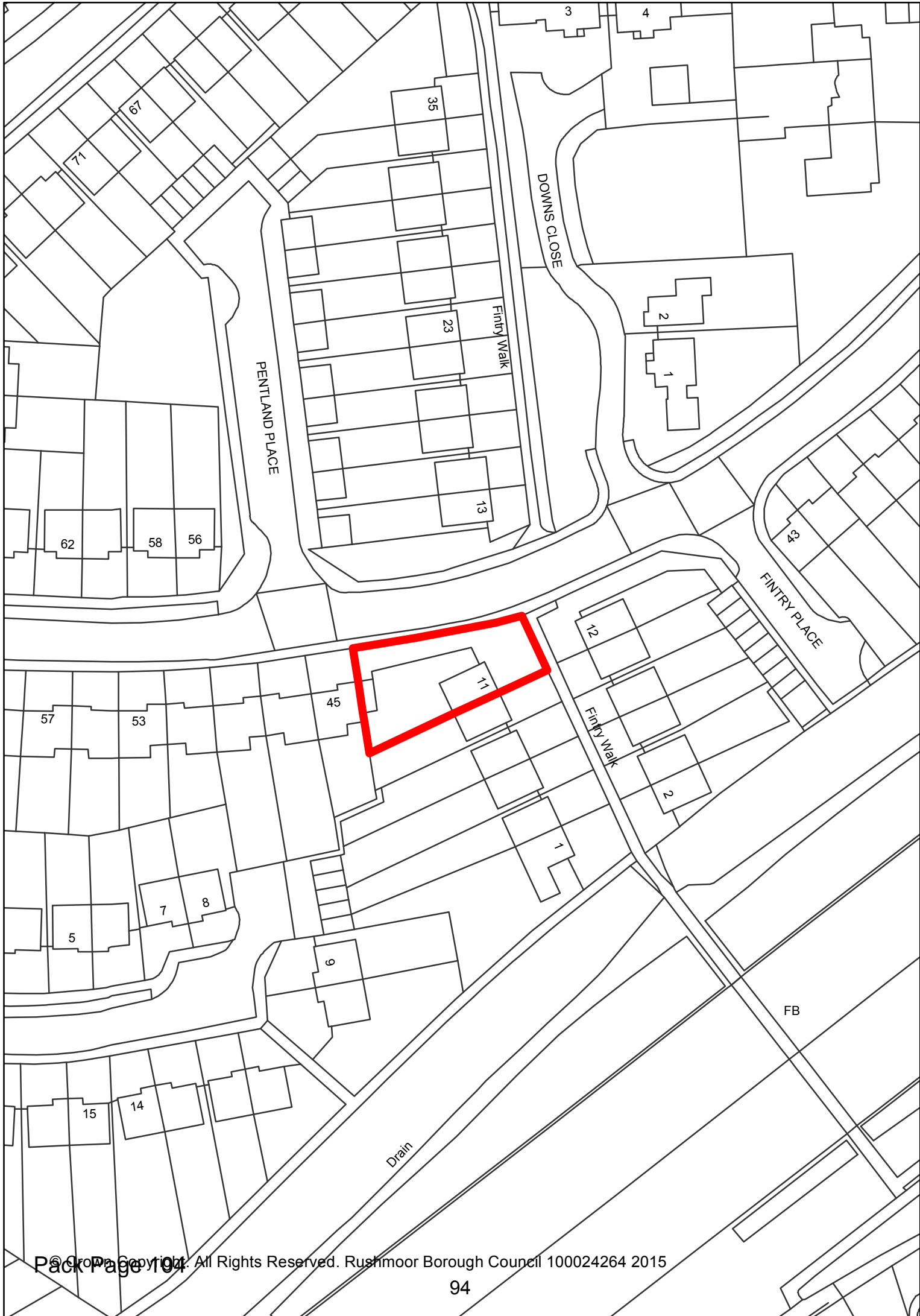
In conclusion, the unauthorised fencing and associated change of use of land is considered unacceptable in principle, results in significant harm to the visual character of the area and would be likely to harm highway safety.

Full recommendation

It is recommended that the Council:

Issue an **ENFORCEMENT NOTICE** requiring removal of the unauthorised fencing with a period of 1 month for compliance, for the following reasons:-

1. The enclosure of open amenity land with close boarded fencing is detrimental to the character and visual appearance of the street scene and the surrounding area.
2. The unauthorised fencing, by virtue of its height and location gives rise to restricted sight lines and consequent potential conflict between users of the highway and footway, and vehicles entering or leaving the adjacent parking area to the detriment of highway safety.





**Planning (Development Management) summary report for the quarter
April-June 2015**

1. Introduction

1.1 The purpose of this report is to update Members on the position with respect to achieving the Performance Indicators for the Development Management Section of Planning, and the overall workload of the Section. This report covers the quarter from 1 April to 30 June 2015.

2. Planning Applications

2.1 The three tables below set out figures relating to Major, Minor and 'Other' planning applications for the first quarter of the year. We are required to provide the government with these statistics although it should be noted that they relate solely to the above categories and do not include householder applications, certificates of lawfulness and other types of application which constitute in excess of 50% of those determined as part of the Development Management workload.

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

2014/2015	Applications in quarter	Apr/Jun 2015	Government Target
83.7%	4	100%	60%

Minor (Non householder) Applications determined within 8 weeks

2014/2015	Applications in quarter	Apr/Jun 2015	Government Target
89.5%	33	85%	65%

'Other' Applications determined within 8 weeks

2014/2015	Applications in quarter	Apr/Jun 2015	Government Target
97.1%	71	97%	80%

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

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

2014/2015 Total	Government Target	Apr/Jun 2015	Appeal Decisions
20.66%	40% max	100%*	1

* This single appeal decision relates to the proposed KFC drive through to the rear of 235 Ash Road Aldershot

3. Workload

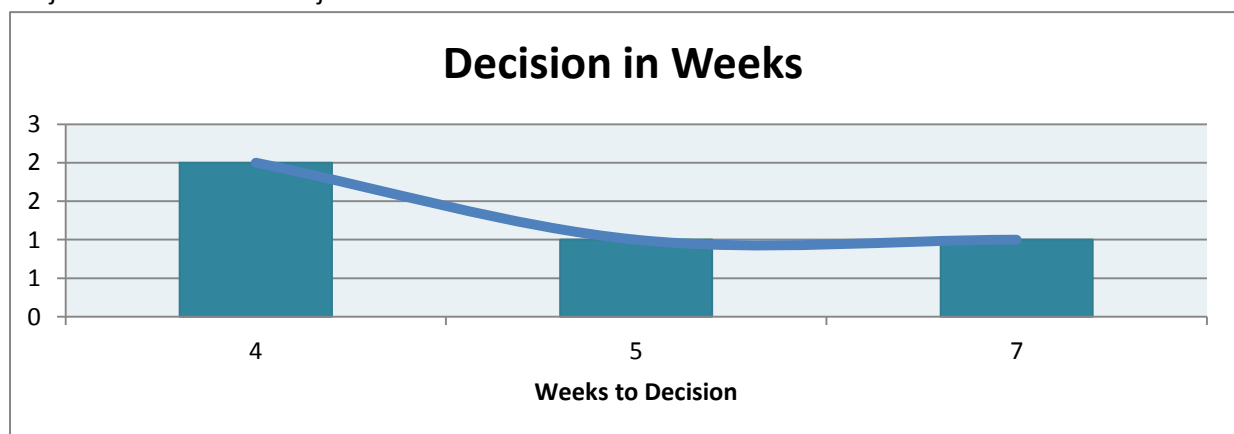
3.1 This section deals with workload demand on the Development Management Section in the past three months.

Departmental Work Demand Jan-March 2015

Applications Submitted (All types)	Pre-Application Cases	Incoming Telephone Calls	Applications Determined (All types)	Appeals Submitted
261	239	2869	247	3

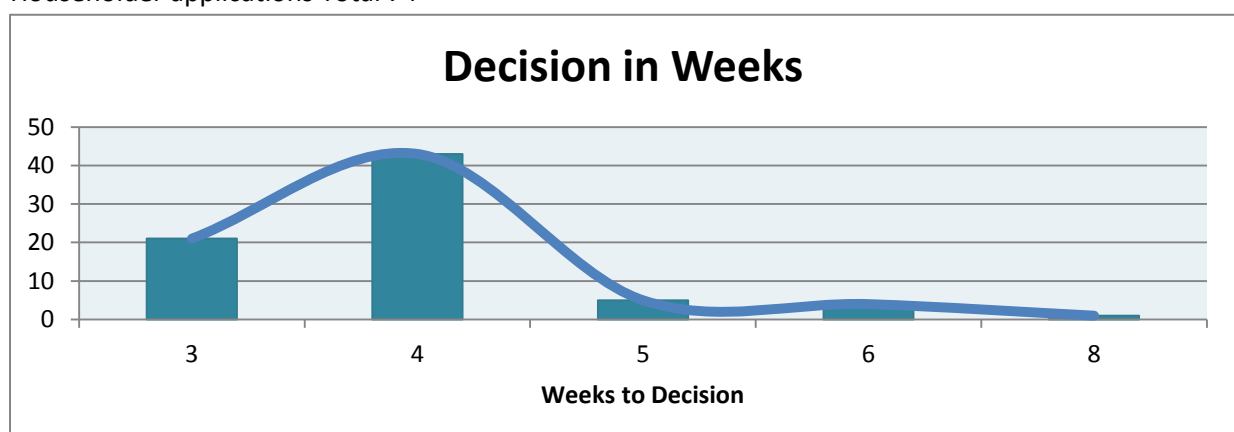
3.2 The following graphs present the time period being taken to determine different types of application.

Major and Small-scale majors Total 4



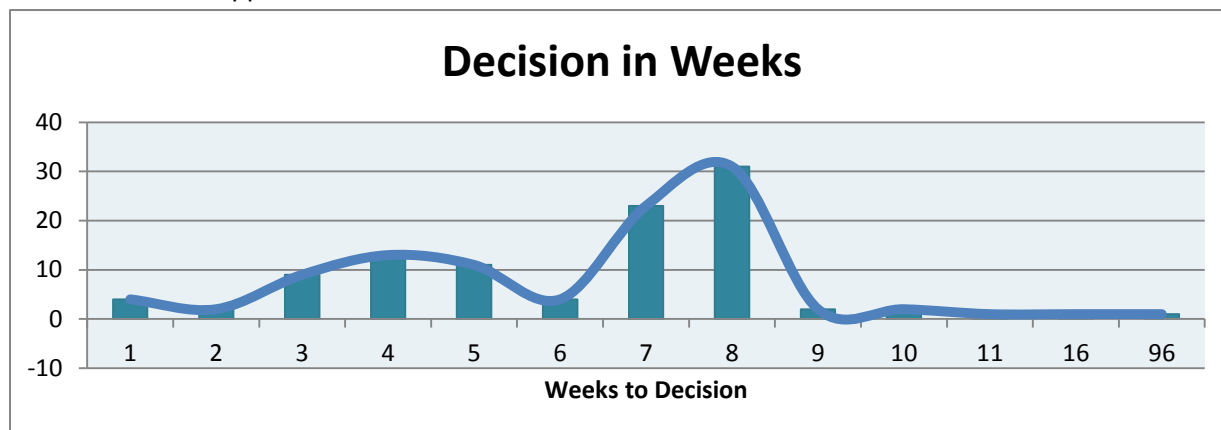
3.3 This first graph shows that all major applications in the quarter have been determined well within the 13 week statutory period.

Householder applications Total 74



3.4 This second graph shows continued success in determining householder applications in the third and fourth weeks after their validation date, continued visible evidence of the effectiveness of new procedures.

Minor and Other applications Total 104



3.5 This third graph illustrates the determination times for minor and other applications. The ‘week 8 peak’ is still significant however the proportion of decisions in weeks 3-5 continues to represent at least one third of the total within this category.

4. Fee Income

4.1 The total amount of planning fee income received for the quarter was £50265.5

5. Section 106 contributions

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

Section 106 contributions received	April-Jun 2014
Contributions received (Rushmoor and Hampshire) apportioned as set out below	£433,034.89
Open Space (specific projects set out in agreements)	£315,589.05
SANGS a) Hawley Meadows * b) Southwood II c) Rowhill	a) £53,160.62 b) £19,370 c) £8,450
SAMM* a) Hawley Meadows b) Southwood II c) Rowhill	a) £5,286.76 b) £2,122 c) £925
Transport (specific projects set out in agreements)*	£17,703.46

*Contributions relating to the Hawley Meadows SANG. SAMM contributions and Transport are paid to Hampshire County Council.

9 new undertakings/legal agreements were signed in the period April to June 2015

6. Comment on workload for this quarter

- 6.1 The general indication from the available data is that notwithstanding continued demand in terms of application numbers, planning fee income in this quarter has been approximately half that received in the corresponding period last year. This reflects receipt of fewer major applications commanding larger fees – a source of demand which varies and cannot be easily predicted.
- 6.2 Demand on the service in respect of the first phases of the Aldershot Urban Extension Wellesley project continues. Maida Zone A is currently under construction and the first properties are expected to be ready for occupation in October 2015. The developers' marketing suite and show home are due to open shortly. In the reporting quarter five new applications were received and the second of the Reserved Matters applications for Gun Hill House and Water Tower (and the associated Listed Building Consent), were approved by this Committee subject to a s106 legal agreement/ deed of variation.

7. Recommendation

- 7.1 That the report be NOTED

Keith Holland
Head of Planning
Contact: John W Thorne 01252 398791

BACKGROUND PAPERS: There are no background papers.

Development Management Committee
19th August 2015

Head of Planning
Planning Report No.PLN1542

Appeals Progress Report

1. New Appeals/Updates

An appeal has been received in respect of the refusal of planning permission for Change of use of ground floor from Use Class A1 (retail) to Use Class A2 (betting office) at 60 - 62 Union Street, Aldershot (15/00008/COUPP). This appeal is to be dealt with by means of the written representations procedure.

An appeal has been received in respect of the refusal of planning permission for erection of 5 dwellings (2x2 bed and 3x3 bed) with associated access, parking and landscaping at Land to the rear of 87 - 97 Rectory Road, Farnborough (15/00094/FULPP}. This appeal is to be dealt with by means of the written representations procedure.

2. Appeal Decisions

There are no recent appeal decisions to report.

3. Recommendation

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

Keith Holland
Head of Planning