

Public Document Pack



RUSHMOOR BOROUGH COUNCIL

DEVELOPMENT MANAGEMENT COMMITTEE

*at the Council Offices, Farnborough on
Wednesday, 9th December, 2015 at 7.00 pm*

To:

VOTING MEMBERS

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

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

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

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

NON-VOTING MEMBERS

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

STANDING DEPUTIES

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

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

A G E N D A

1. DECLARATION 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 - 136)

To confirm the Minutes of the Meeting held on 11th November, 2015 (copy attached).

Items for decision

3. PLANNING APPLICATIONS –

To consider the Head of Planning's Report No. PLN1561 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. PLN1559 (copy attached) which reports on cases of planning enforcement and possible unauthorised development.

5. APPEALS PROGRESS REPORT –

To receive the Head of Planning's Report No. PLN1562 (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.

DEVELOPMENT MANAGEMENT COMMITTEE

Meeting held on Wednesday, 11 November 2015 at the Concorde Room,
Council Offices, Farnborough at 7.00 pm.

Voting Members

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

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

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

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

Non-Voting Members

Councillor Roland Dibbs (ex-officio)

52. DECLARATION OF INTEREST

Having regard to the Members' Code of Conduct, the following declaration of interest was made. The Member with a disclosable pecuniary interest left the meeting during the debate on the relevant agenda item:

Member	Application No. and Address	Interest	Reason
Cr. R.L.G. Dibbs	15/00797/COUPP (The Kings Centre, High Street, Aldershot, Hants)	Prejudicial	Social contact with the owner.

53. MINUTES

The Minutes of the Meeting held on 14th October, 2015 were approved and signed by the Chairman.

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

RESOLVED: That

- (i) permission be given for the following applications set out in Appendix "A" attached hereto, subject to the conditions, restrictions and prohibitions (if any) mentioned therein:
15/00725/FULPP (No. 28 Chingford Avenue, Farnborough)

- * 15/00777/FULPP (Salesian College, No. 119 Reading Road, Farnborough)
- * 15/00783/FULPP (Salesian College, No. 119 Reading Road, Farnborough)
- * 15/00797/COUPP (The Kings Centre, High Street, Aldershot)
- * 15/00798/ADVPP (The Kings Centre, High Street, Aldershot)
- * 15/00719/REMPP (Land at the Junction with Templer Avenue, Meadow Gate Avenue, Farnborough)
- * 15/00810/CONDPP (Land at the Junction with Templer Avenue, Meadow Gate Avenue, Farnborough)
- 15/00807/ADV (No. 182A Farnborough Road, Farnborough);
- (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. PLN1554, be noted; and
- (iii) the current position with regard to the following application be noted pending consideration at a future meeting:
 - 15/00811/REVPP (Westmead, Farnborough).
- * The Head of Planning's Report No. PLN1554 in respect of these applications was amended at the meeting.

55. REPRESENTATIONS BY THE PUBLIC

There were no representations by the public.

56. VARIATION OF THE LEGAL AGREEMENT RELATING TO WELLESLEY (AUE) DEVELOPMENT

The Committee received the Head of Planning's Report No. PLN1555 (as amended at the meeting). The Report sought authority to vary the terms of the 2014 Section 106 legal agreement relating to Planning Permission 12/00958/OUT granted in March, 2014.

The Agreement was in respect of the obligation to provide and maintain Suitable Alternative Green Space (SANGs) to accommodate recreational use by residents of the scheme and the surrounding area. It was reported that the variation would be required as the majority of the SANGs provision had been delivered much earlier than had been anticipated. The accelerated provision of the SANGs had been as a result of Local Investment Funding. This had meant that changes had been necessary to the SANGs delivery strategy, as provided for in the Agreement, as works on Wellesley Woodland were now largely complete and the majority of the SANGs provision would therefore be available prior to completion of any of the residential units within the development.

The Report set out in detail each of the proposed changes, together with the consequences of each amendment, the implied risk to the Council and how any such risk could be mitigated.

RESOLVED: That the Solicitor to the Council, subject to being satisfied, in consultation with the Head of Planning, that

- (i) Grainger will meet any increased costs for maintenance of the SANGs arising out of the early delivery of the SANGs in the event that this was not met by the annual service charges; and, commit to the SANGs proportion of the service charge being used to maintain the SANGs;
- (ii) that the Reserve Fund payment of £200,000 would be paid into the Reserve Fund Account either upon the completion of the Deed of Variation or upon first occupation;
- (iii) appropriate triggers are provided within the Deed of Variation to ensure that the payment of £1.5 million into the Investment Fund is made in stages throughout the lifetime of the development, either linked to phases of the development or such other triggers as are agreed;
- (iv) any need to notify or consult with Natural England on the agreed package of variations has been undertaken

be authorised to enter into a Deed of Variation under Section 106A of the Town and County Planning Act incorporating the changes set out in the Head of Planning's Report No. PLN1555 (as amended).

57. PLANNING (DEVELOPMENT MANAGEMENT) SUMMARY REPORT FOR THE QUARTER JULY – SEPTEMBER, 2015

The Committee received the Head of Planning's Report No. PLN1556 which provided an update on the position with respect to achieving performance indicators for the Development Management Section of Planning and the overall workload of the Section for the period 1st July to 30th September, 2015.

RESOLVED: That the Head of Planning's Report No. PLN1556 be noted.

58. APPEALS PROGRESS REPORT

The Committee received the Head of Planning's Report No. PLN1557 concerning the following appeal decisions:

Application No.	Description	Decision
14/00409/FULPP	An appeal against the Council's decision to refuse planning permission for the demolition of Nos. 113, 115 and 117 Fleet Road and the erection of twelve dwellings with associated landscaping, access and parking. The appeal had been dealt with by way of a	Allowed

hearing.

15/00008/COUPP

An appeal against the Council's decision to refuse planning permission for the change of use of the ground floor from Use Class A1 (retail) to Use Class A2 (betting office) at Nos. 60 – 62 Union Street, Aldershot. The appeal had been dealt with by way of a hearing.

Dismissed

RESOLVED: That the Head of Planning's Report No. PLN1557 be noted.

The meeting closed at 7.40 pm.

CLLR G.B. LYON
CHAIRMAN



RUSHMOOR BOROUGH COUNCIL

DEVELOPMENT MANAGEMENT COMMITTEE

***Wednesday, 11th November, 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, 11th November, 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

3rd November, 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/7880>

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 14th October, 2015 (copy attached).

Items for decision

3. **Planning applications –**

To consider the Head of Planning's Report No. PLN1554 on planning applications recently submitted to the Council (copy attached with a copy of the index appended to the agenda).

4. **Variation of Legal Agreement Relating to Wellesley (AUE) Development.**

To consider the Head of Planning and Solicitor to the Council's Report No. PLN1555 (copy attached) which seeks authority for a deed of variation of the 2014 LS.106 Agreement in relation to the arrangements for the provision and maintenance of Suitable Alternative Natural Green Space (SANGs).

Items for information

5. **Planning (Development Management) summary report for the quarter July-September 2015**

To receive the Head of Planning's Report No. PLN1556 (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 July to 30th September 2015.

6. **Appeals progress report –**

To receive the Head of Planning's Report No. PLN1556 (copy attached) on the progress of recent planning appeals.

Index to Development Management Committee Agenda
11th November 2015
Report No. PLN1554

Item No.	Reference Number	Address	Recommendation	Page No.
1	15/00811/REVPP	ASDA Westmead Farnborough Hampshire	For Information	17
2	15/00725/FULPP	28 Chingford Avenue Farnborough Hampshire GU14 8AB	Grant	18
3	15/00777/FULPP	Salesian College 119 Reading Road Farnborough Hampshire	Grant	28
4	15/00783/FULPP	Salesian College 119 Reading Road Farnborough Hampshire	Grant	28
5	15/00797/COUPP	The Kings Centre High Street Aldershot Hampshire	Grant	54
6	15/00798/ADVPP	The Kings Centre High Street Aldershot Hampshire	Grant	54
7	15/00719/REMPP	Land At Junction With Templer Avenue Meadow Gate Avenue Farnborough Hampshire	Grant	71
8	15/00810/CONDPP	Land At Junction With Templer Avenue Meadow Gate Avenue Farnborough Hampshire	Grant	71
9	15/00807/ADV	182A Farnborough Road Farnborough Hampshire	Grant	91

Development Management Committee
11th November 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, 14th October, 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. Mrs. D.B. Bedford	Cr. P.I.C. Crerar	Cr. D.S. Gladstone
Cr. D.M.T. Bell	Cr. Sue Dibble	Cr. C.P. Grattan
Cr. R. Cooper	Cr. Jennifer Evans	a Cr. J.H. Marsh

Non-Voting Member

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

An apology for absence was submitted on behalf of Cr. J.H. Marsh.

Cr. S.J. Masterson attended as standing deputy in place of Cr. J.H. Marsh.

44. DECLARATION OF INTEREST –

Having regard to the Members' Code of Conduct, the following declaration of interest was made. The Member with a disclosable pecuniary interest left the meeting during the debate on the relevant agenda items:

Member	Application No. and Address	Interest	Reason
Cr. Mrs. D.B. Bedford	15/00606/FULPP (Nos. 31–33 Queens Road and No. 62 Peabody Road, Farnborough)	Prejudicial	Friend of the owner/applicant.

45. MINUTES –

The Minutes of the Meeting held on 16th September, 2015 were approved and signed by the Chairman.

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

RESOLVED: That

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

15/00699/FULPP (No. 11 Alma Square, Farnborough)
15/00723/ADV (Princes Way, Aldershot);

- (ii) permission would have been refused in respect of the following application for the reasons set out in the Head of Planning’s Report No. PLN1550:

* 15/00318/FULPP (Land to the rear of Nos. 42 - 44
Newfield Avenue, Farnborough);

- (iii) 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. PLN1550, be noted;

- (iv) the following applications be determined by the Head of Planning, in consultation with the Chairman:

15/00606/FULPP (Nos. 31 – 33 Queens Road and No. 62
Peabody Road, Farnborough);

* 15/00663/FULPP (No. 10 Marrowbrook Close,
Farnborough) and

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

15/00719/REMPP (Land at Junction with Templer Avenue
and Meadow Gate Avenue,
Farnborough).

* The Head of Planning’s Report No. PLN1550 in respect of this application was amended at the meeting.

47. **REPRESENTATIONS BY THE PUBLIC –**

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

Application No.	Address	Representation	In support of or against the application
15/00663/FULPP	(No. 10 Marrowbrook Close, Farnborough)	Mrs. R. Duffett Ms. Y. Bond	Against In support

48. **APPLICATION NO. 15/00606/FULPP – NOS. 31 – 33 QUEENS ROAD AND NO. 62 PEABODY ROAD, FARNBOROUGH –**

The Committee considered the Head of Planning's Report No. PLN1550 regarding the demolition of existing buildings and the erection of eight three-bedroom houses and five two-bedroom apartments with associated car parking and formation of a new vehicular access at Nos. 31 – 33 Queens Road and No. 62 Peabody Road, Farnborough.

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

RESOLVED: That

- (i) subject to the completion of a satisfactory agreement under Section 106 of the Town and Country Planning Act, 1990 by 5th November, 2015 to secure an appropriate financial contribution towards Special Protection Area mitigation and open space, 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. PLN1550; however
- (ii) in the event that a satisfactory Section 106 agreement is not received by 5th November, 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 fails 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 Avoidance and Mitigation Strategy contrary to Policy CP13 of the Rushmoor Core Strategy.

49. **APPLICATION NO. 15/00663/FULPP – NO. 10 MARROWBROOK CLOSE, FARNBOROUGH –**

The Committee considered the Head of Planning's Report No. PLN1550 regarding the demolition of a garage and erection of a three-bedroom house and associated access, parking and landscaping at No. 10 Marrowbrook Close, Farnborough. Before considering the application in detail, the Committee received representations in accordance with the scheme of public representation from Mrs. R. Duffett against the application and Ms. Y. Bond in support.

It was noted that the recommendation was to grant planning permission, subject to the completion of a satisfactory agreement 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 28th October, 2015 to secure a contribution of £7211 towards Special Protection Area mitigation and improvements to transport infrastructure, 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. PLN1550; however
- (ii) in the event that a satisfactory unilateral undertaking is not received by 28th October, 2015, the Head of Planning, in consultation with the Chairman, be authorised to refuse planning permission on the grounds that the proposal fails 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 Avoidance and Mitigation Strategy contrary to Policy CP13 of the Rushmoor Core Strategy and fails to make an appropriate transport contribution in accordance with the Council's adopted Transport Contributions SPD and Core Strategy Policies CP16 and CP17.

50. **ENFORCEMENT AND POSSIBLE UNAUTHORISED DEVELOPMENT –**

(1) **The Beehive, No. 264 High Street, Aldershot –**

The Committee received the Head of Planning's Report No. PLN1551 regarding the unauthorised change of use of the first floor ancillary letting rooms to bedsits and the conversion of the rear part of the building to six self-contained flats at The Beehive, No. 264 High Street, Aldershot.

It was reported that the decision to issue an enforcement notice had been taken by the Head of Planning, in accordance with the Council's adopted Scheme of Delegation.

RESOLVED: That the issuing of an Enforcement Notice, in respect of the unauthorised activities at The Beehive, No. 264 High Street, Aldershot, be noted.

(2) **The Old Warehouse, 'Star Yard', Victoria Road, Aldershot –**

The Committee received the Head of Planning's Report No. PLN1551 regarding the unauthorised change of use of the building to a total of eighteen bedsitting rooms at The Old Warehouse, 'Star Yard', Victoria Road, Aldershot.

It was reported that the decision to issue an enforcement notice had been taken by the Head of Planning, in accordance with the Council's adopted Scheme of Delegation.

RESOLVED: That the issuing of an Enforcement Notice, in respect of the unauthorised activities at The Old Warehouse, 'Star Yard', Victoria Road, Aldershot, be noted.

51. **APPEALS PROGRESS REPORT –**

The Committee received the Head of Planning's Report No. PLN1552 concerning the following new appeal:

Application No.	Description
15/00318/FULPP	Against the Council's non-determination within the statutory eight week period in respect of the erection of a pair of three-bedroom semi-detached dwellings, with associated access and parking at land to rear of Nos. 42 – 44 Newfield Avenue, Farnborough. The appeal would be dealt with by way of the written procedure.

RESOLVED: That the Head of Planning's Report No. PLN1552 be noted.

The Meeting closed at 8.24 p.m.

G.B. LYON
CHAIRMAN

**Development Management Committee
14th October 2015**

Appendix "A"

**Application No.
& Date Valid:**

15/00699/FULPP

13th September 2015

Proposal:

Erection of single storey rear extension following demolition of rear single storey extension. at **11 Alma Square Farnborough Hampshire GU14 6AD**

Applicant:

Mr & Mrs K Edwards

Conditions:

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

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

- 2 The external walls of the extension hereby permitted shall be finished in materials of the same colour and type as those of the existing building, and in the case of brickwork matching the existing bond and pointing. All rainwater goods shall be of the same colour and type of those of the existing building. The development shall be completed and retained in accordance with the details so approved.

Reason - To ensure satisfactory external appearance.

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

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

**Application No. 15/00723/ADV
& Date Valid:**

18th September 2015

Proposal: Display of one non illuminated banner on north elevation at
Princes Hall Princes Way Aldershot Hampshire

Applicant: Edward Haversham

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

Reason - To ensure the signage is displayed 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 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 101

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 102 to 118

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
	15/00811/REVPP	<p>Removal of condition 1 of planning permission 15/00117/REVPP dated 30/4/2015 and variation of conditions 2 and 4 of this permission to allow one delivery to be made to Asda service yard between the hours of 0900 and 1700 on Sundays and Bank Holidays, in accordance with the approved Service Yard Management Plan on a permanent basis</p> <p>ASDA Westmead Farnborough Hampshire</p> <p>This application has only recently been received and consultations are under way.</p>

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	Tara Cowell
Application No.	15/00725/FULPP
Date Valid	27th September 2015
Expiry date of consultations	27th October 2015
Proposal	Erection of part single and part two storey side/rear extension
Address	28 Chingford Avenue Farnborough Hampshire GU14 8AB
Ward	Empress
Applicant	Mr & Mrs Suzanne & David May
Agent	Mr Jason Pagulatos
Recommendation	GRANT

Description

This application relates to a property owned by a Rushmoor employee.

The property is a detached two storey house with a detached garage and driveway within the Farnborough Hill Conservation area. The property is constructed with red brick at ground floor level. There are toothed dental corbels under the first floor which is cream rendered. The property has an existing single storey element to the rear, and a porch to the front.

The proposal would reduce the size of the existing garage in the rear garden to make way for the proposed extensions, its overall height would remain the same. The single storey side element of the extension would be set back from the front building line of the house by 5.5 metres and would project 1.8 metres from the flank wall of the property and would be approximately 3 metres deep. It would have a pitched roof. The two storey side and rear element of the extension would measure 7.5 metres wide, 4 metres deep and approximately 7 metres high. On the east side it would project 1.8m to the side in line with, and joining to the single storey element.

There will be no side windows at first floor level in the new extension. Two new first floor windows will be inserted in the west elevation and one in the east elevation of the original house, these will be top opening and obscurely glazed and would not therefore require planning permission.

Consultee Responses

Conservation Team Would like the rear chimney retained

Transportation Strategy Officer No highway objection

Neighbours notified

In addition to posting a site notice and press advertisement, 2 individual letters of notification were sent to 26 & 30 Chingford Avenue.

Neighbour comments

No comments have been received as a result of neighbour notification.

Policy and determining issues

The site is in the Farnborough Hill Conservation Area as defined by the Rushmoor Core Strategy. Policy CP2 Design and Heritage and CP16 Reducing and Managing Travel Demand of the Rushmoor Core Strategy is relevant to the consideration of this application.

Whilst the Core Strategy introduces a number of new policies that replace specific Local Plan Policies, a number of Local Plan Policies continue to be 'saved' and will therefore remain in use for the time being until they are replaced by future tranches of Local Development Framework documents. In this respect, Local Plan Policy ENV17 Development on Smaller Sites, ENV 34 Preserve or enhance character and H15 Planning applications for small extensions is relevant to the consideration of this proposal.

The relevant determining issues are considered to be:-

Design and scale
Impact on the conservation area
Impact on neighbours
Highway considerations

Commentary

Design and Scale

The extension has been designed to be in keeping with the existing property and is similar to other extensions in the area. It is therefore considered to be acceptable in terms of design and scale

Impact on the conservation area

The Conservation Design Officer has no objections to the extension itself but would like to see the rear chimney retained as the removal of it does not enhance the Conservation Area. The rear chimney is a secondary chimney to the property with the main one being to the side

which is to be retained. The neighbouring properties to each side have had the rear chimneys removed to facilitate two storey extensions and a number of others in the street do not have a rear chimney. It is therefore considered that the loss of the chimney would not be to the detriment of the character and appearance of the conservation area to the extent that a refusal of planning permission would be justified on this ground.

Impact on neighbours

The neighbouring properties to either side have two storey extensions. The ground floor window of the extension to no.30 faces onto the applicants' garage and is overshadowed by it. The reduction in size of the existing garage is likely to increase the available light to that window. There is a distance of 3 metres between the proposed extension and no. 26. It is therefore considered to be acceptable in terms of impact on neighbours.

Highway considerations

The Transportation Strategy Officer is happy with the parking layout and has no objections to the application.

Full Recommendation

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

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

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

- 2 The external walls of the extension hereby permitted shall be finished in materials of the same colour and type as those of the existing building, and in the case of brickwork matching the existing bond and pointing. 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 approved plan GLEN3.6 shall be used only for the parking of vehicles ancillary and incidental to the residential use. These spaces shall be kept available at all times for parking and shall not be used for the storage of Caravans, boats or trailers.

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

- 4 The permission hereby granted shall be carried out in accordance with the following approved drawings - GLEN3.1 - GLEN3.2 - GLEN3.3 - GLEN3.4 - GLEN3.5 – GLEN3.6 - GLEN4.1 - GLEN4.2 - GLEN4.3 - GLEN4.4 and GLEN4.5

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

Informatives

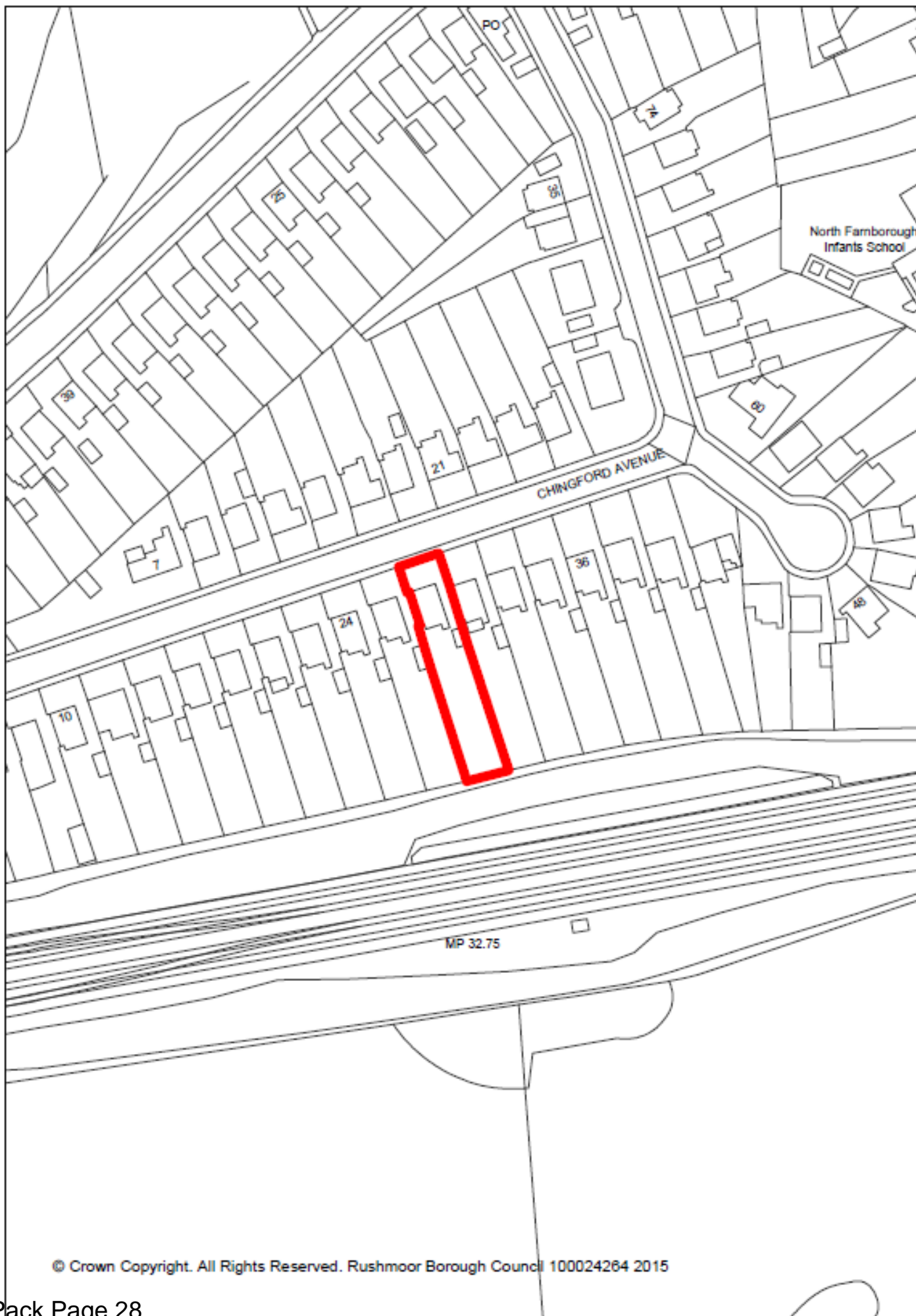
- 1 INFORMATIVE – The Local Planning Authority’s commitment to working with the applicants in a positive and proactive way is demonstrated by its offer of pre-application discussion to all, free of charge, and assistance in the validation and determination of applications through the provision of clear 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 have no adverse visual impact on the appearance of the building or on the character of the conservation area. It is acceptable in amenity, visual and highway safety terms and has no significant material or harmful impact on neighbours. The proposal is therefore considered acceptable having regard to policies CP2 and CP16 of the Rushmoor Core Strategy and "saved" policies ENV17, ENV 34 and H15 of the Rushmoor Local Plan, and the Council's supplementary planning document Car and Cycle Parking Standards 2012.

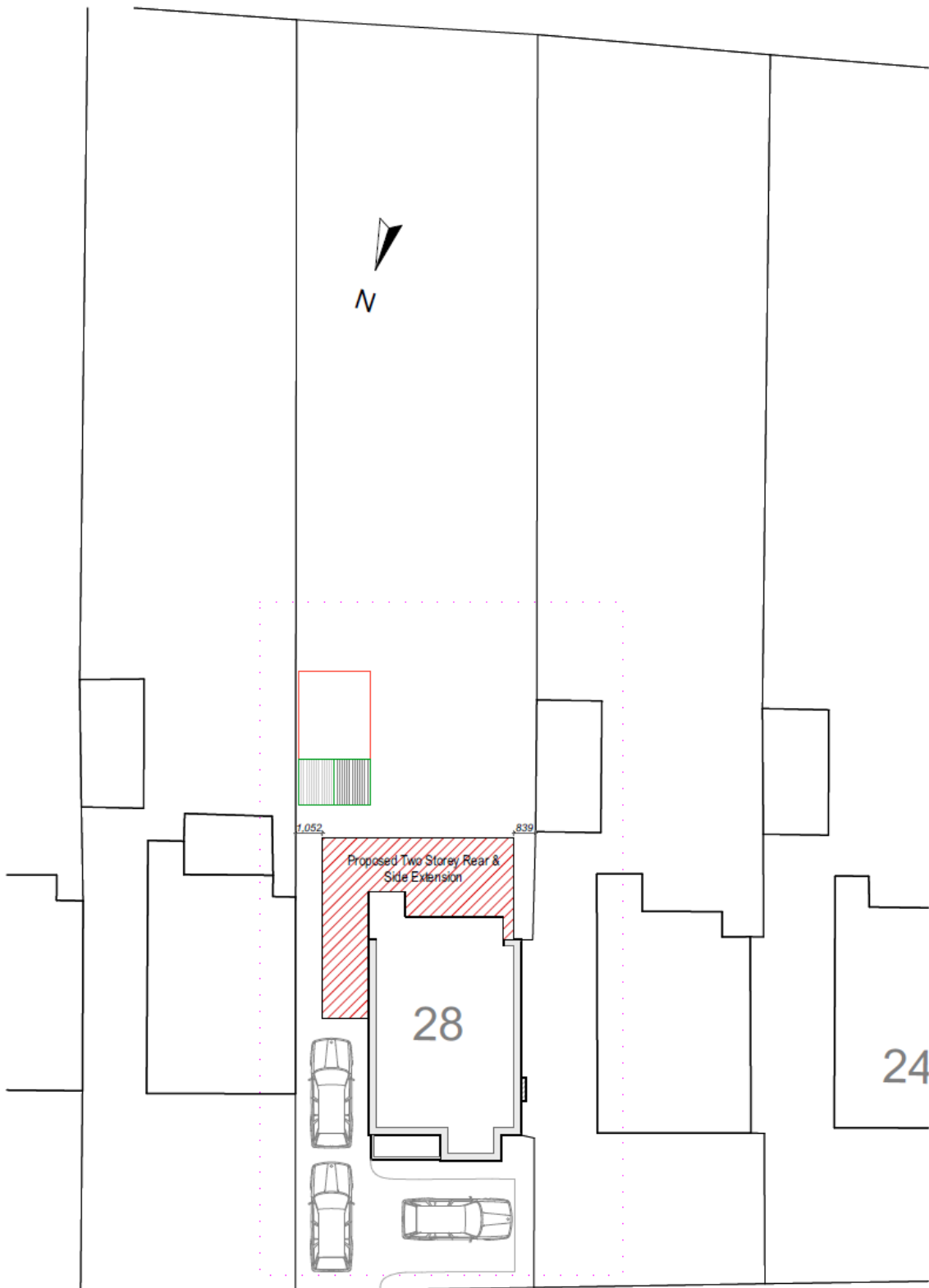
It is therefore considered that subject to compliance with the attached conditions, and taking into account all other material planning considerations, including the provisions of the development plan, the proposal would be acceptable. This also includes a consideration of whether the decision to grant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

- 3 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.

- 4 INFORMATIVE - The applicants attention is drawn to the fact that from 1st October 2008, provision or replacement of an area of hard surfacing exceeding 5 square metres in front of a house will require planning permission in its own right unless the hard surface is made of porous materials, or provision is made to direct water run-off to a permeable or porous area within the curtilage of the property.

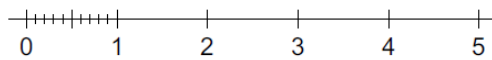
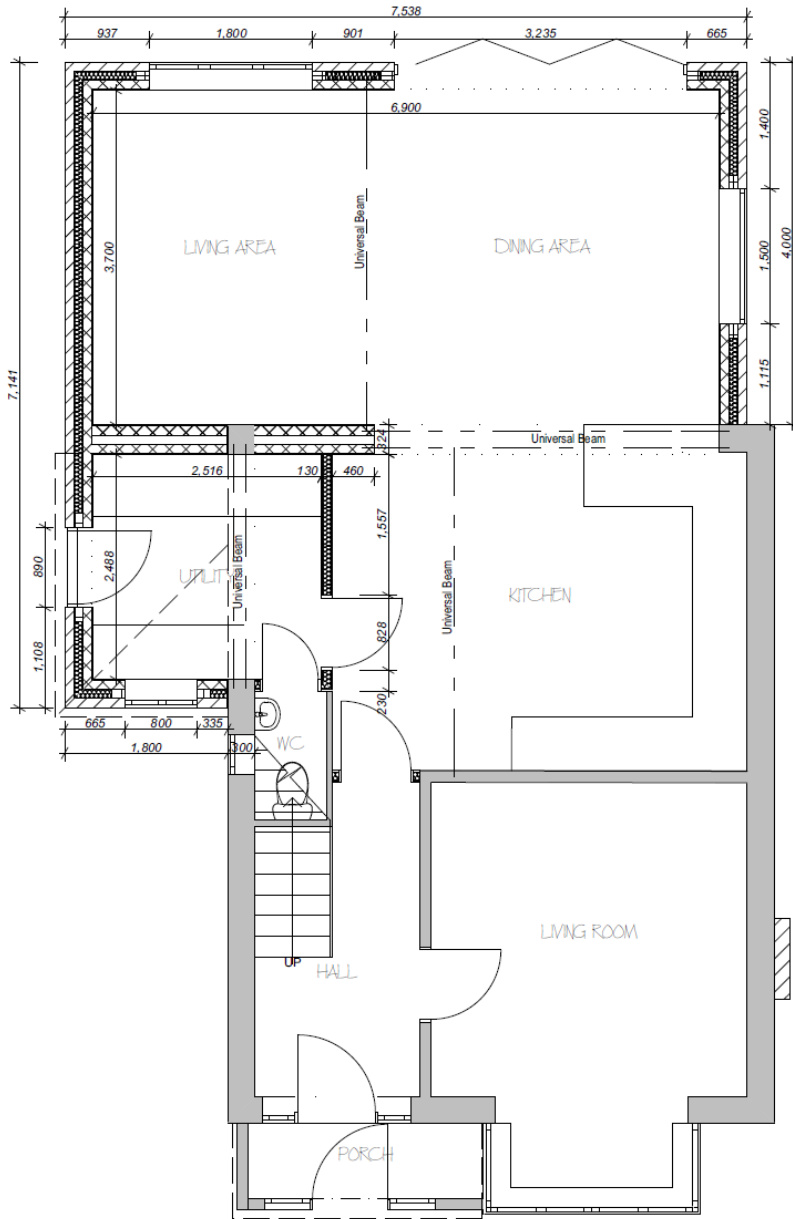
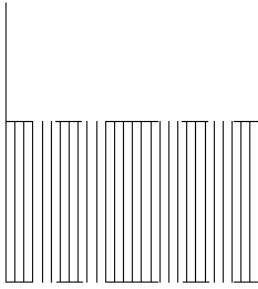


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Block Plan

1:200

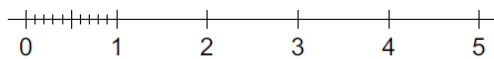
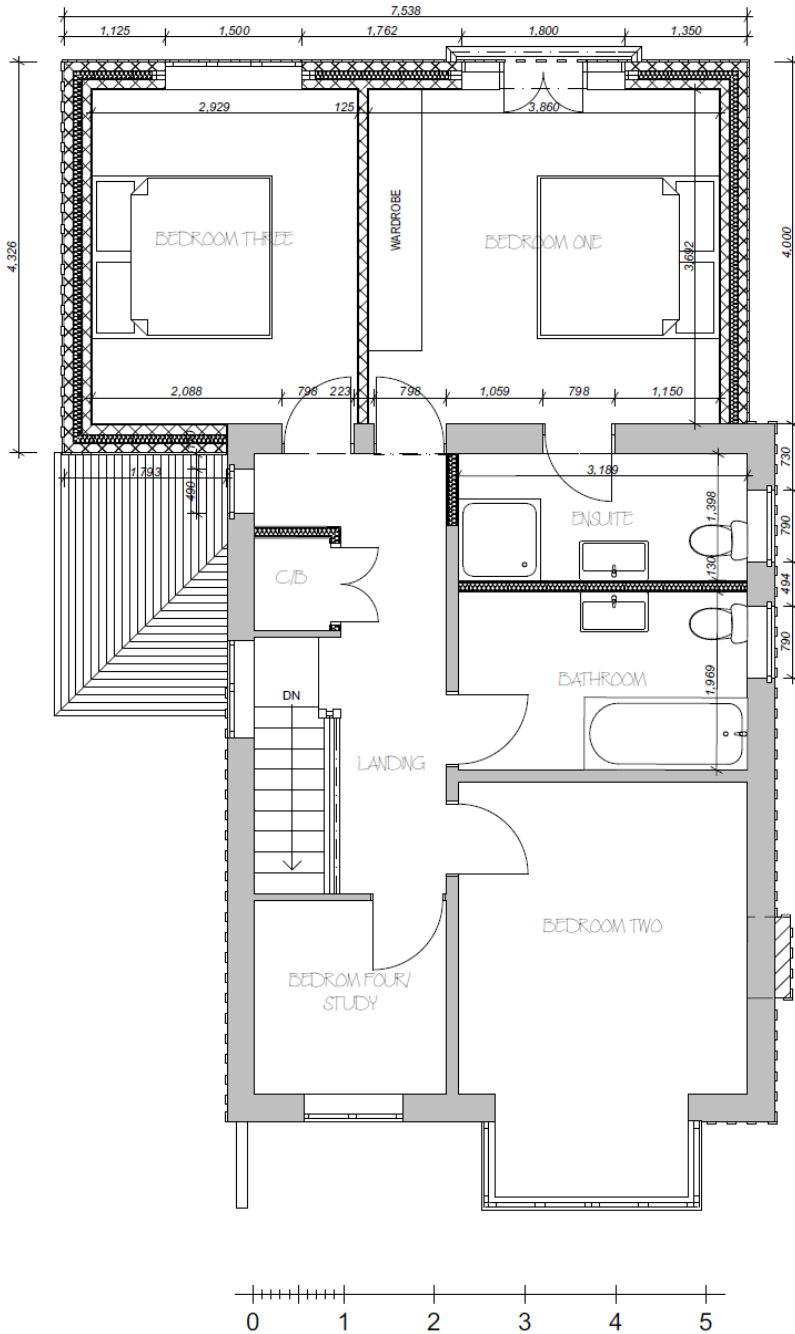
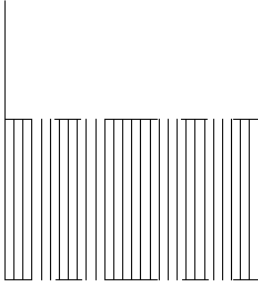


0.

Proposed Ground Floor

1:50

revisions	
<p>Jason Michael Design</p> <p>8 New Cottages, Vapery Lane Pitbright GU24 0QE Tel. 07738235694 www.jp-plans.co.uk</p>	
Client	
Mr & Mrs May	
Project Name	
Two Storey Rear and Side Extension 28 Chingford Avenue Farnborough GU14 8AB	
Drawing Title	
Proposed Ground Floor	
Drawing Scale	
1:50 @ A3	
Drawn by	Date 04/08/2015
Jason Pagulatos	
Drawing Status	Planning
Layout ID	Status Revision
GLEN4.1	



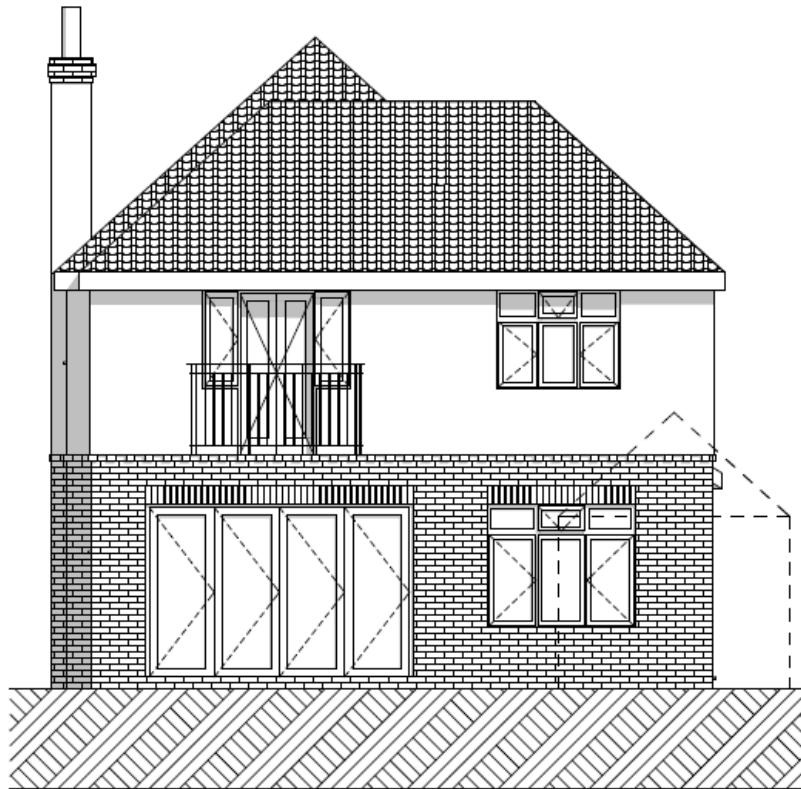
1. Proposed First Floor 1:50

revisions	
<p>Jason Michael Design</p> <p>8 New Cottages, Vapery Lane Pirbright GU24 0QE Tel. 07738235694 www.jp-plans.co.uk</p>	
Client	
Mr & Mrs May	
Project Name	
Two Storey Rear and Side Extension 28 Chingford Avenue Farnborough GU14 8AB	
Drawing Title	
Proposed First Floor	
Drawing Scale	
1:50 @ A3	
Drawn by	Date 04/08/2015
Jason Pagulatos	
Drawing Status	Planning
Layout ID	Status Revision
GLEN4.2	



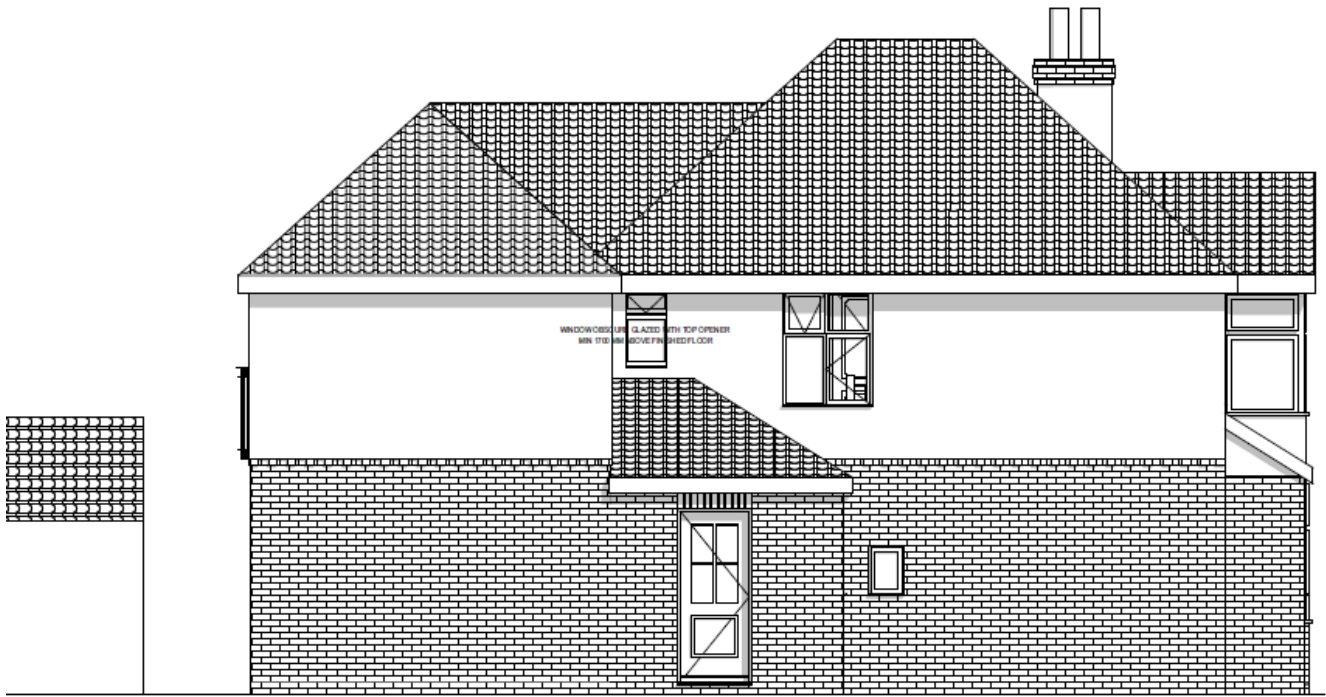
Proposed North Elevation

150



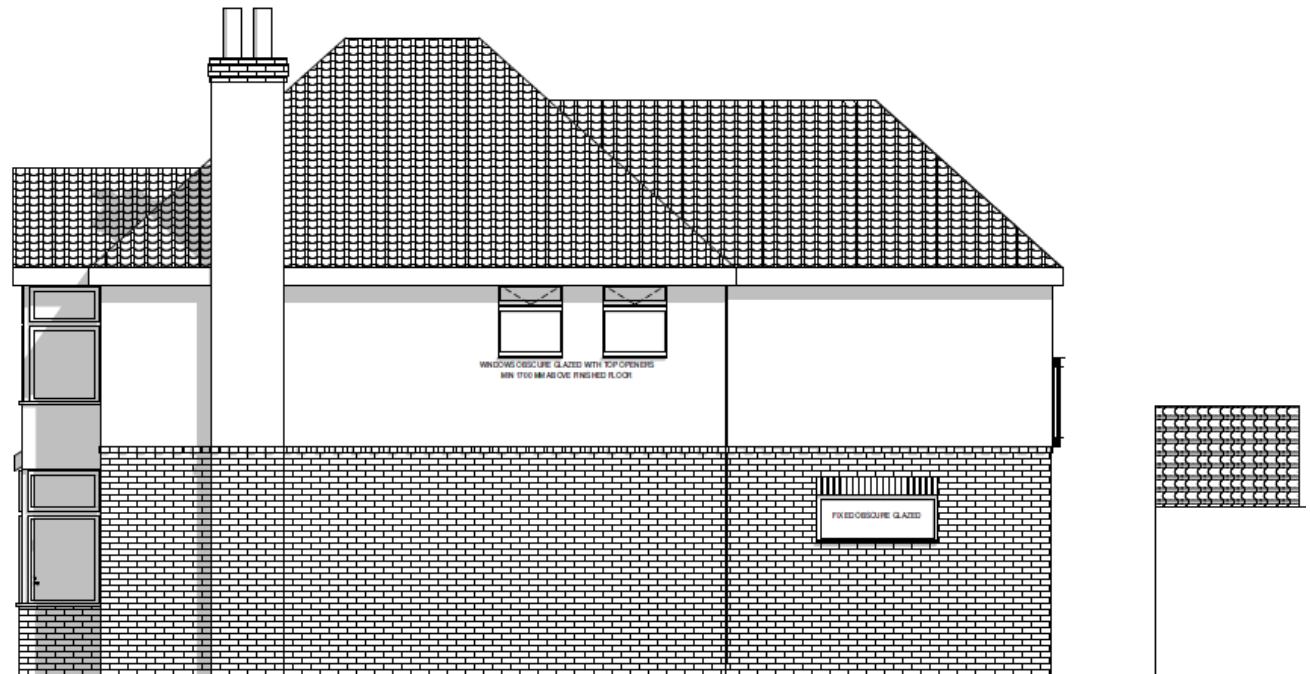
Proposed South Elevation

150



PROPOSED EAST ELEVATION

150



Proposed East Elevation

150

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

Case Officer	David Stevens
A. Application No.	15/00777/FULPP
Date Valid	2nd October 2015
Expiry date of consultations	2nd November 2015
Proposal	Erection of a detached two storey detached sports building with ancillary facilities (re-submission of scheme approved with planning permission 12/00520/FUL dated 13 September 2012)
Address	Salesian College 119 Reading Road Farnborough
Ward	St Mark's
Applicant	Salesian College
Agent	Drake & Kannemeyer LLP
Recommendation	GRANT

B. Application No.	15/00783/FULPP
Date Valid	9th October 2015
Expiry date of consultations	2nd November 2015
Proposal	Partial demolition of ground floor offices and erection of part two-storey and part first floor extensions to provide additional office, classroom and ancillary accommodation with new entrance lobby into existing school hall
Address	Salesian College 119 Reading Road Farnborough
Ward	St Mark's
Applicant	Salesian College
Agent	Drake And Kannemeyer LLP
Recommendation	GRANT

Description & Relevant History

The Salesian College is located on the southern side of Reading Road opposite the junction with Canterbury Road. It occupies a site surrounded to the east, north and west by residential properties : Brighstone House (No.123) Reading Road and Lavender Lodge Care Home to the east; Sherborne Road and Hermitage Close to the west; and properties fronting the opposite side of Reading Road to the north. To the south, the College site in part abuts the Queens Road Recreation Ground and also the Linden Education Centre, which is located to the rear of South Farnborough Infants School.

The College has a long history of undertaking development to improve the facilities provided there. In this respect, in May 2011, planning permission was granted for demolition of existing music centre and erection of a single storey performing arts centre (PAC) to include music and drama facilities, 11/00169/FUL. This permission has been implemented. Planning permission was granted in September 2012 for the erection of a detached two storey sports building with ancillary facilities (12/00520/FUL). This permission lapsed unimplemented in September 2015.

There are two current planning applications for consideration:-

A. Planning Application 15/00777/FULPP : Re-Submission of Sports Hall Proposals previously approved under planning permission 12/00520/FUL.

The application site for this application defined as an area situated centrally within the College site to the immediate rear (south) of the main College buildings and west of the new PAC. The defined application site is 'L'-shaped and measures a maximum of 53 metres by 52 metres. It currently comprises, in part, a grassed slope and also part of the existing tarmac-surfaced playground area beyond. The proposal is a re-submission of the scheme previously permitted in September 2012, which is for the erection of a detached sports hall building within this area.

The proposed Sports Hall building would have a rectangular footprint with one corner removed. It would measure a maximum of 42.3 metres deep by 33.8 metres wide. The proposed Sports Hall would, in effect, comprise two elements: the Sports Hall itself, which would occupy the southern half of the building to the full width. It is sized to accommodate a basketball court, or up to 4 badminton courts. The northern half of the proposed building would be of similar height to the Sports Hall, but comprise two storeys, containing all of the ancillary facilities : stores, changing rooms, offices, toilets, a classroom, viewing gallery, and a fitness suite. This element of the building would utilise the significant fall in ground level from the main College building to the playground to the rear, with the lower level of the two-storey element partially dug into the ground slope. The main entrance into the new building would be at the upper level where the building is closest to the main College building.

Externally, the proposed building would have a shallow-pitched curved roof with significant eaves overhangs to provide solar shading. The sports hall element of the building would be the highest, with a maximum external height of 9.75 metres above ground level. The lower level elevations of the building would be finished with fair-faced brickwork, with the upper elevations using colour-coated metal cladding. The roof would be surfaced metal panels with standing-seams. The south-facing slope of the sports hall roof is shown to have photo-voltaic

solar tiles installed, with the remainder sown with wild flowers.

The application is accompanied by the same documents as previously considered and approved with the original application. These comprise a Supporting Statement (incorporating a Design & Access Statement) and also an Arboricultural Report assessing the impact on surrounding trees to be retained. A draft Travel Plan has been submitted to seek to address transportation issues. A Sustainability Statement has also been submitted to support the various energy conservation and renewable energy generation equipment that is proposed to be integrated into the new building. It is indicated that the proposals are solely intended to improve the facilities for the College, would not increase student numbers, and would not be made available for external use.

B. Planning Application 15/00783/FULPP : Erection of part first-floor and part two-storey extension between Hall/Gymnasium and main College buildings to provide additional classrooms.

The site for this application is an irregular-shaped area between the main College buildings and the Hall/Gymnasium. This area is occupied predominantly by a single-storey building attached to the side of the Hall providing offices, toilets, a kitchen and the lobby area at the entrance into the Hall and adjoining gymnasium. This existing section of building also contains an electricity sub-station and switch-room.

The proposal is for the erection of a predominantly first-floor extension over the existing single-storey building, extending forwards and to the side of the existing building footprint at two-storey height. The proposed extension would project forward of the existing front elevation of the Hall by 4.2 metres with a width of 11.8 metres. Generally the extension would be 1.5 metres wider than the footprint of the existing building, although the proposed extension wraps more extensively around the west corner of the main three-storey College Building. Internally, the extended ground floor space would provide enlarged offices, an improved lobby area and entrance doors for the Hall and gymnasium, a servery and new male and female lavatories. At first floor the proposed extension would provide five new classrooms with storerooms and an additional office room. The proposed extension incorporates a fire-escape staircase.

The proposed extension would be finished with brickwork matching that of the adjoining Hall building at ground floor level, with cladding panels at first-floor level. The window units would be finished in grey powder-coated aluminium. The proposed extension would have a flat roof concealed behind parapets. The existing pedestrian walkway between the existing College buildings would be retained.

As with the Sports Hall proposals, the proposed additional classrooms are not required to increase pupil numbers at the College, but simply to provide more classrooms to serve the range of different subjects taught and reduce class-sizes.

Consultee Responses

Transportation Strategy Officer No highway objections subject to receipt of a current School Travel Plan.

Neither proposal would increase the number of students or staff attending the school and therefore affect the number of vehicle trips. However the application has been

submitted with a copy of the Travel Plan for the College dating from the time of the previous Sports Hall application in 2012. This needs to be updated to reflect the current situation [Officer Note: The applicants agent has been contacted and a revised version of the Travel Plan is expected shortly]

The location of the proposed buildings would have no impact on circulation through the College campus or on parking and access. Although a corner of the proposed classroom extension would be sited over part of an existing lay-by parking space, this minor detail can be resolved through the extension of the other end of the lay-by to compensate for the loss.

As the proposal is not expected to impact on the number of multi-modal trips to and from the College a transport contribution is not required.

Environmental Health	No objections to both proposals subject to conditions and informatives.
Aboricultural Officer	No objections subject (in respect of the Sports Hall proposals only) to the usual tree protection conditions in respect of nearby trees within the site to be retained.
Planning Policy	Previously raised no policy objections in respect of 12/00520/FUL.
Thames Water	No objections to both proposals.

Neighbours notified

A total of 65 individual property addresses in Reading Road, Hermitage Close, Sherborne Road and Queens Road surrounding the site, including all those properties physically adjoining the application site.

Neighbour comments

At the time of writing no comments have been received in respect of either planning application. The neighbour notification period for the application expires on 2 November 2015. Any further comments received will be reported to the Committee at the meeting.

Policy and determining issues

The Salesian College site is located within the built-up area of Farnborough. The Rushmoor Core Strategy Policies CP1 (Sustainable Development Principles), CP2 (Design and Heritage), CP3 (Renewable Energy and Sustainable Construction), CP4 (Surface Water Flooding), CP10 (Infrastructure Provision), CP12 (Open Space, Sport and Recreation), CP16 (Reducing and Managing Travel Demand) and CP17 (Investing in Transport) are relevant to the consideration of the current proposals.

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 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 (general development criteria), ENV21 & 22 (access for people with disabilities), ENV43 (surface water run-off) and TR10 (general highways criteria) are 'saved' policies that remain relevant to the consideration of this application.

Although recently lapsed, the fact that planning permission (12/00520/FUL) was previously granted by the Council for identical proposals remains an important material consideration in the determination of the current application for the Sports Hall. In this respect, it is necessary for the Council to consider whether there have been any material changes in planning circumstances since the previous planning permission was granted that are of sufficient weight to justify a different conclusion being reached in respect of the proposals now.

In this context in respect of the Sports Hall proposals, the main determining issues in respect of both proposals are the principle, visual impact, impact upon trees, impact on neighbours, drainage issues, highways considerations, renewable energy and sustainability, and access for people with disabilities.

Commentary

1. Principle –

Both proposals seek to improve the facilities provided at an established community facility and, as such, complies with the objectives of the Council's adopted planning policies. In this respect, it is considered that there has been no material change in the Council's planning policies since the Sports Hall proposal was originally permitted. It is considered that the proposals are acceptable in principle subject to the proposals being found acceptable in respect of all relevant development control issues.

2. Visual Impact –

Sports Hall: It is considered that there have been no material changes in circumstances relating to the consideration of the visual impact of the proposed Sports Hall since the proposal was originally approved in 2012. Although by its nature a relatively large building, the proposed Sports Hall would be located centrally within the College site behind the main College buildings, where it would not be readily visible from any publicly-accessible vantage points. Although it would be partially visible to one side from Reading Road in views down the main vehicular access into the site, these views would be softened by the distance involved and also the presence of intervening trees and vegetation. The proposed building would also be framed in views from the street by existing taller and larger buildings located closer to the street. Furthermore, it is considered that it would not be unusual to find a building of the type, appearance, use of external materials, and function proposed at an educational establishment. Despite the size of the proposed Sports Hall, it is considered that it would have a limited visual impact upon the character and appearance of the area and, as such, is acceptable in visual terms.

Classroom Extension: This proposed extension would be readily visible from Reading Road. However it would be constructed with external materials matching or complementing those already used on existing College buildings. Furthermore, the proposed extension would be located between larger existing buildings within the site and would be subordinate in scale

and height. Accordingly, it is considered that the proposed extension would fit acceptably into its surroundings. It is considered that the proposals would be acceptable in visual terms.

3. Impact upon Trees –

Sports Hall: As previously, the proposed development would result in the loss of two conifer trees (lawson cypress) located on the grass bank to the rear of the main College building. Neither are covered by a Tree Preservation Order, with one being assessed as of ‘poor’ quality and the other ‘fair’. Further they have limited public amenity value since they are not at all readily visible from publicly-accessible locations surrounding the site. This assessment of the trees continues to be the case. In the circumstances, whilst it is regrettable that the trees would be lost, this matter is not considered to be so significant as to justify the refusal of planning permission since the harm arising to the visual amenity of the area would not be serious. Furthermore, the applicants propose that 4 new semi-mature trees would be planted adjacent to the existing wooded TPO area in the south-east corner of the College site in mitigation for the trees to be lost – and this can be secured as part of the landscape planting details to be required by planning condition.

There are a number of other trees nearby also on the bank to the rear of the main College building that would be retained intact. Subject to the appropriate tree protection measures it is considered that these trees would be adequately protected to ensure that they would survive the proposed development unscathed.

Classroom Extension: This proposal would not result in the loss of any trees at the site, or the undertaking of building works that would threaten trees at the site.

4. Impact on Neighbours –

The College site itself is surrounded by residential properties that largely have their rear gardens backing onto the College site. The boundaries with the College site are robustly enclosed with fencing, much of which has been replaced in recent years and is in good repair. Many of the nearest neighbouring properties back onto the west side of the site from Sherborne Road and Hermitage Close, where they look over the playground area to the rear of the main College buildings. A number of properties face the College from the opposite side of Reading Road. It is considered that there have been no material changes in circumstances relating to the relationships of neighbours with the College site since the original Sports Hall application was considered. With respect to the proposed classroom extension, it is considered that the only neighbours that could conceivably be affected would be those properties that have the closest views of the proposed extension. These are considered to be Nos.1-3 (inclusive) Hermitage Close and Nos.94-108 (even inclusive) Reading Road.

Sports Hall: It continues to be considered that provision of a Sports Hall facility at an educational establishment such as Salesian College would be at all unusual or, indeed, unexpected.

In 2012 the applicants undertook a pre-application neighbourhood consultation exercise in order to seek the views of neighbours and, in so doing, indicated that three basic options for the siting of the sports hall were being considered. Ultimately the applicants have opted for the siting option that places the Sports Hall centrally within the site where it would be the furthest separated from as many neighbours as possible. In this respect the College is now seeking to re-acquire planning permission for the same scheme. Although objectors in

respect of the 2012 planning application and even earlier consultation exercise criticised the College for preferring the proposed siting option over other options that would have sited the building further away from them, and, indeed, even off-site, the College were and are not obliged to accede to the preferences of neighbours. The Council must consider the proposals on their relevant planning merits in the form submitted. It is neither appropriate nor reasonable for the Council to take account of the existence of other possible siting options (whether or not they may be preferred) unless it is concluded that the proposed siting gives rise to clear-cut material harm to issues or relevant planning interest. In this respect there have been no changes in circumstances.

As previously permitted, the proposed Sports Hall would be approximately 35 metres from the rear boundary fence of the nearest adjoining residential property at No.29 Sherborne Road to the west. The nearest separation distance from the rear elevation of the house at No.29 would be in excess of 50 metres. Although the proposed Sports Hall would be a relatively large new structure, its impact would be reduced by the change in levels within the site. The proximity of the proposed new building to the main College buildings means that it would, to a large extent, be seen against the backdrop of the larger and taller complex of existing College buildings standing on rising ground. Given the orientation and degree of separation from all surrounding neighbours it is considered that none would be subjected to material and harmful loss of light, outlook and privacy. There have been no material changes in circumstances in this respect.

Any potential for the proposal to exacerbate existing noise, disturbance and activity arising from the operation of the College has to be considered in the context of the existing situation, where the College unavoidably already gives rise to such impacts and has done so historically. Noisy sports activities taking place in the proposed Sports Hall could just as readily take place in the open on the existing playground. A Sports Hall would enclose the activity and provide a degree of sound attenuation. Furthermore, the College has indicated that it is not their intention to make the Sports Hall available to external users and that it is primarily aimed at improving the facilities available for the College itself. In these respects, it remains unlikely that the proposed Sports Hall would give rise to any material and harmful increases in noise, disturbance and activity detrimental to the amenities of occupiers of neighbouring residential properties.

In conclusion on this issue, it is considered that the proposed Sports Hall continues to have an acceptable impact upon neighbours in planning terms.

Classroom Extension: This proposed building work would be visible from properties in Reading Road located opposite. However the scale and height of the proposed extension would be subordinate to the adjoining existing College buildings and the separation distances from the nearest of these neighbours (in excess of 30 metres) are such that it is considered that no undue relationships would arise. Neighbouring properties in Hermitage Close would, with the exception of Nos.1-3, be unable to see the proposed extension because it would be located on the far side of the existing Hall/Gymnasium block. Occupiers of Nos.1 & 2 Hermitage Close, and to a lesser extent those of No.3, to the west of the College site would be able to see the projection of the proposed extension to the front of the Hall. However this would be at a separation of in excess of 30 metres from their rear boundary fences and 40 metres from the rear elevations of these houses, with some trees located in-between. It is considered that this relationship is entirely acceptable in planning terms.

A small part of the proposed classroom extension may be visible to some properties in Sherborne Road in the gap between the Hall/Gymnasium and main College buildings.

However this would be an oblique view at a distance of in excess of a minimum of 50 metres.

Having considered all of the possible relationships with neighbours, it is considered that the proposed extension would have no material and harmful impacts upon the amenities of neighbours.

5. Drainage Issues –

Thames Water has responded to the Council's consultation in respect of the current applications to raise no objections.

Core Strategy Policy CP4 requires all new buildings and the development of car parking and hard standings to incorporate Sustainable Drainage Systems (SUDS). In this case the land at the site is already largely hard-surfaced and, as such, the proposed developments would not result in any significant changes in overall surface water drainage characteristics of the site. Nevertheless, although no specific details are provided, the applicants have indicated that surface water drainage would be attenuated on site, thereby meeting the objectives of the policy by providing for an improvement on the existing situation. It is considered appropriate to deal with this matter through the imposition of a condition requiring the submission of details of the drainage system to be installed and how this would be maintained. The site is located within Flood Zone 1, which is land at the lowest risk of flooding. As a result, the Environment Agency raise no objections as standing advice and no mitigation measures are indicated as being necessary for flood risk reasons.

6. Highways Considerations –

No additional parking is to be provided as a result of the proposed developments. Furthermore, although some of the College playground area may be used on occasions as overspill parking during College events, neither the proposed Sports Hall nor the classroom extension would result in the loss of any of the established day-to-day parking provision for the College. This is with the exception of part of a single layby parking space that would be lost as a result of the classroom extension, although this can easily be replaced through the extension of the other end of the lay-by. It is considered that this replacement provision can be secured by condition.

A Travel Plan originally prepared for the 2012 Sports Hall application has been submitted with the application that assesses the overall transport impacts of the College and how these would be managed on an on-going basis. The applicants agents are in the process of updating this document and a new document is expected to be submitted shortly. The applicants agents have indicated that the College's provision of coaches and mini-buses to ferry pupils to and from the site has resulted in some reductions in the overall traffic associated with the site.

The Council's Transportation Strategy Officer accepts that neither the proposed Sports Hall nor the classroom extension would be likely to materially increase traffic and parking demands associated with the College given that they improve the facilities available at the College rather than increase the intensity of use of the site in transport terms. Accordingly it is concluded that there is no requirement for a Transport Contribution in both cases and that the proposals are acceptable in highways terms.

7. Renewable Energy and Sustainability –

Policy CP3 requires applicants to demonstrate how they have incorporated sustainable construction standards and techniques into the development to achieve, subject to viability, at least BREEAM ‘very good’ standard in respect of new non-residential buildings; and also how the development would help to deliver the Energy Opportunities Plan.

However, as a material change in circumstances since 2012, following the Royal Assent of the Deregulation Bill 2015 (on 26 March 2015) the government’s current policy position is that planning permissions should no longer be granted requiring or subject to conditions requiring compliance with any technical housing standards such as the Code for Sustainable Homes or BREEAM. This is other than for those areas where Councils have existing policies referring to the attainment of such standards, such as Policy CP3 in the case of Rushmoor, where the Government accepts that Local Planning Authorities can continue to apply a requirement for a water efficiency standard equivalent to the new national technical standard, or in the case of energy performance, impose requirements for compliance with energy performance standards that exceed the energy requirements of the Building Regulations. This is until commencement of amendments to the Planning and Energy Act 2008 are introduced, scheduled for late 2016. At Rushmoor, the decision has been taken that the Council will not introduce a requirement in respect of water efficiency measures, but will require that development of the nature proposed with the current applications achieves the energy performance standards (alone) of, or equivalent to, those specified for “very good” BREEAM standard.

In this case the submitted Design & Access Statements advise that the schemes have been designed to meet or exceed the requirements of the current Building Regulations in terms of insulation and heating arrangements. Furthermore, in the case of the proposed Sports Hall it is indicated that provision for renewable energy generation will be made in the form of roof-mounted solar panels and air-source heat pumps.

In the circumstances it is considered that the current schemes offer clear opportunities and options for achieving the necessary energy performance standard. As a result, it is considered appropriate and reasonable to address Core Strategy Policy CP3 by the imposition of planning conditions to the effect that the proposed developments achieve the energy performance standards (alone) of, or equivalent to, those specified for BREEAM ‘very good’ standard.

8. Access for People with Disabilities -

The proposed Sports Hall building and classroom extension would have level door thresholds and be wheelchair accessible on both levels and, as such, are acceptable in this respect. This is considered to be an entirely satisfactory arrangement and, in any event, is a matter considered separately under the Building Regulations. It is considered that both proposals would provide acceptable facilities for people with disabilities.

Conclusions –

In respect of the proposed Sports Hall it is considered that there have been no material changes in planning circumstances since this scheme was originally approved in 2012. It is considered that both the Sports Hall and classroom extension proposals are acceptable in principle, visual and highways terms. They would, furthermore, give rise to no material and harmful impact on the amenities of neighbours, and subject to conditions satisfactorily

address the issues of drainage and renewable energy & sustainability. Acceptable provision can be made for access by people with disabilities. The loss of two trees as a result of the proposed Sports Hall development is not considered to give rise to sufficient planning harm to justify refusal of planning permission. Subject to tree protection measures being implemented and retained the proposals would have no material and harmful impact on adjoining and nearby trees considered worthy of retention. The proposals are thereby considered acceptable having regard to adopted Rushmoor Core Strategy Policies CP1, CP2, CP3, CP4, CP10, CP12, CP16 and CP17; and saved Local Plan Policies ENV13, ENV17, ENV21 & 22, ENV43 and TR10.

Full Recommendations

A. Sports Hall Application 15/00777/FULPP : It is recommended that planning permission be **GRANTED** subject to the following conditions and informatives:-

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

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

- 2 The permission hereby granted shall be carried out in accordance with the following approved drawings- Drake & Kannemeyer Drawing numbers: 211-11-01 : 01, 02, 03, 04, 05, 06 Rev.A, 07 Rev.A, 08, and 09.

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

- 3 Notwithstanding any indication which may have been given in the application, or in the absence of such information, no works shall start on site until details and/or samples of all external finishing and surfacing materials, including those to access driveways/forecourts etc have been submitted to and approved in writing by the Local Planning Authority. *

Reason - To secure a satisfactory appearance.

- 4 Construction 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 construction work at all shall take place on Sundays and Bank or Statutory Holidays, unless otherwise agreed in writing by the Local Planning Authority.

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

- 5 Notwithstanding any details shown on the approved plans, or in the absence of such information, the design of the building shall include an adequate form of soundproofing in order to contain internally generated noise in accordance with a detailed scheme, which shall be submitted to and approved in writing by the Local Planning Authority before any works start on site. The approved scheme shall be carried out in full before the development hereby permitted is first occupied. *

Reason - To protect the occupants of nearby residential properties from undue noise disturbance emanating from the proposed building.

- 6 No sound reproduction equipment, conveying messages, music, or other sound by voice, or otherwise which is audible outside the premises shall be installed on the site without the prior written consent of the Local Planning Authority.

Reason - To protect the amenities of occupiers of nearby properties.

- 7 No works shall start on site until a fully detailed landscape and planting scheme for the site has been submitted to and approved in writing by the Local Planning Authority. *

Reason - In the interests of amenity and to help achieve a satisfactory standard of landscaping.

- 8 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, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless otherwise first agreed in writing by the Local Planning Authority.

Reason - In the interests of amenity and to help achieve a satisfactory standard of landscaping.

- 9 No works shall start on site until the existing trees in proximity to the application site as identified on the approved plans have been adequately protected from damage during site clearance and works in full accordance with the details and measures as set out in the J A Consulting Arboricultural Report and Tree Protection Measures details submitted with the application. The means and measures identified in the Method Statement shall be carried out strictly as specified. *

Reason - To preserve the amenity value of the retained trees.

- 10 Before any construction works commence on site, details of all external lighting to be installed within the site (including that to be installed on the exterior of the buildings hereby permitted) shall be submitted to and approved by the Local Planning Authority. The submitted details shall indicate the purpose/requirement for the lighting proposed and specify the intensity, spread of illumination and means of controlling the spread of illumination (where appropriate). The external lighting proposals as may subsequently be approved shall be implemented solely in accordance with the approved details and retained thereafter solely as such unless otherwise first agreed in writing by the Local Planning Authority. With the exception of lighting identified and agreed as being necessarily required solely for maintaining the security of the site/building during night-time hours, no other external lighting shall be used/operated during night-time hours (2300 to 0700 hours daily) unless otherwise first agreed in writing by the Local Planning Authority. *

Reason - In the interests of the amenities of nearby residential properties; and to ensure that there is no unnecessary use of lighting at the site.

- 11 Prior to the commencement of development details of measures to incorporate Sustainable Drainage Systems (SUDS) into the new built development shall be submitted to and approved in writing by the Local Planning Authority. Such details as may be approved shall be implemented in full prior to the first occupation of the new building and retained in perpetuity.

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

- 12 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 BREEAM "Very Good" standard 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 use of the building and retained in perpetuity.

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

- 13 Any ventilation, air-conditioning units or other roof plant to be installed on the building hereby permitted shall be insulated so that no noise emanating from the equipment shall be heard at the boundaries with the adjoining residential properties.

Reason - To protect the occupants of nearby residential properties from noise disturbance.

INFORMATIVES

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

It is considered that there have been no material changes in planning circumstances since this scheme was originally approved in 2012. It is considered that both the proposals remain acceptable in principle, visual and highways terms. They would, furthermore, continue to give rise to no material and harmful impact on the amenities of neighbours, and subject to conditions satisfactorily address the issues of drainage and renewable energy & sustainability. Acceptable provision can be made for access by people with disabilities. The loss of two trees is not considered to give rise to sufficient planning harm to justify refusal of planning permission. Subject to tree protection measures being implemented and retained the proposals would have no material and harmful impact on adjoining and nearby trees considered worthy of retention. The proposals are thereby considered to remain acceptable having regard to adopted Rushmoor Core Strategy Policies CP1, CP2, CP3, CP4, CP10, CP12, CP16 and CP17; and saved Local Plan Policies ENV13, ENV17, ENV21 & 22, ENV43 and TR10.

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 - The applicant is reminded that the premises should be made accessible to people with disabilities, including wheelchair users, in accordance with the recommendations in BS 8300: 2001 - Access for the Disabled to Buildings. There may also be a requirement to provide disabled access in accordance with Approved Document M of the Building Regulations 2004 (as amended) - Access for Disabled People. The Rushmoor Access Group would welcome the opportunity to give further advice and guidance.
- 3 INFORMATIVE - Your attention is specifically drawn to the conditions above marked *. These condition(s) require the submission of details, information, drawings etc. to the Local Planning Authority BEFORE ANY WORKS START ON THE SITE or, require works to be carried out BEFORE THE COMMENCEMENT OF THE USE OR FIRST OCCUPATION OF ANY BUILDING. Failure to observe these requirements will result in a contravention of the terms of the permission and the Council may take enforcement action to secure compliance.
- 4 INFORMATIVE - The applicant is recommended to achieve maximum energy efficiency and reduction of Carbon Dioxide emissions by: a. ensuring the design and materials to be used in the construction of the building are consistent with these aims; and b. using renewable energy sources for the production of electricity and heat using efficient and technologically advanced equipment for the production of electricity and heat. Further advice can be provided by Rushmoor Council's Building Control Team.
- 5 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 property should have two connections. The connection to the public foul sewer will carry waste from toilets, sinks and washing machines, etc. The connection to the public surface water will receive rainwater from roofs and surface drains. On occasions customers or their builders connect drains to the wrong public sewer, or water fittings or appliances to the wrong drain. The result of misconnections can have serious effects: 1) If a foul sewer is connected to a public surface water sewer this may result in foul sewage entering the watercourse and causing a pollution. 2) If a surface water connection is made 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. If you are in any doubt Thames Water provides a service which can help identify the location of the nearest appropriate public sewer. To obtain further information on making a connection to the public sewer or the location of the appropriate public sewer please contact 0845 9200800.
- 6 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.
- 7 INFORMATIVE - The applicant is advised that during the demolition and construction phases of the development measures should be employed to contain and minimise dust emissions, to prevent their escape from the development site onto adjoining properties. For further information, please contact the Head of Environmental Health.

- 8 INFORMATIVE - The applicant is advised to follow good practice in the demolition of any existing buildings/structures on site including the re-use of all material arising from demolition as part of the redevelopment wherever practicable. Please contact Les Murrell, Strategy Co-ordinator (Sustainability) at Rushmoor Borough Council on 01252 398538 for further information.
- 9 INFORMATIVE - The applicant is requested to bring the conditions attached to this permission to the attention of all contractors working or delivering to the site, in particular any relating to the permitted hours of construction and demolition; and where practicable to have these conditions on display at the site entrance(s) for the duration of the works.
- 10 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.

B. Classroom Extension Application 15/00783/FULPP : It is recommended that planning permission be **GRANTED** subject to the following conditions and informatives:-

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

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

- 2 The permission hereby granted shall be carried out in accordance with the following approved drawings- Drake & Kannemeyer Drawing numbers: 215-08-05 001, -002, -003, -004, and -005.

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

- 3 Notwithstanding any indication which may have been given in the application, or in the absence of such information, no works shall start on site until details and/or samples of all external finishing and surfacing materials, including those to access driveways/forecourts etc have been submitted to and approved in writing by the Local Planning Authority. *

Reason - To secure a satisfactory appearance.

- 4 Construction 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 construction work at all shall take place on Sundays and Bank or Statutory Holidays, unless otherwise agreed in writing by the Local Planning Authority.

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

- 5 No works shall start on site until a fully detailed landscape and planting scheme for the site has been submitted to and approved in writing by the Local Planning Authority. *

Reason - In the interests of amenity and to help achieve a satisfactory standard of landscaping.

- 6 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, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless otherwise first agreed in writing by the Local Planning Authority.

Reason - In the interests of amenity and to help achieve a satisfactory standard of landscaping.

- 7 No works shall start on site until the existing trees and hedges which are to be retained on or adjoining the application site have been adequately protected from damage during site clearance and works on site, which shall include stout exclusion fencing located outside the perimeter of canopy spread in accordance with the accord with the recommendations of BS 5837:2005 'Trees in Relation to Construction'.

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

- 8 Prior to the commencement of development details of measures to incorporate Sustainable Drainage Systems (SUDS) into the new built development shall be submitted to and approved in writing by the Local Planning Authority. Such details as may be approved shall be implemented in full prior to the first occupation of the new building and retained in perpetuity.

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

- 9 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 BREEAM "Very Good" standard 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 use of the building and retained in perpetuity.

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

- 10 Any ventilation, air-conditioning units or other roof plant to be installed on the extension hereby permitted shall be insulated so that no noise emanating from the equipment shall be heard at the boundaries with the adjoining residential properties.

Reason - To protect the occupants of nearby residential properties from noise disturbance.

INFORMATIVES

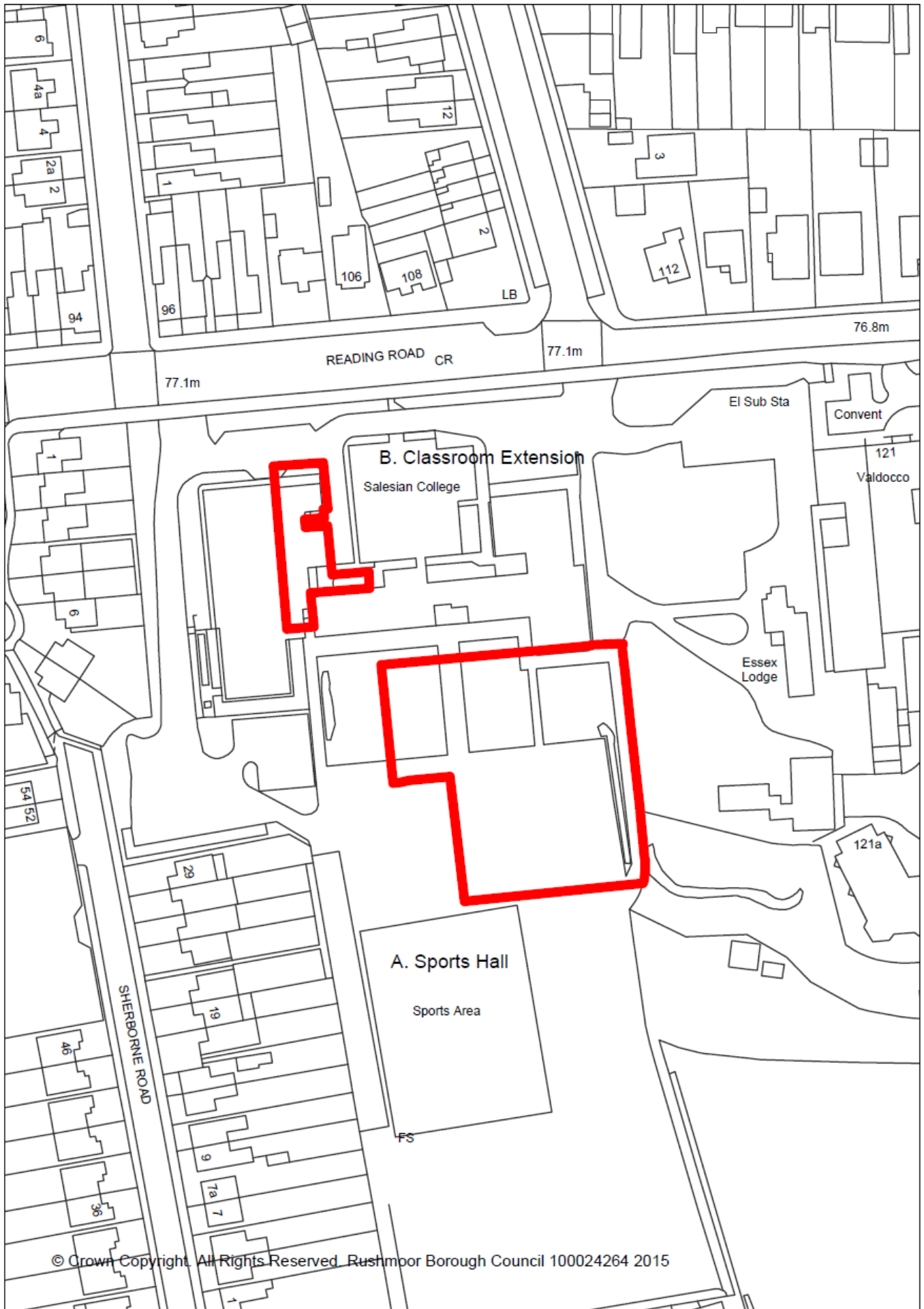
- 1 **INFORMATIVE - REASONS FOR APPROVAL-** The Council has granted permission because:-

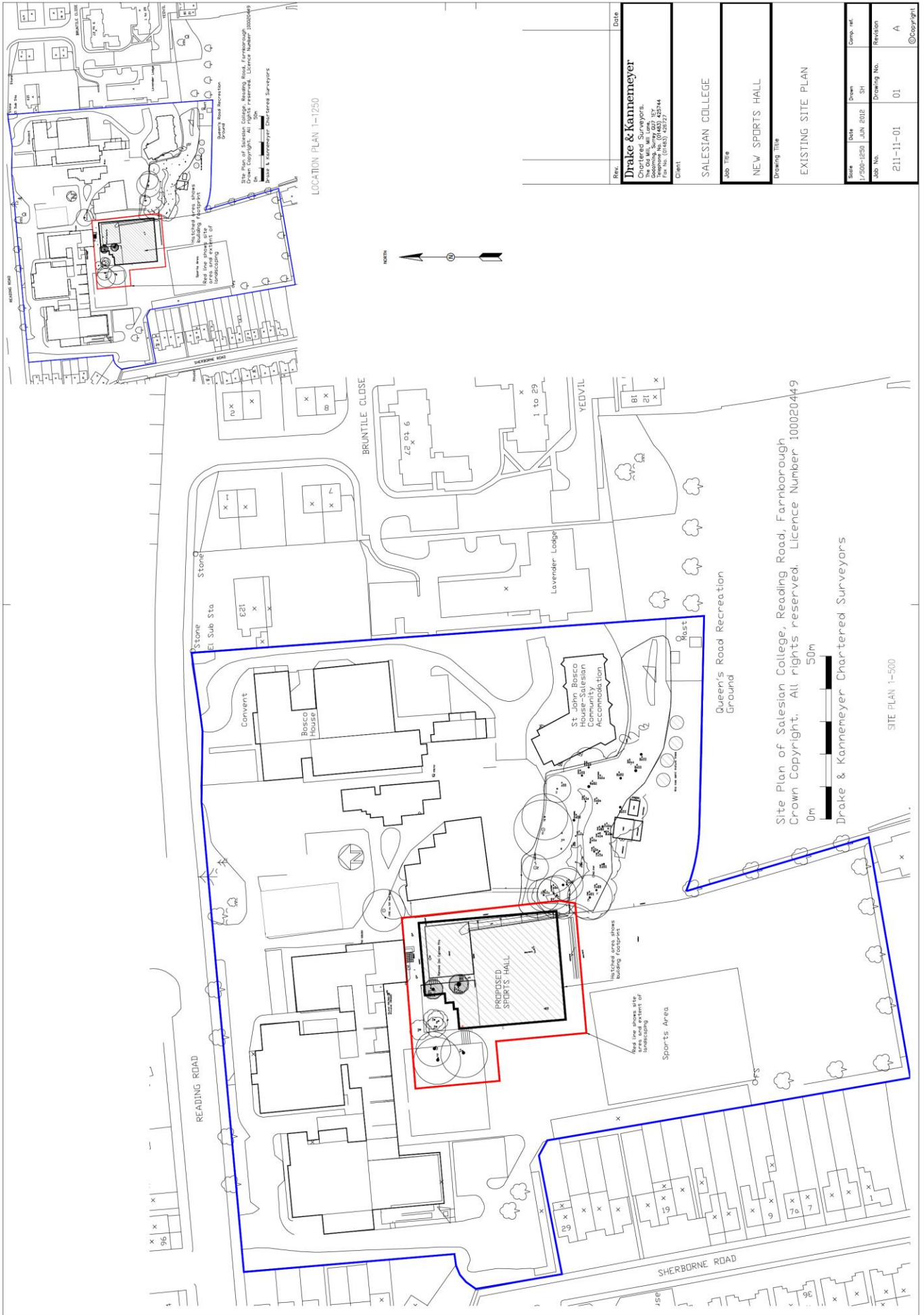
It is considered that the proposals are acceptable in principle, visual and highways terms. They would, furthermore, give rise to no material and harmful impact on the amenities of neighbours, and subject to conditions satisfactorily address the issues of drainage and renewable energy & sustainability. Acceptable provision can be made for access by people with disabilities. Subject to tree protection measures being implemented and retained the proposals would have no material and harmful impact on adjoining and nearby trees considered worthy of retention. The proposals are thereby considered acceptable having regard to adopted Rushmoor Core Strategy Policies CP1, CP2, CP3, CP4, CP10, CP12, CP16 and CP17; and saved Local Plan Policies ENV13, ENV17, ENV21 & 22, ENV43 and TR10. 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 -** The applicant is reminded that the premises should be made accessible to people with disabilities, including wheelchair users, in accordance with the recommendations in BS 8300: 2001 - Access for the Disabled to Buildings. There may also be a requirement to provide disabled access in accordance with Approved Document M of the Building Regulations 2004 (as amended) - Access for Disabled People. The Rushmoor Access Group would welcome the opportunity to give further advice and guidance.
- 3 **INFORMATIVE -** Your attention is specifically drawn to the conditions above marked *. These condition(s) require the submission of details, information, drawings etc. to the Local Planning Authority **BEFORE ANY WORKS START ON THE SITE** or, require works to be carried out **BEFORE THE COMMENCEMENT OF THE USE OR FIRST OCCUPATION OF ANY BUILDING**. Failure to observe these requirements will result in a contravention of the terms of the permission and the Council may take enforcement action to secure compliance.
- 4 **INFORMATIVE -** The applicant is recommended to achieve maximum energy efficiency and reduction of Carbon Dioxide emissions by: a. ensuring the design and materials to be used in the construction of the building are consistent with these aims; and b. using renewable energy sources for the production of electricity and heat using efficient and technologically advanced equipment for the production of electricity and heat. Further advice can be provided by Rushmoor Council's Building Control Team.
- 5 **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 property should have two connections. The connection to the public foul sewer will carry waste from toilets, sinks and washing machines, etc. The connection to the public surface water will receive rainwater from roofs and surface drains. On occasions customers or their builders connect drains to the wrong public sewer, or water fittings or appliances to the wrong drain. The result of misconnections can have serious effects: 1) If a foul sewer is connected to a public surface water sewer this

may result in foul sewage entering the watercourse and causing a pollution. 2) If a surface water connection is made 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. If you are in any doubt Thames Water provides a service which can help identify the location of the nearest appropriate public sewer. To obtain further information on making a connection to the public sewer or the location of the appropriate public sewer please contact 0845 9200800.

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- 7 INFORMATIVE - The applicant is advised that during the demolition and construction phases of the development measures should be employed to contain and minimise dust emissions, to prevent their escape from the development site onto adjoining properties. For further information, please contact the Head of Environmental Health.
- 8 INFORMATIVE - The applicant is advised to follow good practice in the demolition of any existing buildings/structures on site including the re-use of all material arising from demolition as part of the redevelopment wherever practicable. Please contact Les Murrell, Strategy Co-ordinator (Sustainability) at Rushmoor Borough Council on 01252 398538 for further information.
- 9 INFORMATIVE - The applicant is requested to bring the conditions attached to this permission to the attention of all contractors working or delivering to the site, in particular any relating to the permitted hours of construction and demolition; and where practicable to have these conditions on display at the site entrance(s) for the duration of the works.
- 10 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.





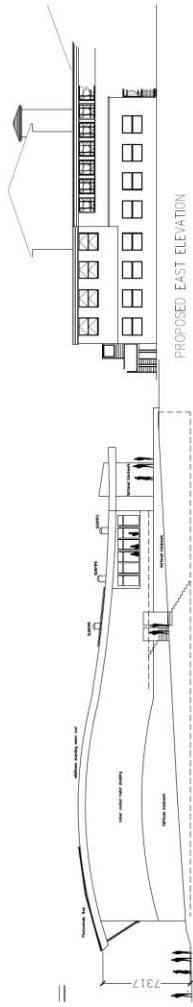
Site Plan of Salesian College, Reading Road, Farnborough
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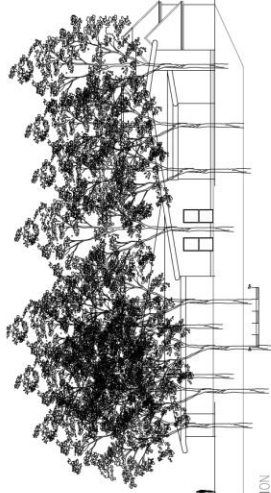
Drake & Kannemeyer Chartered Surveyors

SITE PLAN 1-500

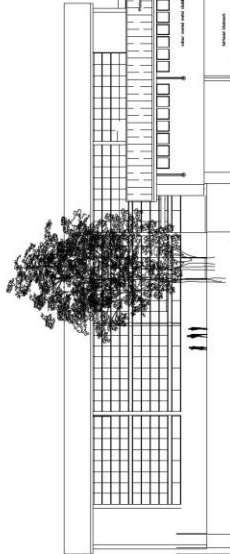
Rev.	Date		
Drake & Kannemeyer Chartered Surveyors The Old Mill, Mill Lane, Farnborough, Hampshire, GU14 7JH Telephone: 01253 435744 Fax No: 01253 428777			
Client			
SALESIAN COLLEGE			
Job Title			
NEW SPORTS HALL			
Drawing Title			
EXISTING SITE PLAN			
Scale	Date	Drawn	Comp. ref.
1/500-1250	JUN 2012	SH	
Job No.	Drawing No.	Revision	
211-11-01	01	A	
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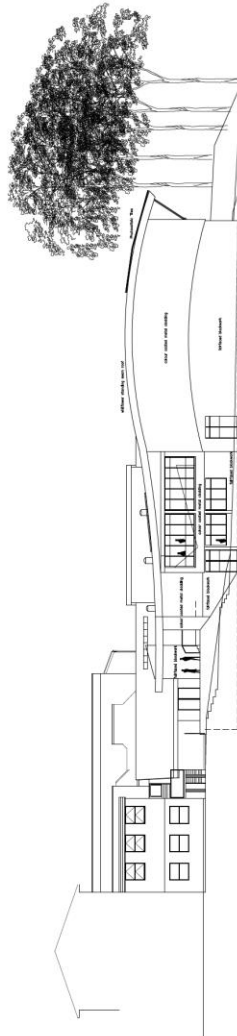
PROPOSED EAST ELEVATION



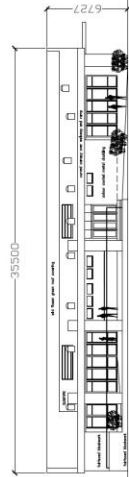
PROPOSED SOUTH ELEVATION



PROPOSED WEST ELEVATION

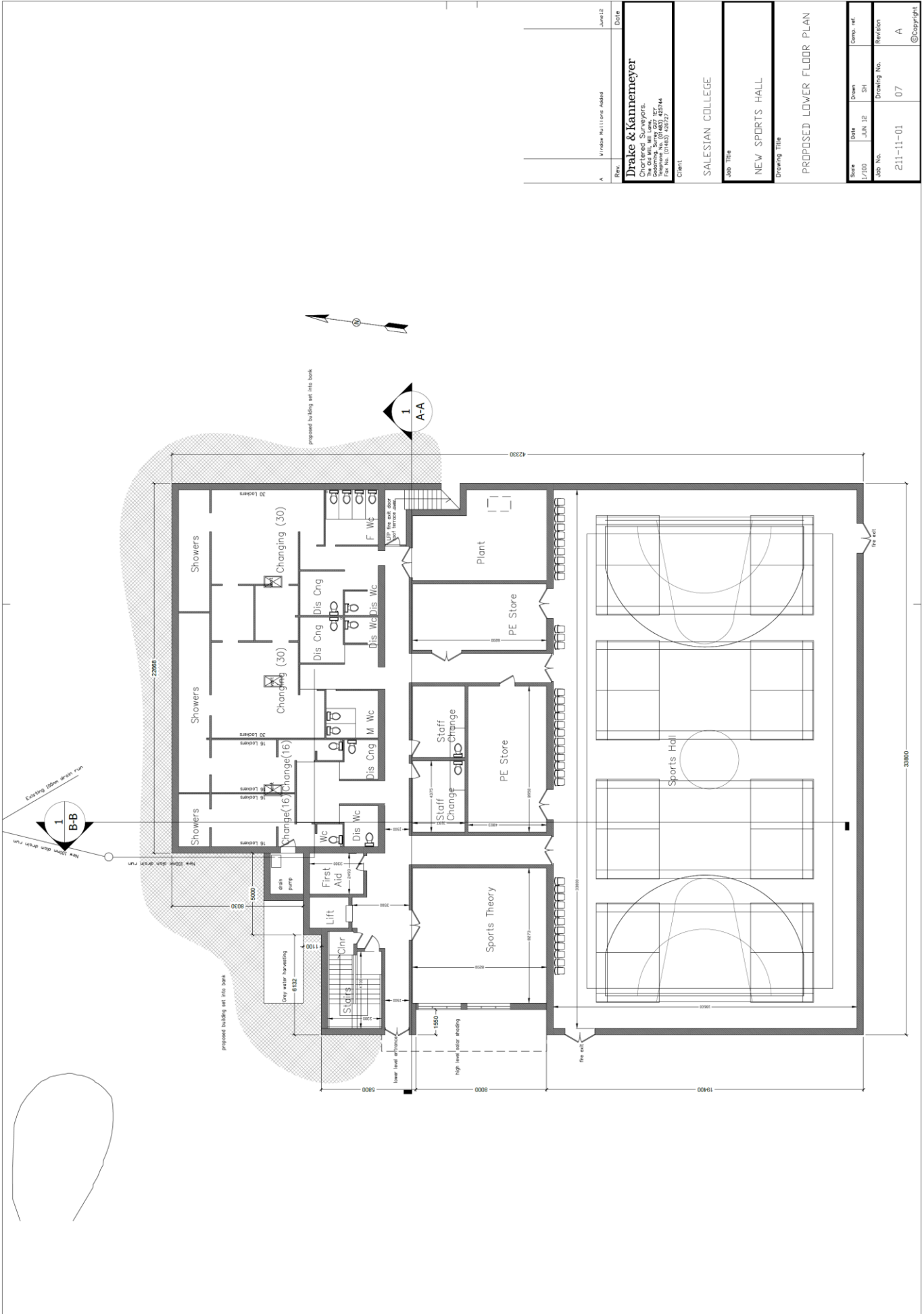


North Elevation

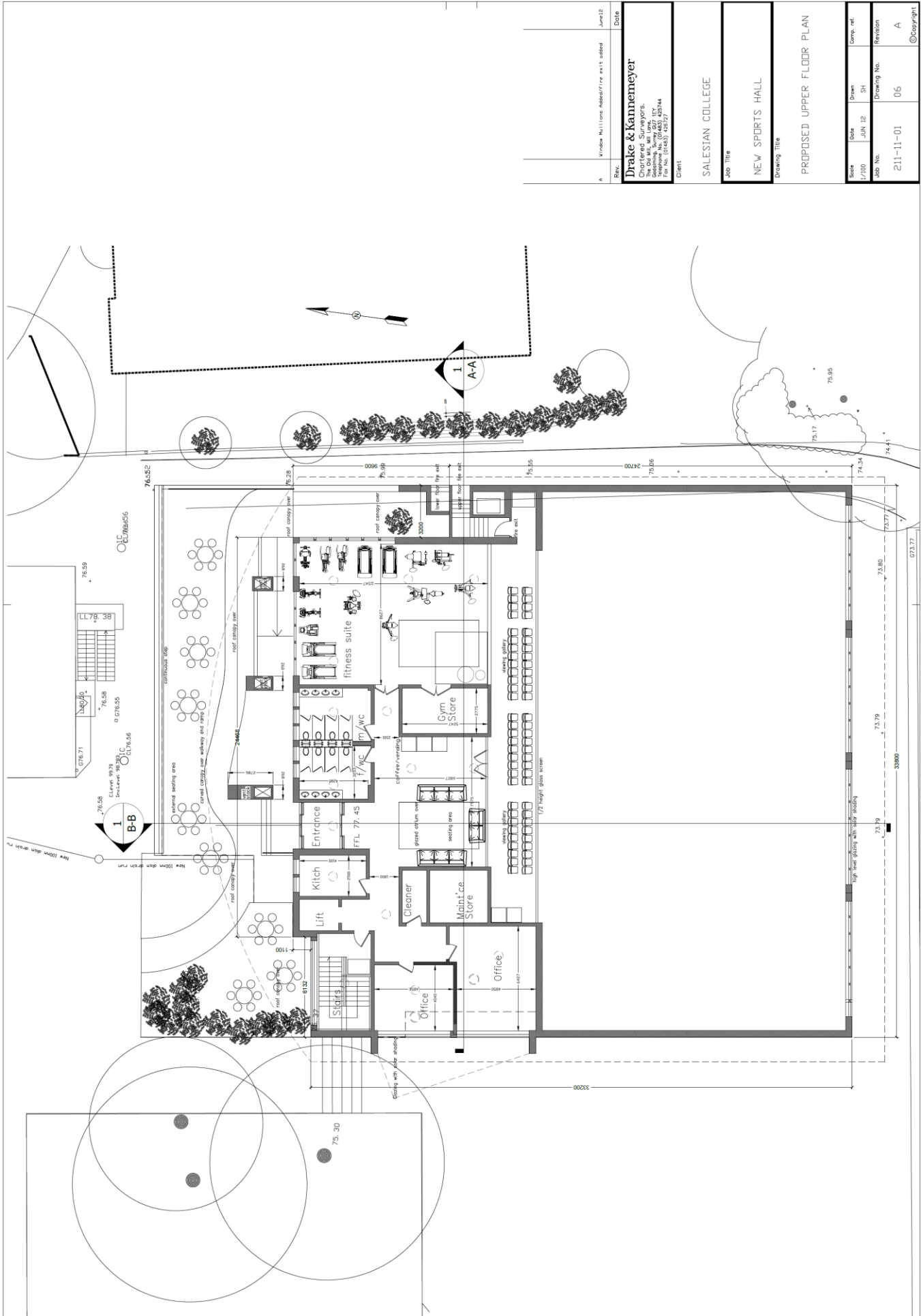


PROPOSED NORTH ELEVATION

Rev.	Date
Drake & Kammemeyer	
Chartered Surveyors The Old Mill, Mill Lane, Stoughton, Notts (01535) 825144 Fax No. (01535) 825127	
CLIENT	
SALESTIAN COLLEGE	
Job Title	
NEW SPORTS HALL	
Drawing Title	
PROPOSED ELEVATIONS SITE CONTEXT	
Scale	Date
1/200	JUN 2018
Drawn	SH
Drawn No.	Revision
211-11-01	03
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Rev:	A	W/Drawn: M.J. Collins	Abaded	June 12	Date
Drake & Kannemeyer Chartered Surveyors 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000					
CLIENT SALESIAN COLLEGE					
Job Title NEW SPORTS HALL					
Drawing Title PROPOSED LOWER FLOOR PLAN					
Scale	1:100	Date	JUN 12	Drawn	SH
Job No.	211-11-01	Drawing No.	07	Comp. ref.	
				Revision	A
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Rev.	A	Make Nullion Address fire exit added	June 12
Client	SALESIAN COLLEGE		
Job Title	NEW SPORTS HALL		
Drawing Title	PROPOSED UPPER FLOOR PLAN		
Scale	1/100	Date	JUN 12
Job No.	211-11-01	Drawn	SH
		Drawing No.	06
		Revision	A
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Drake & Kammeyer
 Chartered Surveyors
 The Old Mill, Mill Lane,
 Broomfield, Essex, SS16 1LH
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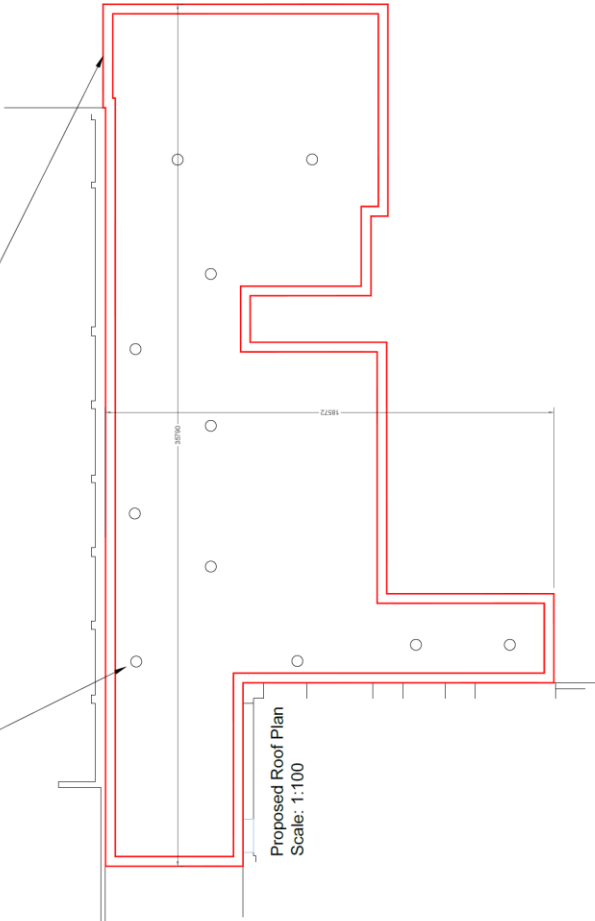
PROPOSED ROOF PLAN AND LANDSCAPE SETTING 1-200

Rev.	Date		
Drake & Kammemeyer Chartered Surveyors 210 Old Mill Lane, Suite 100 Independence, MO 64050-2514 Phone No. (816) 426-5727			
Client			
SALESIAN COLLEGE			
Job Title			
NEW SPORTS HALL			
Drawing Title			
PROPOSED ROOF PLAN			
Scale	Date	Drawn	Comp. by
1/8"=1'	JUN 2012	SH	
Job No.	Drawing No.	Revision	
211-11-01	04		
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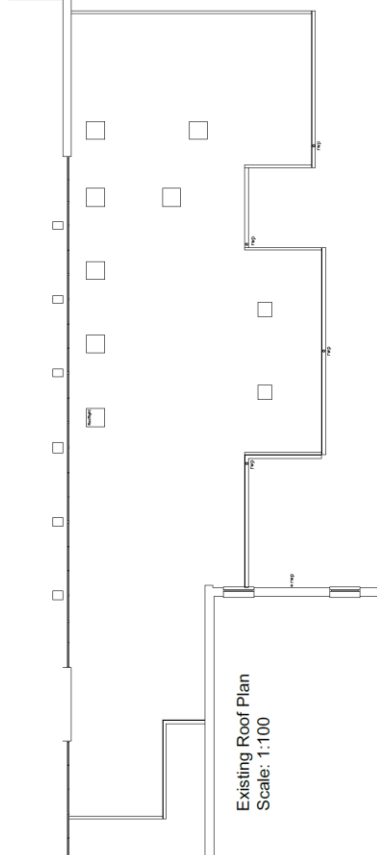
Note: This drawing is not to be scaled. Use written dimensions only.

400mm high parapet to flat roof perimeter.

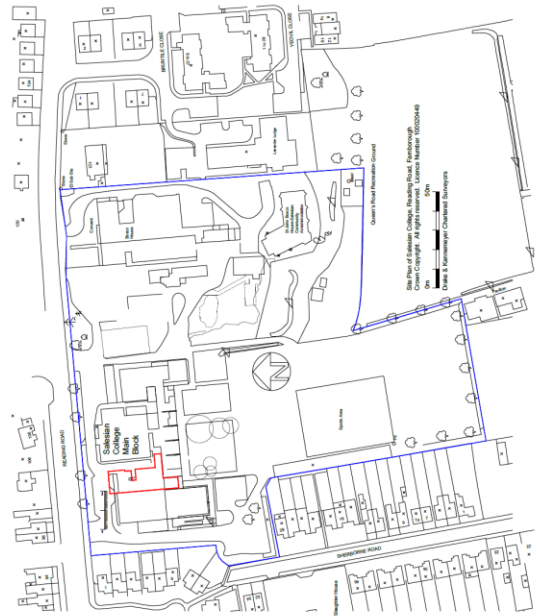
450mm dia sumpipes in new flat roof.



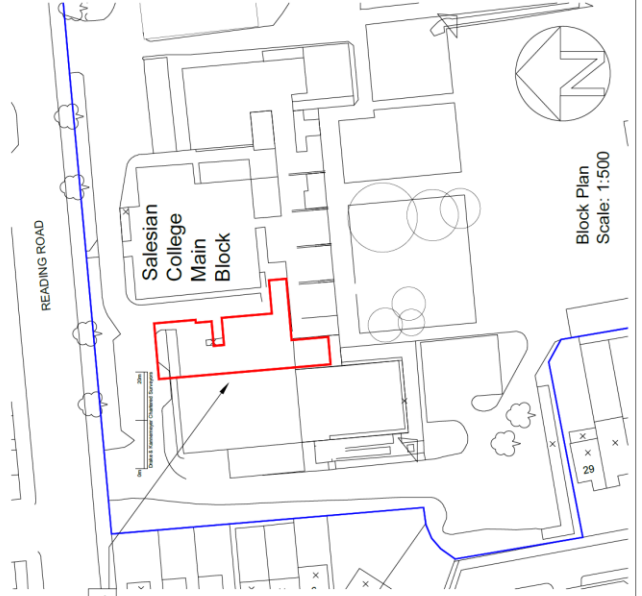
Proposed Roof Plan
Scale: 1:100



Existing Roof Plan
Scale: 1:100



Location Plan
Scale: 1:1250



Block Plan
Scale: 1:500

Location of proposed extension.

READING ROAD

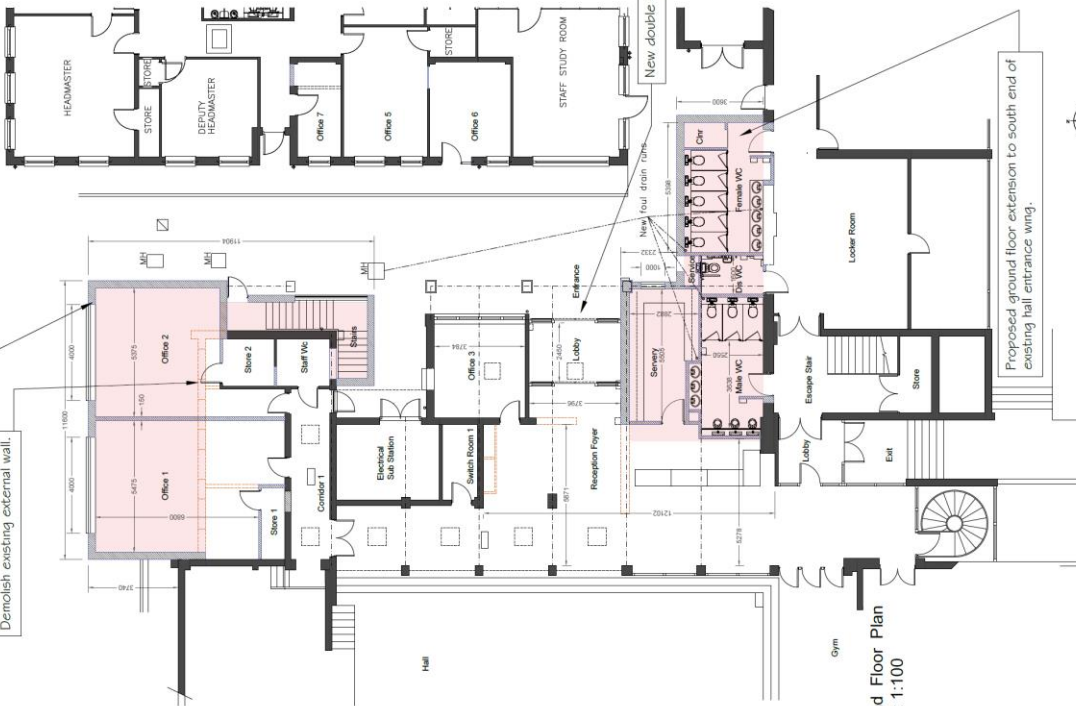
Salesian College Main Block

Rev.	Date		
Drake & Kannemeyer L.L.P.			
Chartered Surveyors, 1000 25th Street 15, Reading, South Africa T: +27 (0)187 252744 F: +27 (0)187 252774			
Client			
SALESIAN COLLEGE			
JOB TITLE			
PLANNING DRAWINGS CLASSROOM EXTENSION			
Drawing Title			
SITE / LOCATION PLAN EXISTING AND PROPOSED ROOF PLANS			
Scale	Date	Drawn	Comp. rat.
1:500 1:250 1:500 1:100 1:50	15	SH	
JOB No.	Drawing No.	Revision	
215-08-05	005		
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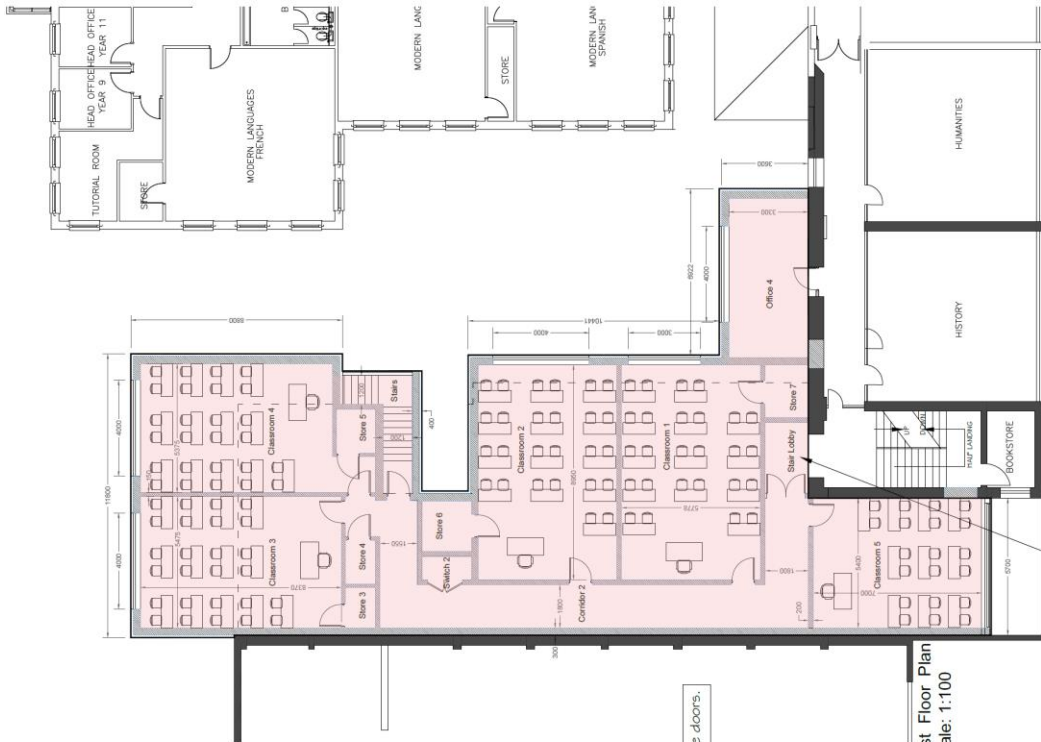
Note: Dimensions is not to be scaled. Use written dimensions only.

Proposed ground floor extension to north end of existing hall entrance wing.

Demolish existing external wall.



Ground Floor Plan
Scale: 1:100



First Floor Plan
Scale: 1:100

Proposed 1st floor extension above existing hall entrance wing and ground floor extensions. Access from existing stair landing area through original window opening.

Rev.	Date
1	21/08/05

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Client
SALESIAN COLLEGE

Job Title
**PLANNING DRAWINGS
 CLASSROOM EXTENSION 1ST FLOOR**

Drawing Title
**SCHEME PROPOSAL
 Proposed Floor Plans**

Scale	Date	Drawn	Comp. ref.
1/100	SEPT 15	SH	
Job No.	Drawing No.	Revision	
215-08-05	001		

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North Elevation



East Elevation



South Elevation



West Elevation

Rev.	Date
Drake & Kannemeyer LLP Architects & Planners, P.C. 1000 North Main Street, Suite 100 Southport, NC 28587 Phone: (919) 433-4274 Fax: (919) 433-4277	
Client:	

SALESIAN COLLEGE

Job Title
PLANNING DRAWINGS CLASSROOM EXTENSION 1ST FLOOR
Drawing Title:

PROPOSED SKETCH RENDERINGS

Scale	Date	Drawn	Comp. set
NTS	SEPT 19	SH	
Job No.	Drawing No.	Revision	
215-08-05	002		

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

Case Officer	David Stevens
A. Application No.	15/00797/COUPP
Date Valid	10th October 2015
Expiry date of consultations	3rd November 2015
Proposal	Change of use from place of worship with ancillary facilities (Use Class D1) to mixed use as (a) events and entertainment centre for organised business/conference, community and entertainment events, recreational uses for the community, celebration events (weddings, anniversaries, birthdays etc), music/concerts, film, dancing and religious events with ancillary bar and catering/kitchen facilities to serve the function rooms (Use Classes D1 and D2); and (b) change of use of mezzanine (third) floor space into self-contained restaurant (Use Class A3) with ancillary take-away; and installation of 2 extraction systems with externally-mounted louvre-vent boxes
Address	The former Kings Centre, High Street, Aldershot
Ward	Wellington
Applicant	PRB Hampshire Limited
Agent	Ms Chantal Foo
Recommendation	GRANT
Case Officer	David Stevens

B. Application No.	15/00798/ADVPP
Date Valid	10th October 2015
Expiry date of consultations	3rd November 2015
Proposal	Display of internally-illuminated fascia signs on front elevation over entrance doors; and non-illuminated signs comprising individual letters on both side elevations

Address	The former Kings Centre, High Street, Aldershot
Ward	Wellington
Applicant	PRB Hampshire Limited
Agent	Ms Chantal Foo
Recommendation	GRANT

Description

The former Kings Centre, now to be known as the “Empire”, is located fronting High Street but backing onto Wellington Avenue (A323) to the north of Aldershot Town Centre. It is a former single-screen cinema building that has, until recently, been used for some considerable time as a place of worship: The Kings Centre. The property has recently changed hands and the Kings Centre has moved elsewhere. The majority of the building comprises what would have originally been the cinema auditorium, with a ground floor ‘stalls’ seating area split into three separate levels, a stage and service areas behind. There is also tiered balcony seating above and to the sides of this area. The service area to the front of the building contains the main staircases and is arranged over 4 floors plus a smaller basement area below. At ground floor this area of the building contains the entrance lobby, reception area, wcs and storage rooms. At first floor there are offices, more wcs and the main landing area leading into the balcony seating area. There are a further two floors above that currently contain further ancillary accommodation such as offices, storerooms and wcs; with the second floor laid out in part as a meeting room.

To the west the property adjoins the Council’s Princes Gardens public car park, with the Health Centre and the Gardens themselves beyond. To the east the property adjoins a former petrol filling station site, currently in use as a drive-in hand car wash facility. Beyond this is another former cinema building currently in use as a Gala Bingo hall.

There are currently two applications with the Council for consideration, as follows:-

A. Proposed Change of Use (Application 15/00797/COUPP) : The proposal is for a change of use from a place of worship with ancillary facilities (Use Class D1 : non-residential institutions) to mixed use as an events and entertainment centre with ancillary catering and other facilities (mixed Use Classes D1 and D2). Also proposed is the change of use of the second floor to a separate restaurant (Use Class A3). In these respects the basic layout of the building would be retained with minimal internal alterations. These principally involve the formation of a function room at the top of the balcony (first floor) level with new stud-work walls and the creation of a further function room with a small bar at second floor level using the existing space there. With the exception of a louvred extraction vent to be installed at high level on the east side elevation of the building to serve the kitchens of the proposed restaurant, there would be no external alterations to the building.

The proposed restaurant would occupy the fourth floor level, with part of the floor area to be converted into a kitchen and storage area.

B. Proposed Advertisements (Application 15/00798/ADVPP): The proposal the subject of this application is for the display of various advertisement signs on the building to identify and advertise the proposed “Empire” venue as follows:-

- (a) Internally illuminated fascia signage on front elevation canopy edge over the entrance doors. These would comprise an “EMPIRE Banqueting & Hall” sign in red illuminated letters on a white opaque background occupying approximately two-thirds of the fascias width; with the remainder occupied by a “SEOUL Korean Restaurant” with white illuminated letters on a green opaque background and the “O” in Seoul forming the ‘yin & yang symbol illuminated in red and blue; and
- (b) non-illuminated signs red-painted aluminium individual letters affixed on both side elevations of the building. On the west side elevation of the building facing the adjoining Council car park these would comprise a large horizontal “EMPIRE Banqueting & Hall” sign spanning a width of approximately 10 metres located centrally within the elevation, replacing the existing “Kings centre” sign there. There would be a vertical approximately 6 metre high “EMPIRE” signs on the rear end of the elevation. On the east elevation (facing the car wash) would be two further identical vertical “EMPIRE” signs one each located on the front and rear ends of the building

The submitted plans also show the proposed installation of a flagpole on the roof of the building close to the High Street frontage that would be used to fly the Union flag. This aspect of the proposals is shown for information only since it benefits from ‘deemed consent’; in effect an automatic consent granted by the legislation.

Consultee Responses

Transportation Strategy Officer	<u>Change of Use</u> : No highway objection. <u>Advertisements</u> : No highway objections.
Planning Policy	No response received at the time of writing this report.
Environmental Health	No objection subject to conditions, including submission of details of acoustic insulation.
Aldershot Civic Society	No comments received at the time of writing this report.
Licensing Team	No response received at the time of writing this report.
Hampshire Fire & Rescue Service	No response received at the time of writing this report.
Estates Officer	No objections.

Neighbours notified

In addition to posting a site notice and press advertisement, 22 individual letters of notification were sent to properties in High Street, including all properties adjoining or opposite the site.

Neighbour comments

At the time of writing the report no comments have been received in respect of either application. The neighbour notification period expires on 3 November 2015. Should any representations be received after the report is finalised these will be reported to the Committee at the meeting.

Policy and determining issues

The site is identified as being within the town centre area of Aldershot, but is located outside the shopping core. The property is not a Listed Building, 'Hampshire Treasure', or Building of Local Importance. Nor is the site located within a Conservation Area. Rushmoor Core Strategy Policies SS1 (The Spatial Strategy), SP3 (Aldershot Town Centre), and CP2 (Design & Heritage) are relevant. Also relevant are saved Local Plan Policies ENV16 (general development criteria), ENV21 & 22 (access for people with disabilities), ENV38 (advertisements), ENV48 (environmental pollution), OR7 (indoor recreation, arts and entertainment facilities), TC1 & TC4 (town centres), S5 (restaurants, cafes and takeaway hot food shops).

In this context the main determining issues in respect of the proposed change of use are the principle of the proposals, visual impact, impact on neighbours, highways considerations and access for people with disabilities.

As is set out at para.67 of the National Planning Policy Framework (NPPF) the only determining issues in respect of the consideration of advertisements are the impacts on amenity and public safety. This guidance has replaced identical guidance in Planning Policy Guidance (PPG) Note No.19 'Outdoor Advertisement Control'.

Commentary

Principle –

Planning permission is required in this case because legislation divides "D-Class" uses into two separate sections: Use Class D1 (non-residential institutions such as places of worship, church halls etc) and Use Class D2 (assembly and leisure uses, such as cinemas, theatres, music and concert halls etc). Planning permission is required to switch between D1 and D2 use, or, as in this case, to change to a mixed D1 and D2 use. However, this does not mean that there is necessarily any material difference in the planning impacts of D1 or D2 class uses, especially when it is considered that both the D1 and D2 Use Classes cover a wide range of uses that are capable of having very different types of impact. In this case it is clear that, historically, this site has been used at different times for uses that would now fall within both Use Classes D1 and D2. Planning permission is clearly also required on account of the proposed introduction of a separate self-contained restaurant use (Use Class A3) into the building.

The proposals represent the continuation of the use of this prominent and well-known town centre property as a community facility serving the town and the wider area. The continued use of town centre properties for a diversity of uses, and the retention of community facilities is encouraged by both the Council's adopted planning policies and Government Planning Policy Guidance and Practice Notes.

The proposed introduction of a restaurant use into the building is not proscribed by planning policy, which indicates that such uses are acceptable in principle subject to consideration of the details of the proposal and whether or not there would be any material and adverse planning impacts having regard to such matters as the amenities of neighbours.

Accordingly, the proposed changes of use are considered acceptable in principle, subject to the usual relevant development management issues being satisfactorily addressed.

Visual Impact –

The building is located in a prominent position where it is visible from most directions from public vantage points. However, since there would be very limited external alterations to the existing building arising from the proposed change of use it is considered that the proposals would have no material and harmful visual implications.

The visual impact of the proposed advertising signage is considered separately later in this report.

Impact on Neighbours –

The nearest and adjacent neighbours to this site are commercial uses. The nearest residential neighbours are located on the upper floors of some properties fronting the opposite side of the High Street. There are also residential neighbours in the military housing estate on the north side of Wellington Avenue, albeit at a greater distance away. The proposed hours of use of the property indicated with the current application, reflecting those hours sought with the applicants parallel application for a premises Licence, are 9.00am to 3.00am the morning after 7 days a week. As a result, although Premises Licencing would provide an on-going mechanism for the control and review of amenity impacts on neighbours arising from the day-to-day operation of the venue, it is necessary to consider whether the proposed uses of the building now indicated would be likely to give rise to undue noise and disturbance that should be addressed within the remit of planning.

Notwithstanding the unrestricted in planning terms historic use of the building as a cinema and, until recently, as a place of worship, the proposed change of use would introduce function and music type activities to the site which have the potential to generate undue noise to nearby residential properties. In this respect, it is not known whether the building would be able to adequately contain noise. There are large single-glazed windows in the building facades that need to be assessed with regard to their sound insulation properties and are a potential weak point through which breakout noise could occur. The Council has previously received complaints about noise emanating from the public house, formerly known as Bar One, on the High Street affecting residential properties across Wellington Avenue at Salerno Close. The application building is closer and the proposal is to use the premises for music and concerts which could potentially be very noisy. Accordingly, the Head of Environmental Health & Housing has requested that a condition be imposed to require suitable acoustic insulation to be provided prior to the commencement of the new use.

The submitted drawings show the location of kitchen extract systems for the proposed restaurant and the ancillary catering facilities; and the points at which they discharge. The drawings are annotated with the equipment to be installed, to include carbon filters and silencers located either side of an extract fan. However, given the distance to the nearest sensitive receptors (residential dwellings), it is considered unlikely that odours would have any significant amenity impact. As such, it is considered appropriate to impose a condition

requiring the submission of details of the individual elements of the extract system to demonstrate that both systems are appropriate for their intended use.

Subject to the imposition of the conditions recommended by the Head of Environmental Health & Housing it is considered that the proposed changes of use would have an acceptable impact on neighbours in planning terms.

Highways Considerations -

The building is a long-standing destination for public assembly of significant scale, whether this be for entertainment or the purposes of worship, that has not ever been/is not provided with any dedicated on-site parking. The site has no land other than that covered by the building. The building is in a central part of Aldershot town centre with good access to local facilities and public transport and within a reasonable walking distance of a range of town public car parks.

On this basis, the Council's Transportation Strategy Officer raises no concerns about access or car parking for the development. He is also satisfied that the proposed changes of use would not be likely to result in a significant increase in traffic generation when compared to the existing potential use of the site within Use Class D1. The proposed restaurant use is not considered to have any material impact on these requirements. Indeed, in these respects the parking requirements and traffic implications of the existing and proposed uses are considered to be very similar.

The building does not currently provide any cycle parking/storage facility, and there are limited opportunities for doing so, with the possible exception of along the west side elevation adjoining the Council car park. There are, however, cycle parking facilities in the vicinity and within the town centre area in general.

Refuse storage is shown in the alley on the east side of the building where access for refuse collection can be achieved from Wellington Avenue. This is considered to be satisfactory and replicates the current refuse disposal arrangements.

It is considered that the proposed change of use is acceptable in highways terms. The highway safety implications of the proposed advertisements are considered in the final subsection of this report.

Access for People with Disabilities –

Despite being of some age, the existing building, being a building that is open to the public, has had to make provision for people with disabilities to comply with other legislation. The proposed change of use does not give rise to any immediate implications in respect of this matter which are, in any event, a matter considered separately under the Building Regulations. It is considered that the proposals would provide acceptable facilities for people with disabilities albeit that this is not a matter to be secured through the planning process.

Proposed Advertisements –

In terms of amenity impact, the application property is a large building located in a prominent position on the margins of Aldershot Town Centre, where it is readily visible from public vantage-points from most directions. Being a former Cinema, the property was previously the subject to large illuminated and non-illuminated advertisement displays for many years. The

most recent use of the building as a place of worship has also resulted in the display of some large advertisements on the exterior of the building. It is considered that, although large in scale, the nature, design and extent, the proposed signage is entirely appropriate to the large scale of the building and its current intended re-use. It is considered that the display of the proposed signage would have an acceptable visual amenity impact.

With respect to highway safety, the Transportation Strategy Officer raises no highway objections to the proposed advertisements as it is considered that the proposals would have no material and harmful implications for highway safety. Indeed, it is considered likely that the signage would actually serve to help people locate the proposed events and entertainment centre, which would be likely to assist highway safety.

Conclusions –

It is considered that the proposed change of use is acceptable in principle and highways terms, would have no material visual amenity implications, subject to conditions would have no material and harmful impact on the amenities of neighbours and adequate facilities for people with disabilities would be provided. The proposed change of use is thereby considered acceptable having regard to Rushmoor Core Strategy Policies SS1, SP3 and CP2; and saved Local Plan Policies ENV16, ENV21 & 22, ENV48, OR7, TC1 & 4 and S5.

In respect of the proposed advertisement signs, it is considered that the proposals are acceptable in terms of both their amenity impact and public safety and, as such, comply with the requirements of saved Local Plan Policy ENV38.

Full Recommendations

A. Change of Use Application 15/00797/COUPP: It is recommended that planning permission be GRANTED subject to the following conditions and informatives:-

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

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

- 2 The permission hereby granted shall be carried out in accordance with the following approved drawings – C Foo Associates Drawing Nos. EX00; EP01 REV.A; EP02; EE01; PE01 REV.A; PP01 REV.A; and PP02 REV.B.

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

- 3 The A3 use and ancillary cooking facilities hereby approved shall not commence until details of the means of suppressing and directing smells and fumes from the premises have been submitted to and approved in writing by the Local Planning Authority. These details shall include the specification of the equipment to be installed within the extraction system to minimise odour emissions from the premises. The development shall be carried out in accordance with the details so approved and thereafter retained fully operational whilst the kitchens/food premises are in use.

Reason - To safeguard the amenities of occupiers of neighbouring and nearby properties. *

- 4 The D2 element of the mixed use hereby permitted shall not commence until a scheme specifying the provisions to be made for the control of noise emanating from the premises has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full before commencement of D2 use and thereafter retained.

Reason - To protect the amenity of occupiers of neighbouring and nearby properties. *

Informatives:

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

It is considered that the proposed change of use is acceptable in principle and highways terms, would have no material visual amenity implications, subject to conditions would have no material and harmful impact on the amenities of neighbours and adequate facilities for people with disabilities would be provided. The proposed change of use is thereby considered acceptable having regard to Rushmoor Core Strategy Policies SS1, SP3 and CP2; and saved Local Plan Policies ENV16, ENV21 & 22, ENV48, OR7, TC1 & 4 and S5.

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

- 2 **INFORMATIVE -** Your attention is specifically drawn to the conditions marked *. These condition(s) require 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.

- 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 & Housing for advice.

- 4 INFORMATIVE - The applicant is advised to contact the Head of Environmental Health & Housing regarding the requirement to provide acoustic insulation. Any scheme of acoustic insulation must be in accordance with the specifications provided in Schedule 1 of the Noise Insulation Regulations 1975 and must include details of acoustic mechanical ventilation and, where appropriate, solar control.
- 5 INFORMATIVE - The applicant is reminded that the premises should be made accessible to all disabled people, not just wheelchair users, in accordance with the duties imposed by the 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 build. The Rushmoor Access Group would welcome the opportunity to give advice and guidance if requested.
- 6 INFORMATIVE – The Local Planning Authority's commitment to working with the applicants in a positive and proactive way is demonstrated by its offer of pre-application discussion to all, free of charge, and assistance in the validation and determination of applications through the provision of clear guidance regarding necessary supporting information or amendments both before and after submission, in line with the National Planning Policy Framework.

B. Advertisements Application 15/00798/ADVPP: It is recommended that Advertisement Consent be GRANTED subject to the following conditions and informatives:-

The standard conditions attached to all consents granted or deemed to be granted for the display of advertisements:-

1. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
2. No advertisement shall be sited or displayed so as to—
 - (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
 - (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
 - (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.
3. Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
4. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.
5. Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity

Additional Condition:

- 6 The advertisement consent hereby granted shall be carried out in accordance with the following approved drawings – C Foo Associates Drawing Nos. EX00; PE01; and EE01.

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

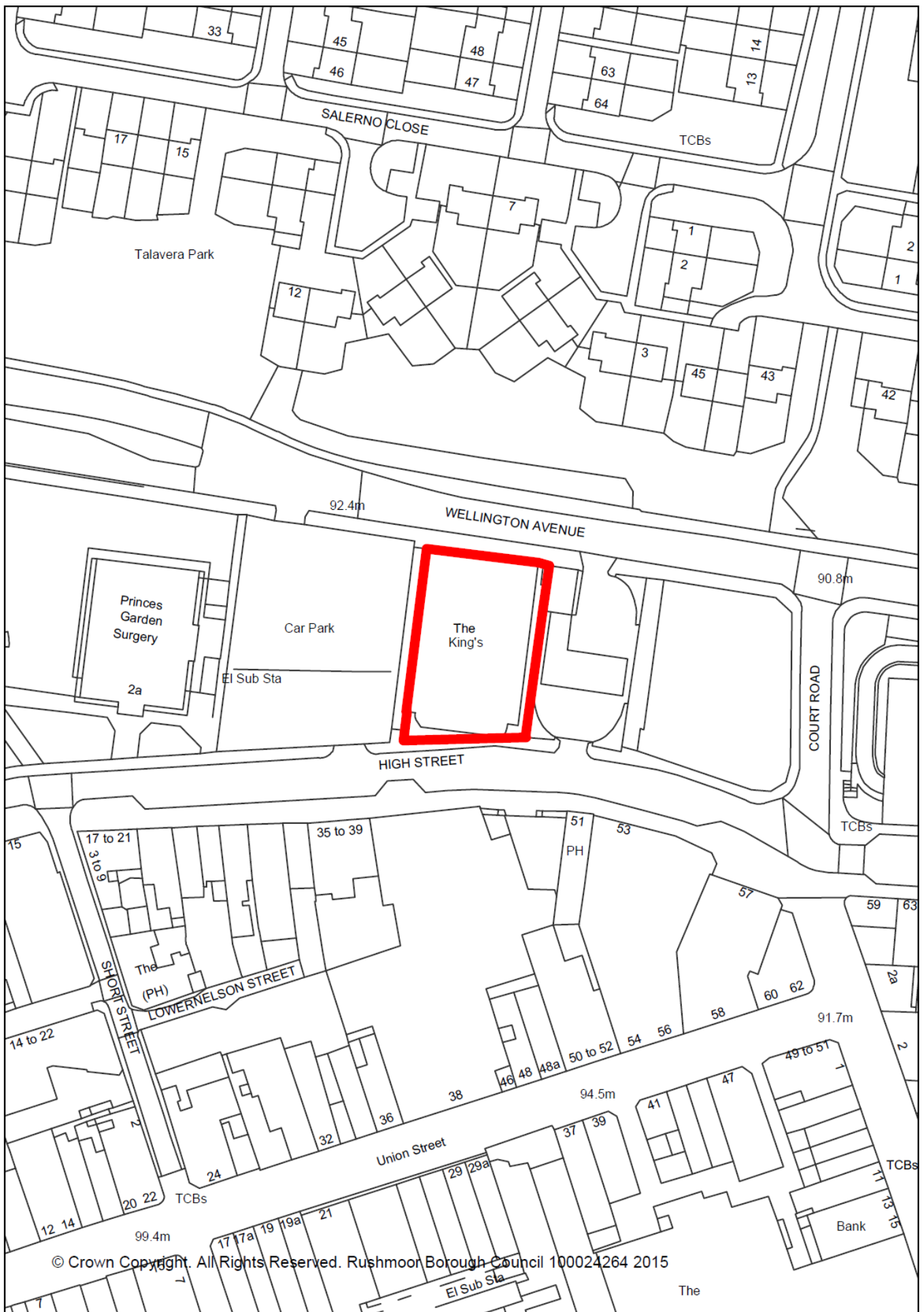
Informatives:

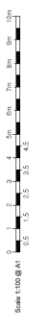
- 1 **INFORMATIVE - REASONS FOR APPROVAL-** The Council has granted advertisement consent because:-

It is considered that the proposed advertisements are acceptable in terms of both their amenity impact and public safety and, as such, comply with the requirements of saved Local Plan Policy ENV38

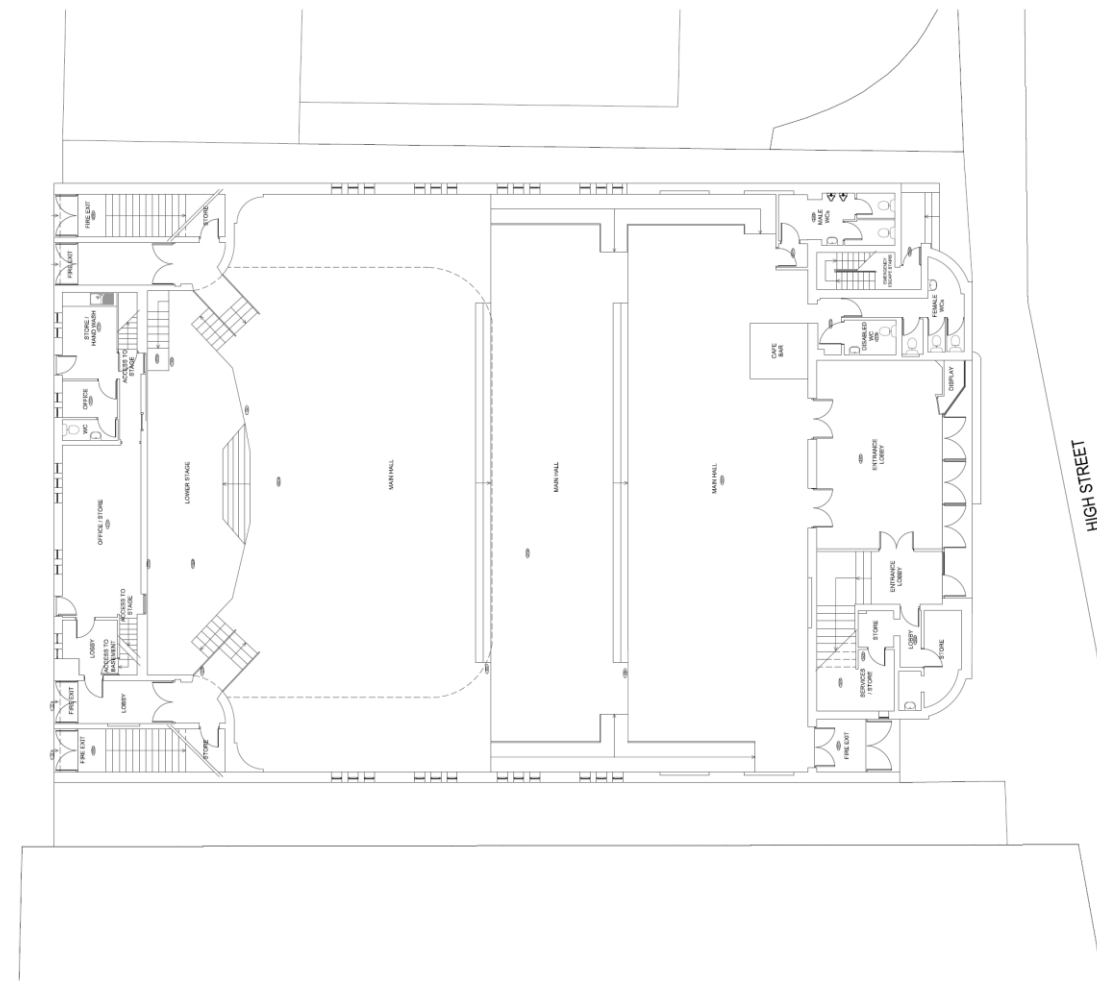
It is therefore considered that subject to compliance with the attached conditions, and taking into account all other material planning considerations, including the provisions of the development plan, the proposal would be acceptable. This also includes a consideration of whether the decision to grant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

- 2 **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.



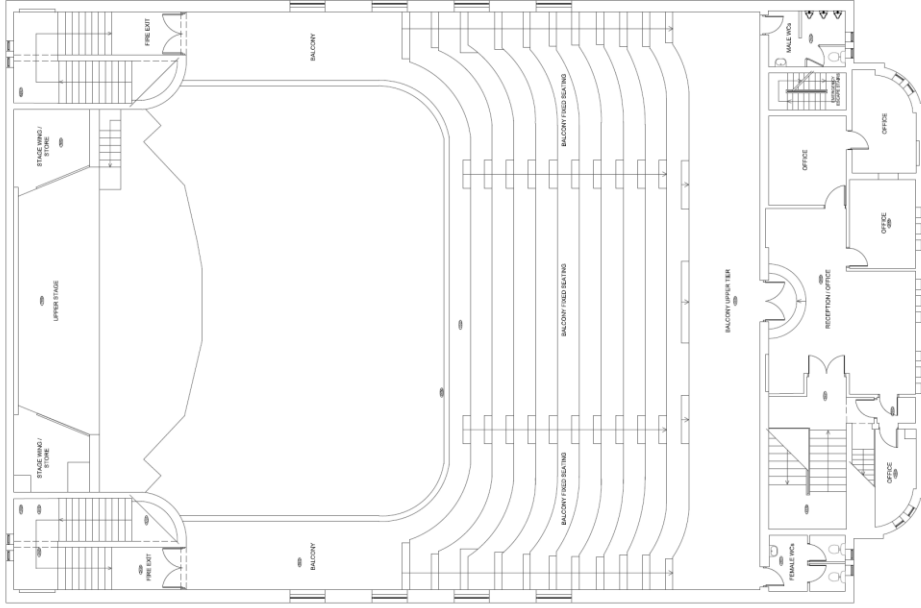


WELLINGTON AVENUE



EXISTING GROUND FLOOR PLAN - Scale 1:100 @ A1

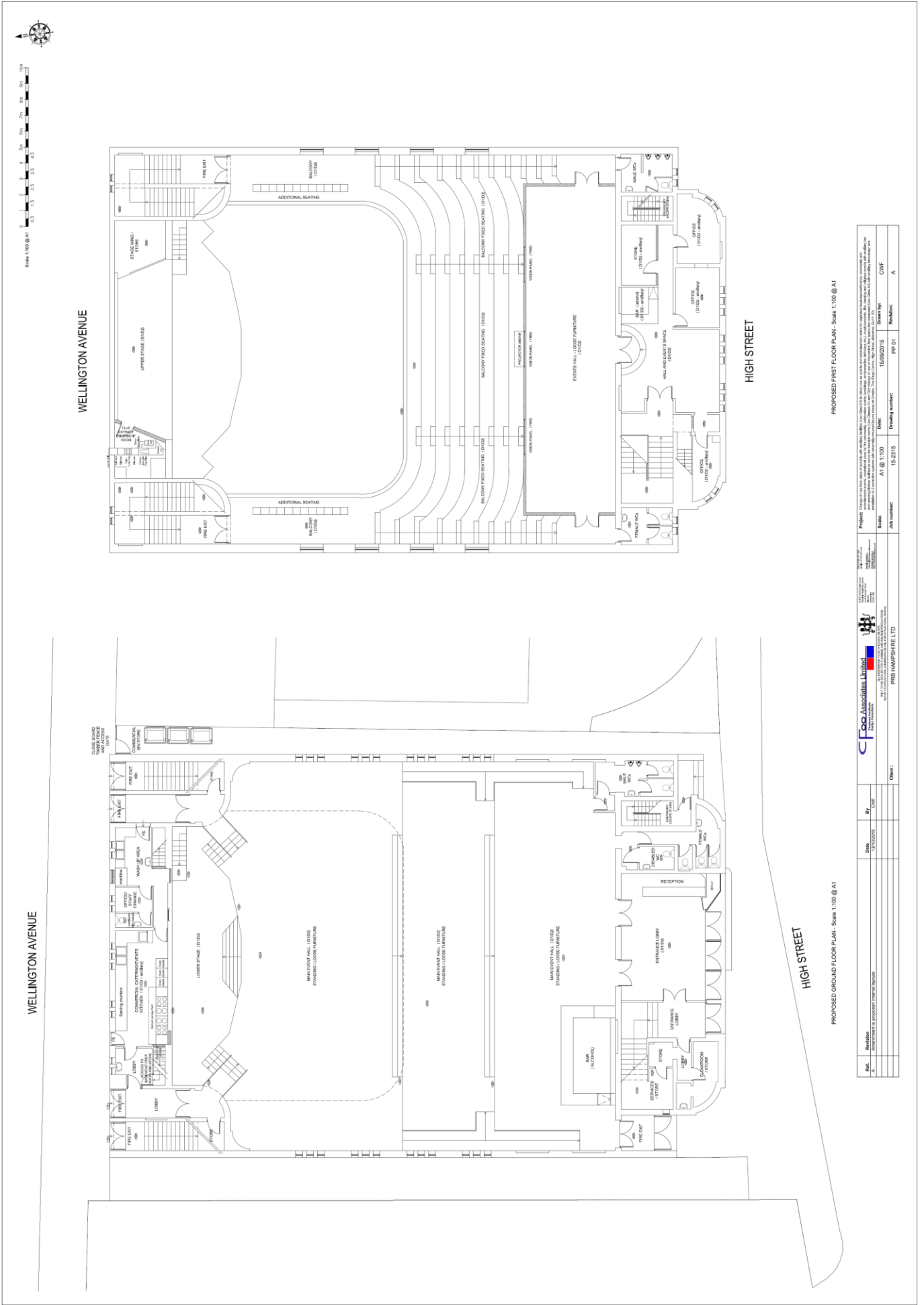
WELLINGTON AVENUE



HIGH STREET

EXISTING FIRST FLOOR PLAN - Scale 1:100 @ A1

Rev:	Rev:	Date:	By:	Client:
A	A	13/05/2015	CWF	
<p>Proj Info: Project: College of Arts and Media Building, 15-21 High Street, London EC2A 4DF, UK. The Client is seeking to refurbish the building to provide a modern, high quality environment for the students of the College. The building is a Grade II listed building and the project is subject to planning and listed building consent.</p>				
<p>Client: PRB HAMPSHIRE LTD</p>				
<p>Drawn: A1 @ 1:100</p>				
<p>Checked: CWF</p>				
<p>Date: 15/05/2015</p>				
<p>Scale: A1 @ 1:100</p>				
<p>Sheet No: 15-21/15</p>				
<p>Sheet Title: EP (A1)</p>				
<p>Scale: A</p>				
<p>Author: CWF</p>				



PROPOSED FIRST FLOOR PLAN - Scale 1:100 @ A1

PROPOSED GROUND FLOOR PLAN - Scale 1:100 @ A1

Ref:	Revision:	Date:	By:	Client:
A	Approved for construction	15/10/2015	CWP	
<p>Project: FOG ASSOCIATES LIMITED 10002015 15-2315 PP 01</p>				
<p>Scale: A1 @ 1:100 Drawing number: 10002015 Job number: PP 01 Rev/No: CWP A</p>				



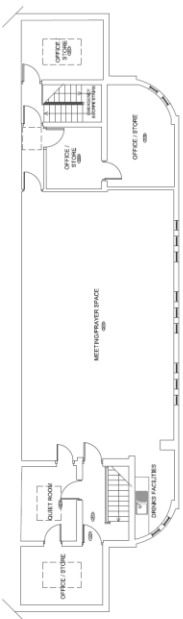
Scale: 1:100 @ A1

WELLINGTON AVENUE



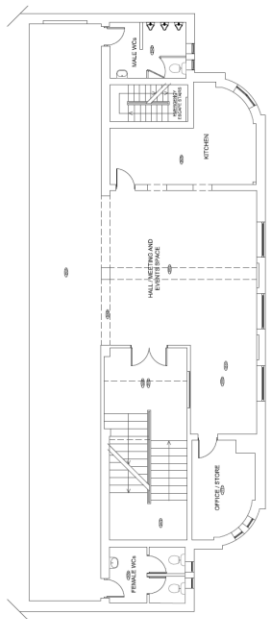
HIGH STREET

EXISTING ROOF PLAN - Scale 1:100 @ A1



HIGH STREET

EXISTING SECOND FLOOR PLAN - Scale 1:100 @ A1



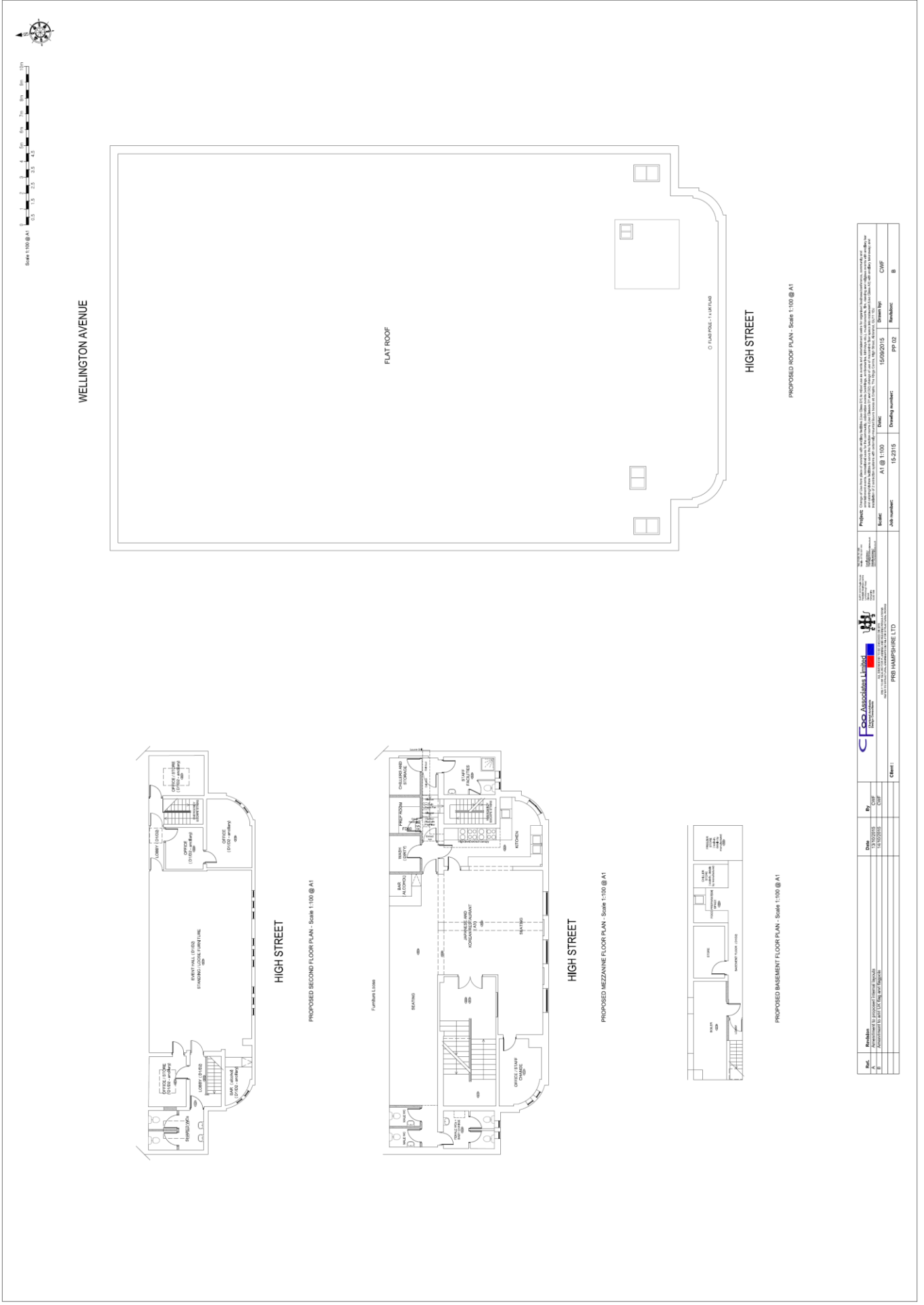
HIGH STREET

EXISTING MEZZANINE FLOOR PLAN - Scale 1:100 @ A1



EXISTING BASEMENT FLOOR PLAN - Scale 1:100 @ A1

Ref.	Revision	Date	By	Client: PRB HAMPSHIRE LTD
				Project: <small>CFPS Associates Limited has been appointed to provide architectural services for the proposed new office building for PRB Hampshire Ltd. The client is PRB Hampshire Ltd, a limited liability company registered in England and Wales, number 06051949. The building is located at the site of the former PRB Hampshire Ltd offices, 12 Wellington Avenue, High Street, Southampton, SO9 1AD. The building will be used for office purposes. The client is responsible for all planning and building control requirements. The client is also responsible for all utility services and other matters relating to the building. The client is also responsible for all other matters relating to the building.</small> Scale: A1 @ 1:100 Date: 15/08/2015 Job number: 15-2015 Drawing number: EP 02
Job number	15-2015	Drawn by	EP 02	
Scale	A1 @ 1:100	Checked by	CMW	



Rev. A	Revisions	By	Date
B	Approved to proceed (revise scope)	CVF	15/03/15
C	Approved to start (L1, L2, and L3)	CVF	15/03/15
Client: PRB HAMPSHIRE LTD			
Job number: 15-2315		Drawing number: PP 02	Sheet: B
Scale: A1 @ 1:100		Date: 15/03/2015	Drawn by: CVF
<small> Project: Change of Use from Retail to Office, Use, English Heritage and Listed Building Consent, 15, Wellington Avenue, Southampton, Hampshire, UK. Drawn by: CVF Checked by: CVF Date: 15/03/2015 Scale: A1 @ 1:100 Project: Change of Use from Retail to Office, Use, English Heritage and Listed Building Consent, 15, Wellington Avenue, Southampton, Hampshire, UK. </small>			

ADVERTISMENT SIGNAGE DETAILS

- FRONT ELEVATION (SOUTH) - 2 x 6m high - aluminium composite tray 60mm depth.
 - Seoul Korean Restaurant - 6400mm w. x 900mm h. x 110mm d.
 - SEUL - LED lights inside built up aluminium of 50mm depth, illuminating each letter.
 - acrylic behind and back with LEDs inside tray.
 - acrylic back and back with LEDs inside tray.

2 - Empire Banqueting & Hall = 11510mm w. x 900mm h. x 110mm d.
 - "EMPIRE" - LED lights inside built up letters of 50mm depth, illuminating each letter.
 - acrylic behind and back with LEDs inside tray.
 - acrylic back and back with LEDs inside tray.

Total signage size = 16910mm w. x 900mm h. x 70mm d.
 - L3 signage

THE FOLLOWING ADVERTISEMENT SIGNAGE CONSISTS OF RAISED LETTERS WITH NO ILLUMINATION WITHIN SIGNAGE.

- CARP PARK SIDE ELEVATION (WEST) - 2 signs
 1 - Empire Banqueting & Hall - all built up letters of 50mm depth, aluminium welded
 - "EMPIRE" = 6400mm w. x 900mm h. x 50mm d.
 - Banqueting & Hall = 9800mm w. x 570mm h. x 50mm d.

2 - Vertical end signage = "Empire" = 700mm w. x 570mm h. x 50mm d.
 - all built up letters of 50mm depth, aluminium welded with red painting.

- SIDE ELEVATION (EAST) - 2 signs both the same size and style (south end potential)
 - all built up letters of 50mm depth, aluminium welded with red painting.
 - "EMPIRE" = all built up letters of 50mm depth, aluminium welded with red painting.
 - 700mm w. x 560mm h. x 50mm d.

ADVERTISMENT SIGNAGE DETAILS

- FRONT ELEVATION (SOUTH) - 2 x 6m high - aluminium composite tray 60mm depth.
 - Seoul Korean Restaurant - 6400mm w. x 900mm h. x 110mm d.
 - SEUL - LED lights inside built up aluminium of 50mm depth, illuminating each letter.
 - acrylic behind and back with LEDs inside tray.
 - acrylic back and back with LEDs inside tray.

2 - Empire Banqueting & Hall = 11510mm w. x 900mm h. x 110mm d.
 - "EMPIRE" - LED lights inside built up letters of 50mm depth, illuminating each letter.
 - acrylic behind and back with LEDs inside tray.
 - acrylic back and back with LEDs inside tray.

Total signage size = 16910mm w. x 900mm h. x 70mm d.
 - L3 signage

PROPOSED FRONT ELEVATION (SOUTH) - Scale 1:100 @ A1
(ADVERTISMENT SIGN/DAYTIME)

PROPOSED FRONT ELEVATION (SOUTH) - Scale 1:100 @ A1
(ADVERTISMENT SIGN EVENING TIME - LETTERS ARE ILLUMINATED)

PROPOSED SIDE ELEVATION (WEST) - Scale 1:100 @ A1

PROPOSED SIDE ELEVATION (EAST) - Scale 1:100 @ A1

PROPOSED FRONT ELEVATION (SOUTH) - Scale 1:100 @ A1
(ADVERTISMENT SIGN/DAYTIME)

PROPOSED REAR ELEVATION (NORTH) - Scale 1:100 @ A1

Ref:	Project:	By:	Date:	Client:
A1	Advertisement to add UK flag and signage	CHW	02/02/2015	
Scale:	Sheet:	Job number:	Drawn by:	Checked:
A1 @ 1:100	A1 @ 1:100	15-2015	CHW	
Drawn date:	Drawn by:	Checked:	Revision:	
15/02/2015	CHW	PE 01	A	

Project: 15-2015 - Advertisement to add UK flag and signage
 Drawn by: CHW
 Checked: PE 01
 Revision: A

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
A) Application No.	15/00719/REMPP
Date Valid	25th September 2015
Expiry date of consultations	19th October 2015
Proposal	PART RESERVED MATTERS: Erection of a single storey building for use as a coffee shop with drive through facility, including customer ordering point/height restrictor, and external seating area with associated car parking, access and works pursuant to Conditions 4(a)-(l) inclusive attached to Outline Planning Permission Ref: 99/00744/OUT dated 17th November 2000
Address	Land At Junction With Templer Avenue Meadow Gate Avenue Farnborough Hampshire
Ward	St Mark's
Applicant	HEREF Farnborough Ltd And Costa Ltd
Agent	Mr Ian Mayhead
Recommendation	Approve reserved matters
Case Officer	Sarita Jones

B) Application No.	15/00810/CONDPP
Date Valid	15th October 2015
Expiry date of consultations	6th November 2015
Proposal	Submission of details pursuant to conditions 10 (services) 13, (tree protection) 17, (sound proofing of building) and 18 (sound proofing plant and machinery) attached to Planning Permission 99/00744/OUT dated 17 November 2000 in respect of a coffee shop with drive through facility.

Address	Land At Junction With Templer Avenue Meadow Gate Avenue Farnborough Hampshire
Ward	St Mark's
Applicant	HEREF Farnborough Ltd
Agent	Mr Ian Mayhead
Recommendation	Approve details

Description

This generally rectangular site, of about 0.16 hectares, is a component part of Farnborough Business Park. It is currently part of a landscaped area comprising grass, shrubs and trees which was planted as part of the highway infrastructure for the business park. There is a slight rise of about 0.4 metres across the site from south east to north west but it is generally level. It is bounded by Templer Avenue, one of the main gyratory roads within the Farnborough business park, to the north east, Meadow Gate Avenue to the south west, 25 Templer Avenue to the south east and landscaping to the north west.

A warehouse club, operated by Costco, lies to the north east on the other side of Templer Avenue. This substantial building is predominantly finished in silver cladding. There are car parking areas to the south and west of the building with two vehicular access points onto Templer Avenue with the closest to the site being some 42 metres to the east .

Meadow Gate Avenue lies to the south west. This road was historically approved to serve the office building at 1 Meadow Gate Avenue. However this road is now blocked by collapsible bollards to the west of the site following the opening of the new vehicular entrance from the roundabout (13/00934/FULPP) which provides passenger access to the terminal building at Farnborough Airport and 1 Meadow Gate Avenue, both of which are within the ownership of TAG Farnborough Airport Limited.

25 Templer Avenue and its car parking lies to the south east. This is a predominantly glazed four storey office building designed by Sir Norman Foster.

Land to the north west of the site, which adjoins the Meadow Gate roundabout, is also part of the structural landscaping, similar to that seen on the application site, which was planted when the highway infrastructure for IQ Farnborough was constructed.

The Flight Safety Building lies to the south west. Vehicular access to this building is via Farnborough Airport with emergency vehicular access onto Meadow Gate Avenue.

The closest residential properties are in Kempton Court, some 172 metres to the north west of the site.

Within Farnborough Business Park there is a cycleway/footpath which provides links within the business park and to the town centre and railway station. There is a bus stop which adjoins the site on Templer Avenue. Farnborough Business Park have initiated a demand responsive bus service which offers free connections to rail services at peak times and a flexible service to a variety of town centre locations at other times of day depending on user requirements.

Farnborough Business Park has an area of just under 51 hectares with primary vehicular access from Elles Road (A327) via the Meadow Gate roundabout or Meudon Avenue via the Sulzers roundabout. The Southern Access Road enters the park from the Queens roundabout and Government House Road. Within the business park there are a variety of uses including offices, hotel, day nursery, residential, food and drink, warehouse club and car showroom. The Square incorporates the Historic Core and buildings 250 and Q134 known as The Hub. There are numerous listed buildings within the park, primarily those described above. Farnborough Airport is situated to the south of the business park.

There is a varied planning history on this site, the most relevant to this proposal are as follows. In November 2000, outline planning permission, 99/00744/OUT, was granted for redevelopment of the former Royal Aircraft Establishment factory site and G1 area to provide up to 155,350 sqm of B1 floorspace with up to 6000 sqm of associated development for subsidiary uses within Classes A1 (retail), A3 (food and drink), D1 (non residential institutions) and D2 (assembly and leisure) with associated car parking, landscaping, access roads and new junction with Elles Road. Permission was also granted for the construction of the southern access road. This permission was subject to a legal agreement which, amongst other matters, required the provision of the southern access road and the submission of a green transport plan. In this agreement controls were imposed concerning the maximum amount of A1, D1 and D2 floor space and further assessment of A1 or D2 uses prior to implementation.

Reserved matters applications have been approved, implemented and completed for B1 development with associated car parking at 1 Meadow Gate (4146 sqm) and 25 Templar Avenue.

Planning permission has been granted, implemented and completed for works to the Historic Core, and associated development.

In 2001 listed building consent was granted for the demolition of attached unlisted building R50 adjacent to listed building R51, 00/00888/LBC2. This has been implemented

In June 2001 variation of condition 4(h) attached to 99/00744/OUT was approved which permitted a variation in the maximum parking provision to 1 space per 30 sq m of gross floor area, 01/00273/FUL.

In March 2002 reserved matters approval was granted in respect of plots 300-380 Fowler Avenue, for five office buildings, 01/00807/REM. This has not been implemented to date.

In 2004 planning permission was granted for alterations and restoration works to building Q134 Fowler Avenue (also known as The Hub) and erection of two buildings for business use (class B1 use) at plots 200 and 250, construction of two multi-deck car parks associated with the new buildings and creation of new altered pedestrian and vehicle access routes, landscaping and other associated works, 04/00383/FUL. This has been implemented and is complete.

In June 2006 a variation of condition 2 attached to 99/00744/OUT was approved which extended the time limit for the submission of reserved matters until 17 November 2017, 06/00362/FUL.

In 2007 planning permission was granted for the erection of a car showroom with access from Fowler Avenue, 05/00817/FUL. This has been implemented and completed. This

development is subject to a condition which restricts the movements of vehicles within the site to 7am - 9pm Mondays to Fridays, 8am to 6pm on Saturdays and 10am - 5pm on Sundays.

In June 2007 planning permission was granted for the refurbishment and conversion of existing buildings known as Q153 and R178 to provide 476 dwellings comprising 404 apartments and 72 houses with associated access, landscaped amenity and public open space and parking provision on land off O'Gorman Avenue, 06/00633/FUL. This permission was varied by an application, 12/00699/FULPP, to demolish (rather than convert as previously approved) Building R178 and erect a part four, part five storey building comprising 53 apartments with access from Kestrel Road, provision of car parking and landscaping with associated works. The development, as subsequently varied, is now complete. All the houses take access from O'Gorman Avenue via Pond Road, Lion Road or Merlin Road. Cathedral Court and Ashton House take access from O'Gorman Avenue via Pond Road with Bell Court, Buccaneer Court, Lynx Court, Beverley House, Vulcan House, Lincoln Court and Comet House having access via Kestrel Road and Merlin Road.

In 2007 reserved matters approval was granted for the erection of 4 four storey B1 office buildings, (now known as 110, 130, 140 and 150 Pinehurst Road), a single storey café pavilion building with associated external seating area, a part 5 part 6 storey car park, surface car parking, cycle and motorcycle parking and ancillary electricity substations, 07/00591/REM. This was subsequently amended to allow a larger car park, 08/00504/FULPP. These approvals have been implemented with the buildings currently occupied by Fluor.

In 2007 reserved matters approval was granted for the alteration and extension of Q170 O'Gorman Avenue for the use as a children's day nursery, 07/00064/REM. This has been implemented and is operating as a day nursery.

In 2007 planning permission was granted for the erection of a village hotel on Pinehurst Road comprising 120 bedrooms, leisure club and conference facilities, pub and restaurant with associated access, parking and landscaping, 07/00309/FUL. This was subsequently amended to allow for changes to the external design, internal layout (including 3 additional bedrooms) and an extension to accommodate external water tank, 08/00769/FUL. The development is complete. Due to the proximity to properties in Pinehurst Avenue and the amenities of hotel guests, the development is subject to a condition which, with the exception of smokers, restricts the use of the external seating, patio and drinking areas to 7am to 11pm.

In January 2011 reserved matters approval was granted for the erection of 4 four-storey office buildings, a decked multi-storey car park with associated surface car parking, access and landscaping on land at Pinehurst Road/Templer Avenue, 10/00707/REMPP. This approval has not been implemented.

In March 2012 outline planning permission was granted for the erection of a warehouse club including tyre sales/installation facility with associated parking and access from Templer Avenue (external appearance & landscaping reserved for future determination), 11/00365/OUT. In June 2012 planning permission was granted for amendments to this scheme, 12/00239/MMA with a subsequent reserved matters approval for external appearance and landscaping approved in September 2012, 12/00539/REM. These approvals have been implemented and development completed.

In June 2012 reserved matters and conditions approval were granted for the erection of a part single part two storey building, with a floor area of 800 sq m, for use as a pub/restaurant with ancillary accommodation, 12/00348/REMPP and . The reserved matters submitted relate to conditions 4(a)-(c), (e), (f) and (g-k) as set out below. These approvals were implemented and the site is now The Gloster with access from O'Gorman Avenue.

In August 2013 reserved matters approval, 13/00436/REM, was granted for the erection of 4 four-storey office buildings (A-D inclusive), a decked multi-storey car park with associated surface car parking, access and landscaping pursuant to outline planning permission 99/00744/OUT dated 17 November 2000 on land at Pinehurst Avenue/Templer Avenue. A subsequent reserved matters approval, 13/00821/REMPP, was granted in February 2014 in respect of Buildings A and B. This approval has been implemented with these buildings having recently been completed.

The current applications seeks reserved matters approval and approval of conditions for the erection of a single storey building, with a floor area of 193 sq m, for use as a coffee shop with a drive through facility to be operated by Costa Coffee. No cooking is proposed within the building. Vehicular access is proposed from Meadow Gate Avenue. The proposed hours of opening are 5am to 10pm. 25 car parking are also proposed of which 2 will be accessible. The reserved matters submitted relate to conditions 4(a)-(l) as set out below.

"No works shall start on site or, if a phasing plan has first been agreed in writing with the Local Planning Authority, on any individual phase or plot within a phase until plans and particulars development (hereinafter called the "reserved matters") showing the detailed proposals for all the following aspects of the development or the individual phase or plot have been submitted to and approved by the Local Planning Authority in writing: -

(a) The layout of the development, including the positions and widths of roads and footpaths and the distribution and extent of all land uses;

(b) Landscaping, including an accurate plan showing the position, type and spread of all existing trees on the site and a schedule detailing the size and physical condition of each tree and, where appropriate, the steps to be taken to bring the tree(s) to be retained to a satisfactory condition and also details of any proposals for the felling, lopping, topping or up-rooting of any tree;

(c) Landscaping, including a landscaping design showing the planting proposed to be undertaken, the means of forming enclosures, the materials to be used for paved and hard surfaces and the finished levels in relation to existing levels to include contours and sections through the site;

(d) Landscaping, including the provision of areas of open space along with arrangements to be made for the future maintenance of the landscaped and other open areas which should also include details specifying those areas over which the public are to have uninterrupted right of access and those areas over which the public are to have discretionary access;

(e) The siting of all buildings and the means of access thereto from the proposed highways within the site, including the layout, construction and sightlines;

(f) The design and external appearance of all buildings, plant and tanks, including details of the colour and texture of external materials to be used, together with samples of all external facing and roofing materials;

- (g) The layout of foul sewers and surface water drains;
- (h) The provision to be made for the parking, turning, loading and unloading of vehicles. The parking provision for each phase for any B1 use shall be based upon a maximum provision of 1 space for each 35 sq.m. of gross external floorspace unless otherwise first agreed in writing by the Local Planning Authority;
- (i) The alignment, height and materials of all walls and fences and other means of enclosure;
- (j) The provision to be made for street lighting and all other means of external lighting (including security lighting) within the development;
- (k) The provision to be made for the storage and removal of refuse;
- (l) The network of footpaths and pedestrian ways throughout the site over which the public are to have an uninterrupted right of access, and those paths and ways over which the public are to have discretionary access;

each of the agreed reserved matters shall be implemented in accordance with the approved details either before any part of the development is occupied, or in accordance with the phasing plan agreed under Condition 5, unless otherwise first agreed in writing by the Local Planning Authority.

Reason - For the sake of clarity and to ensure a satisfactory form of development."

Details have been submitted in respect of conditions 10 (location of services), 13 (tree protection), 17 (soundproofing of building from aircraft noise) and 18 (soundproofing of plant and machinery) pursuant to outline planning permission 99/00744/OUT

The proposed building is single storey and rectangular in footprint. It is of contemporary design with a 'V' form roof, in a light grey finish, and large projections over the entrance and eaves. The entrance projection will incorporate feature angled circular columns to clearly define the entrance. The building will largely be finished in a microrib composite cladding in silver with recessed louvres at high level in a contrasting anthracite colour. The main entrance elevation and side elevation facing Templer Avenue will feature large glazed areas with aluminium framing. There will be a parapet projection consisting of microrib cladding in anthracite addressing Meadow Gate Avenue and the drive through collection point. The proposed building is approximately 16.35 metres in length, just over 11 metres in width and 6.6 metres in height. The proposal will result in the loss of twenty two trees (14 Corsican Pines and 8 London Planes), of which 7 are classified as Category B and 15 as Category C by the submitted arboricultural reports. Replacement trees are proposed comprising 16 Field Maples (*Acer Campestre*) to be provided at a height of between 4.5 metres - 6.25 metres. A new Hornbeam (*Carpinus Betulus*) hedge is proposed together with the planting of lavender and new grass areas.

As stated above vehicular access will be from Meadow Gate Avenue using an "In" and "Out" one way gyratory system within the parking areas and the drive through lane which encircles the building. New pedestrian access points are to be provided from the site onto Meadow Gate Avenue and Templer Avenue. The access route through the site is to be completed in tarmac with permeable block paving in grey for the parking spaces and charcoal for all pedestrian areas being proposed. An internally illuminated square arch height restrictor (3.9 metres high and some 5.5 metres wide) is proposed to the north of the building. Given its

height, width and siting adjacent to the Templer Avenue boundary there is a concern that it would detract from the visual character of the overall development. The applicant has been asked to consider this matter further and an update will be given at the meeting. The proposed refuse storage area, is shown to the south of the building/drive through lane in a purpose built enclosure comprising 2 metre height close boarded cedar fencing/gate with concrete posts and cement gravel boards. A Sheffield stand to provide two cycle parking spaces is to be provided to the south of the building, next to the entrance. A paved patio is also proposed to the west of the building to include an external seating area. Plant to serve the use is accommodated within the building (three circular duct fans) and the refuse compound (four condensor units). A freestanding customer ordering totem (1.52 metres high) is proposed to the east of the building next to the drive through lane. 13 column mounted floodlights (6 metre high) are proposed within the car park with two downlighter luminaires attached to the entrance elevation of the building. The services plan show the proposed foul and surface water drainage layout and underground connections to the existing water and electricity supplies.

The applications are supported by a transport note, a planning statement, a site survey, floor plans and elevations, a landscaping plan, a design and access statement, an Environmental Noise Impact Assessment, an Arboricultural Impact/Implications report and Tree Survey, a flood risk and drainage strategy, existing and proposed services plan and an external lighting strategy.

In the interests of clarity at the time that the outline permission was granted Use Class A3 included all food and drink uses. This subsequently changed in 2005 when Use Classes A4 and A5 were introduced so that today Use Class A3 relates to restaurants and cafes, A4 to drinking establishments and A5 to hot food takeaways.

Consultee Responses

Environment Agency	raises no objection to the proposals.
Hampshire Fire & Rescue Service	advises that the development should be undertaken in accordance with Approved Document B5 of the Building Regulations and section 12 of the Hampshire Act 1983. It makes recommendations relating to access for high reach appliances, water supplies, sprinklers, fire fighting and the environment and timber framed buildings.
Planning Policy	no policy objection raised
Environmental Health	raises no objection to the proposals subject to condition.
Crime Prevention Design Advisor	no views received.
Transportation Strategy Officer	raises no objection to the proposal subject to submission of a tracking diagram for delivery and waste vehicles using the site.
Arboricultural Officer	raises no objection to the proposal.

Thames Water advises that in respect of surface water drainage it is the responsibility of the developer to make proper provision for drainage to ground, water courses or a suitable sewer. It is recommended 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 combined at the final manhole nearest the boundary. It also recommends the installation of a properly maintained fat trap on all catering establishments and petrol/oil interceptors in car parking areas.

TAG raises no objection to the proposals.

Scottish & Southern Energy views awaited in respect of condition 10

South East Water views awaited in respect of condition 10

Neighbours notified

In addition to posting a site notice and press advertisement, 19 individual letters of notification were sent to addresses in Eelmoor Road, Ively Road, Kempton Court, Meadow Gate Avenue and Templer Avenue

Neighbour comments

No letters of representation have been received in respect of this proposal

Policy and determining issues

The site lies within Farnborough Main Factory site as defined by the development plan. The development plan seeks to promote development that is of benefit to the local community and to this end the policies encourage a range of activities.

As such policies SS1 (The Spatial Strategy), SP4 (Farnborough town centre), CP1 (Sustainable Development Principles), CP2 (Design and Heritage), CP3 (Renewable Energy and Sustainable Construction), CP4 (Surface water flooding), CP8 (Supporting Economic Development), CP10 (Infrastructure Provision), CP11 (Green Infrastructure Network), CP13 (Thames Basin Heaths Special Protection Area), CP16 (Reducing and Managing Travel Demand) and CP17 (Investing in Transport) of the Core Strategy and "saved" policies FA3 (Main factory site allocated for employment development plus appropriate uses; S5 (Proposals for A3 uses), ENV13 (Trees), ENV17 (General Development and Design Criteria), ENV19-1-3 (Comprehensive landscape plans and long term maintenance), ENV21-22 (Adequate access and facilities/external areas), ENV26 (Development adjoining listed buildings), ENV43 flood risk, ENV48 (Environmental Pollution and Noise), ENV50 (Amenities of local residents while sites are developed), ENV52 (Light pollution), TR10 (Local Transport Infrastructure) and TR12 (Access and servicing facilities) are relevant. The guidance contained in the National Planning Policy Framework are also relevant to the consideration of this proposal as are the supplementary planning documents on Car and Cycle Parking Standards, Planning Contributions - Transport, Sustainable Design and Construction and

The main determining issues are:

- 1) the principle of development;
- 2) visual impact;
- 3) Impact on trees and landscape;
- 4) Impact on neighbours/occupiers of the building;
- 5) Flood risk and the water environment
- 6) Provision of facilities for People with Disabilities
- 7) Sustainable Construction and Renewable Energy and
- 8) Transport and parking issues.

Commentary

Principle of Development -

The outline planning permission permitted 6000 sq metres of subsidiary uses falling within Use Classes A1(retail), A3 (food and drink), D1 (non residential institutions) and D2 (assembly and leisure). The subsidiary uses implemented on the business park relate to the children's nursery (603 sq m), the coffee shop on the Fluor complex at 110-160 Pinehurst Road (223 sq m) the Aviator within the Hub (80 sq m) and the Gloster (800 sq m). The floorspace for these uses together with the proposal (193 sq m) totals some 1899 sq m and as such is within the permitted amount of subsidiary floorspace. The proposal is considered to reflect the terms of the outline planning permission and accords with the principles of development for IQ Farnborough. It is therefore considered that the principle of development is acceptable.

Visual Impact -

The site occupies an important position due to its proximity to the entrance into the business park from the Meadow Gate roundabout. The building has been designed to reflect the contemporary architecture of the adjoining office buildings particularly in terms of the roof design and use of materials. Given its scale and siting it is visually subservient to all adjoining development. The proposal is considered to be of a good design appropriate to the location within and adjoining the airfield and has an acceptable relationship with adjoining development. The design of the building is consistent with the character of the business park and reflects the functional requirements of the proposed use. There is a slight rise in levels of about 0.4 metres across the site from south east to north west but it is generally level. It is considered that the proposed site level for the building would be consistent with ground levels within the site and at the site boundaries with adjoining land and would be compatible with the existing streetscape. It is considered that the proposed layout may satisfactorily accommodate the level of development proposed on the site. With regard to the height restrictor Given its height, width and siting adjacent to the Templer Avenue boundary there is a concern that it would detract from the visual character of the overall development. The applicant has been asked to consider this matter further and an update will be given at the meeting. The proposed fenced enclosure will appropriately screen refuse bins from general view and is considered to be acceptable. 16 column mounted floodlights (6 metre high) are proposed adjacent to the site boundary and are sited equidistant to each other. The design of the columns and luminaires are acceptable in visual terms. All services are proposed underground within the site which are acceptable for the purposes of condition 10. The proposed external materials in various shades of grey and surfacing materials in black and

shades of grey are considered to be acceptable in terms of both the proposed building/site layout and in relation to adjoining development. Subject clarification on the height restrictor the proposal is considered to be an acceptable design solution for this site.

Impact on trees and landscape -

Existing trees, shrubs and grassed areas are to be removed to accommodate the development. Whilst recognising there will be impact in the short term, given the level of structural landscaping which is to remain, and the proposed level of replacement landscaping the Council's Arboricultural Officer is satisfied that the resultant landscape strategy for this site is acceptable.

As no trees are being retained within the site there is no need for tree protection measures within the site. However it is acknowledged that there are root protection areas for trees beyond the site boundary which may be affected during the construction process. It is therefore proposed to erect a site hoarding prior to the commencement of development to safeguard these trees from incursions by plant or machinery, storage and mixing of materials or other construction related activities which could have a detrimental effect on their root systems. The Arboricultural Officer is satisfied with these details and on this basis the proposal is acceptable in landscape terms and in respect of condition 13.

Impact on neighbours/occupiers of the building -

The closest residential occupiers are located at Kempton Court some 172 metres to the north west of the site. No cooking is proposed within the building. Given that these residents are separated from the site by the Meadow Gate roundabout, a major link in the local road network and the separation distances to be retained and proximity the proposal is not considered to have an adverse impact on the outlook or general amenity from these properties. The proposed opening hours are 5am to 10pm every day. Given that flights and maintenance at Farnborough Airport (and by default activity in and around the airport/Meadow Gate roundabout) take place between 7am to 10pm during the week and 8am to 8pm on Saturdays, Sundays and bank holidays (controlled by condition on the planning permission allowed on appeal) the applicants views have been sought on revising the proposed hours to reflect those in operation at the airport. Furthermore the views of the Head of Environmental Health and Housing have also been sought on this issue and an update will be given to the meeting.

The submitted Noise Impact Assessment provides an overview of the potential impact of aircraft noise on occupiers of the proposed building and likely noise impacts from the proposed plant required to meet the functional needs of the development. The report concludes that, in terms of aircraft noise internal noise levels will be acceptable having regard to BS8233:2014 Guidance on sound insulation and noise reduction for buildings and that noise from external plant is unlikely to pose a problem to nearby occupiers/residents. The Head of Environmental Health and Housing has considered these details and is satisfied with the submitted details for the purposes of conditions 17 and 18.

The proposed lighting will be operated via adjustable timeclock and photocell controls and appears to adhere to the ILE Guidance Notes for the Reduction of Obtrusive Light. Environmental Health are satisfied with these arrangements in terms of potential impact on adjoining occupiers and raises no objection to the proposal in this regard. Hours of construction are dealt with by a planning condition imposed on the outline permission.

Flood risk and the water environment -

The application is supported by a Flood Risk and Drainage Statement. It is also noted that when the highway infrastructure was constructed for the business park it included substantial drainage infrastructure. Surface water will be attenuated on site to include the use of permeable block paved areas within the site. The proposals have been considered by the Environment Agency (EA) and Thames Water and neither authority raises objection to the reserved matters for the proposed development or the provision of surface or foul water drainage services in respect of condition 10. The proposal is therefore considered to be acceptable in terms of flood risk and the water environment.

Provision of facilities for People with Disabilities -

The proposed scheme is intended to provide a fully inclusive environment which will be designed in compliance with BS8300:2009 (Design of Buildings and their Approaches to meet the needs of Disabled People - Code of Practice) and Part M of the Building Regulations. The proposed building incorporates level access at the entrance and will include an accessible WC for use by staff and customers. The proposed car park provides 2 parking spaces specifically for people with disabilities. The Transportation Strategy Officer is satisfied with this level of provision and as such the proposal is considered to provide appropriate facilities for people with disabilities.

Sustainable Construction and Renewable Energy -

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

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

Instead, the Council would expect the development to incorporate sustainable construction standards and techniques. In this regard proposed standards and techniques for the development include the fabric of the building being designed to reduce energy loss, high efficiency fittings proposed to reduce energy demand, water conservation to be achieved through low water use fittings and sanitary ware, materials to be specified with an A rating in the Green Specification Guide and the use of permeable paving. These are considered to be acceptable for the purposes of policy CP3 and as such no objection is raised to the proposal in this regard.

Transport and parking issues -

The Council's Transportation Strategy Officer has considered this application and confirms that the proposed development requires 1 parking space for every 5 sq m of dining area of the establishment, (Rushmoor Car & Cycle Parking Standards SPD (2012)). The agent has confirmed that the proposed dining area is some 73 square metres. The proposed car parking provision of 25 spaces to serve the development is in excess of this requirement and is acceptable. He is satisfied that the parking layout shows 25 parking spaces of correct dimensions with good access to each of them, 2 of the spaces are marked with extra width

for disabled use which is satisfactory. The length of route up to the ordering point for the drive through appears to allow for at least 8 car lengths without affecting the circulation for the car park which should be sufficient (when compared to experience from other drive through sites in the borough). The vehicular access for the car park and only access to the development is from Meadow Gate Avenue which is in the form of a cul de sac. He is satisfied that in view of the depth of footway and verge on this lightly trafficked road that sight lines should not present a problem.

Our standard encourages the use of Sheffield stands for cycle parking and this is what is proposed. The area for cycle parking shown is considered to be sufficient for the proposal and is acceptable.

The Transportation Strategy Officer notes that reference is made to deliveries using a rigid HGV. It is envisaged that delivery vehicles will enter the site and stop in front of the building entrance and unload before leaving through the site exit. Deliveries will be at appointed times during non-peak periods. A purpose built refuse enclosure is proposed to serve the use. A swept path vehicle tracking diagram has been requested to satisfactorily demonstrate that vehicles making refuse collections and deliveries can access and turn within the site provided and an update will be given to the meeting. Subject to the submission of this supplementary information, the proposal is considered to be acceptable in highway terms.

Farnborough Business Park offers an extensive network of off-road pedestrian and cycle paths which connect to the wider routes to the town centre, the rail station and local residential areas. A direct subway connection under the Sulzers roundabout is available to provide safe passage for both pedestrian and cyclists to the town centre and beyond. Under the outline planning permission for the Business Park a full transport assessment was produced and a package of mitigation measures were agreed. Included in part of this was a significant transport contribution towards local sustainable transportation schemes to the benefit of the site. On the basis that this proposal is a reserved matters application pursuant to the outline permission no additional measures are required. Subject to the imposition of appropriate conditions relating to the provision of access/parking no objection is raised to the proposal on transport or parking grounds.

In conclusion the submitted details are considered to satisfactorily address the requirements of the reserved matters and conditions attached to the outline planning permission for the redevelopment of Farnborough Business Park.

FULL RECOMMENDATION

A) 15/00719/REMPP

It is recommended that subject to clarification of the outstanding issues as outlined above matters reserved by condition 4 (a)-(l) attached to Outline Planning Permission 99/00744/OUT (dated 17 November 2000) are **APPROVED** in respect of the a single storey building for use as a coffee shop with drive through facility, including customer ordering point/height restrictor, and external seating area with associated car parking, access and works subject to the following conditions and informatives:-

- 1 In the event that unforeseen ground conditions or materials which suggest potential or actual contamination are revealed at any time during implementation of the approved development it must be reported, in writing, immediately to the Local Planning Authority. A competent person must undertake a risk assessment and assess the

level and extent of the problem and, where necessary, prepare a report identifying remedial action which shall be submitted to and approved in writing by the Local Planning Authority before the measures are implemented.

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

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

- 2 The proposed external lighting hereby approved shall be implemented and operated in accordance with the External Lighting Proposals report dated 27 May 2015, Issue 2 - Planning prepared by the Shepherd Brombley Partnership.

Reason - In the interests of the visual amenities of the area

- 3 The permission hereby granted shall be carried out in accordance with the following approved drawings - PL001, 002 rev B, 003, 004 rev A, 006, ME12017E014 rev PR and 221869_UG rev 1

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

Informatives

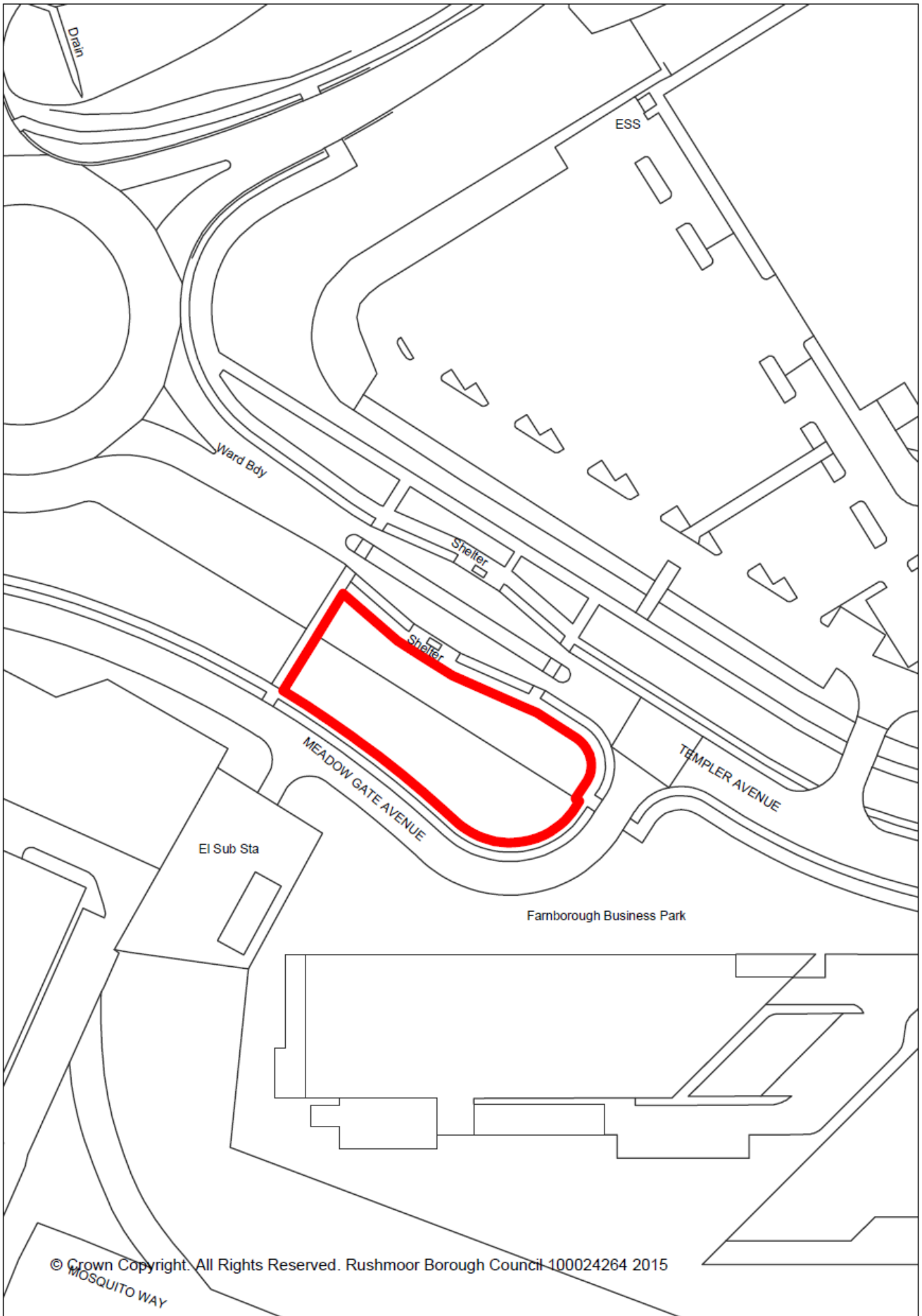
- 1 **INFORMATIVE** – The Local Planning Authority’s commitment to working with the applicants in a positive and proactive way is demonstrated by its offer of pre-application discussion to all, free of charge, and assistance in the validation and determination of applications through the provision of 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 submitted details satisfactorily address the requirements of the reserved matters attached to the outline planning permission for the redevelopment of Farnborough Business Park having regard to development plan policy, the National Planning Policy Framework/Practice Guidance. It is therefore considered that subject to compliance with the attached conditions, and taking into account all other material planning considerations, including the provisions of the development plan, the proposal would be acceptable. This also includes a consideration of whether the decision to grant permission is compatible with the Human Rights Act 1998.
- 3 **INFORMATIVE -** Notwithstanding the matters hereby approved the applicant is advised that a further reserved matters application will be required in respect of conditions attached to outline planning permission 99/00744/OUT as these conditions remain in force

B) 15/00810/CONDPP

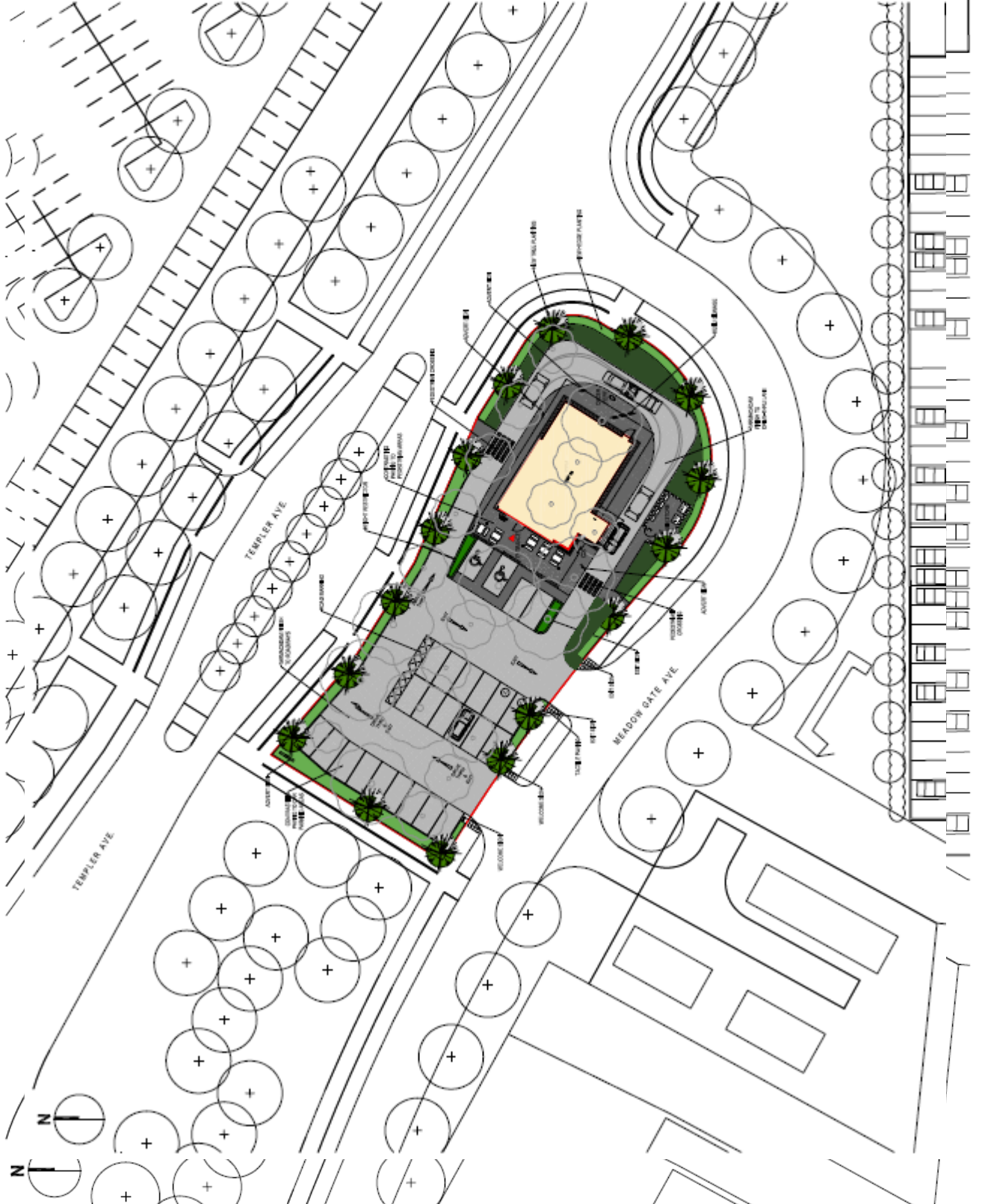
It is recommended that subject to any views received from Scottish & Southern Energy and South East Water by 6 November 2015 in respect of condition 10 the details submitted pursuant to conditions 10, 13, 17 and 18 attached to Outline Planning Permission 99/00744/OUT (dated 17 November 2000) are **APPROVED** in respect of the a single storey building for use as a coffee shop with drive through facility, including customer ordering point/height restrictor, and external seating area with associated car parking, access and works subject to the following informatives:

Informatives

- 1 INFORMATIVE - The applicant is advised that failure to complete and/or retain works on site in accordance with the approved details may constitute a breach of planning control resulting in enforcement action
- 2 INFORMATIVE - Notwithstanding the matters hereby approved the applicant is advised that a further conditions application will be required in respect of conditions attached to outline planning permission 99/00744/OUT as these conditions remain in force



All work shall be in accordance with the City of Tempe Engineering Department Standard Specifications for Street and Traffic Engineering. The City Engineer shall have the final authority over all engineering work. The City Engineer shall also have the final authority over all construction work. The City Engineer shall also have the final authority over all utility work. The City Engineer shall also have the final authority over all other work.



Legend

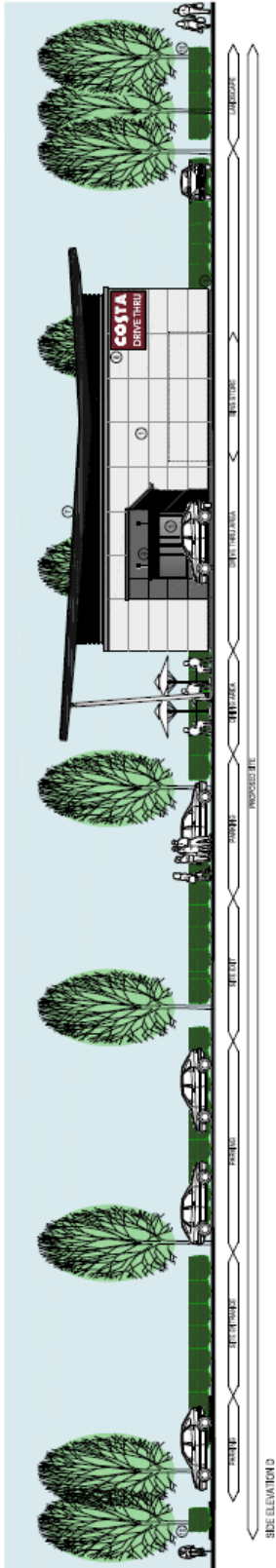
- Black parking (asphalt)
- Black parking (paving stones)
- Black parking (concrete surface)
- Disposal boxes
- Permeable pavers
- New landscape (plantings)
- New landscape (plantings) - 10' x 10' grid
- New landscape (plantings) - 20' x 20' grid
- New landscape (plantings) - 30' x 30' grid
- New landscape (plantings) - 40' x 40' grid
- New landscape (plantings) - 50' x 50' grid
- New trees
- New trees - 10' x 10' grid
- New trees - 20' x 20' grid
- New trees - 30' x 30' grid
- New trees - 40' x 40' grid
- New trees - 50' x 50' grid
- Lighting poles
- Lighting poles - 10' x 10' grid
- Lighting poles - 20' x 20' grid
- Lighting poles - 30' x 30' grid
- Lighting poles - 40' x 40' grid
- Lighting poles - 50' x 50' grid
- Lighting poles - 60' x 60' grid
- Lighting poles - 70' x 70' grid
- Lighting poles - 80' x 80' grid
- Lighting poles - 90' x 90' grid
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- Lighting poles - 120' x 120' grid
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- Lighting poles - 180' x 180' grid
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- Lighting poles - 780' x 780' grid
- Lighting poles - 800' x 800' grid
- Lighting poles - 820' x 820' grid
- Lighting poles - 840' x 840' grid
- Lighting poles - 860' x 860' grid
- Lighting poles - 880' x 880' grid
- Lighting poles - 900' x 900' grid
- Lighting poles - 920' x 920' grid
- Lighting poles - 940' x 940' grid
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- Lighting poles - 980' x 980' grid
- Lighting poles - 1000' x 1000' grid

PRC

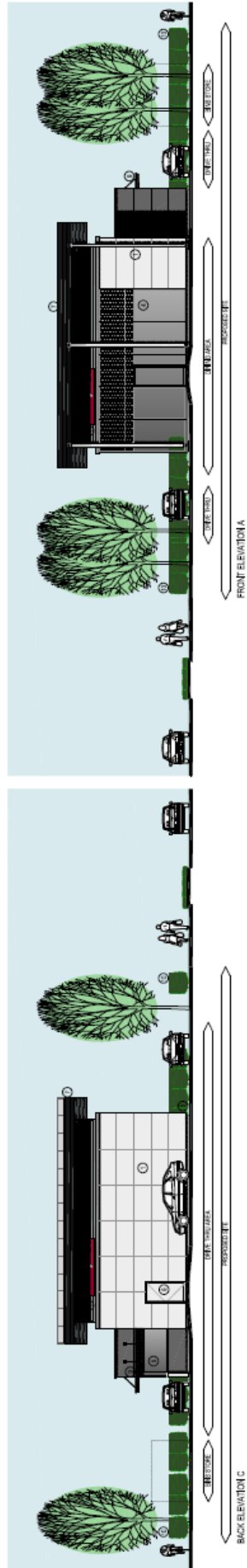
PROJECT: TEMPLER AVE AND MEADOW GATE AVE
 SHEET: 02 (SITE PLAN)
 DATE: 08/11/2021
 DRAWN BY: J. [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

SCALE: AS SHOWN
 NORTH: [Symbol]

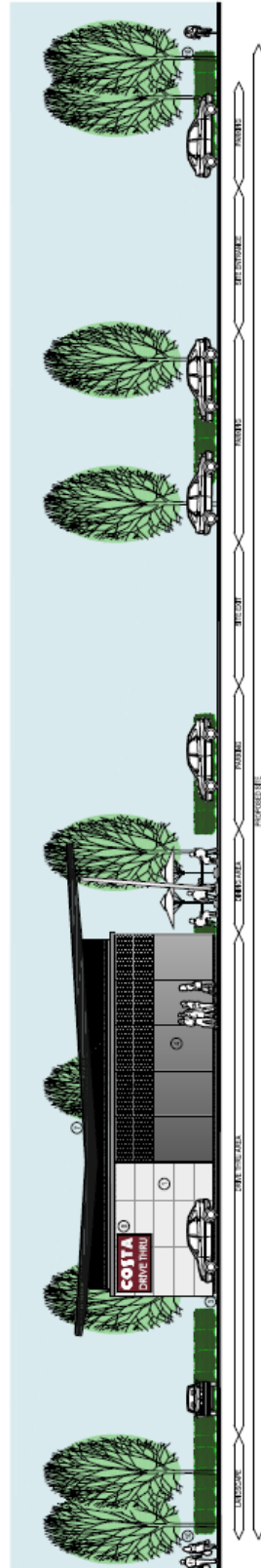
SHEET NO.: 02
 TOTAL SHEETS: 04



SIDE ELEVATION D



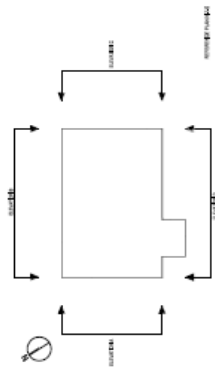
FRONT ELEVATION

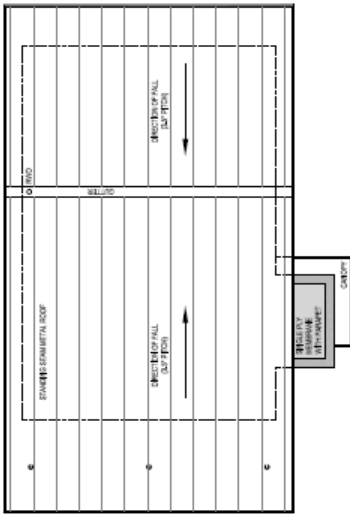


SIDE ELEVATION B

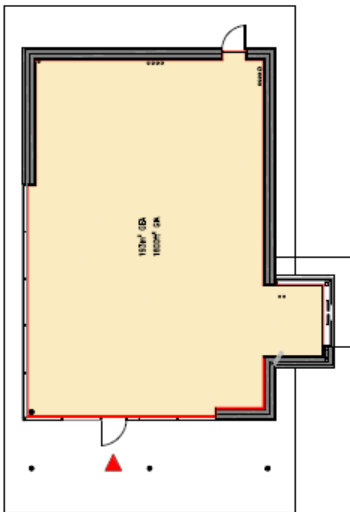
MATERIALS KEY

- 1 METAL CLONES
- 2 CONCRETE CLADDING
- 3 METALWORK
- 4 DOUBLE GLAZED ALUMINUM FRAMED GLASS CURTAIN WALL
- 5 DOUBLE GLAZED ALUMINUM FRAMED WINDOWS
- 6 INSULATED GLASS UNIT (IGU) FRAMES
- 7 PERSONAL DOOR
- 8 FIRE-RATED COMMERCIAL ROOF
- 9 SERVICE ZONE
- 10 DRIVE THRU CANOPY
- 11 DRIVEWAY
- 12 UNGLAZED GLASS

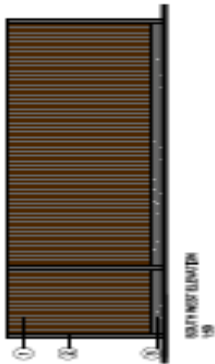
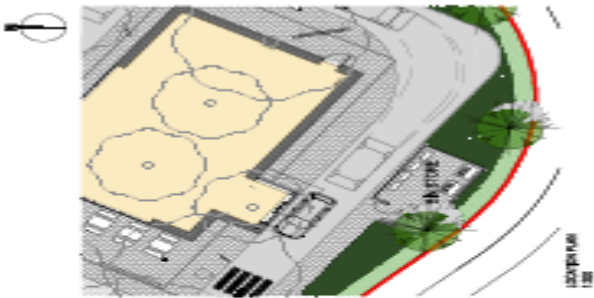




ROOF PLAN
SCALE 1:100

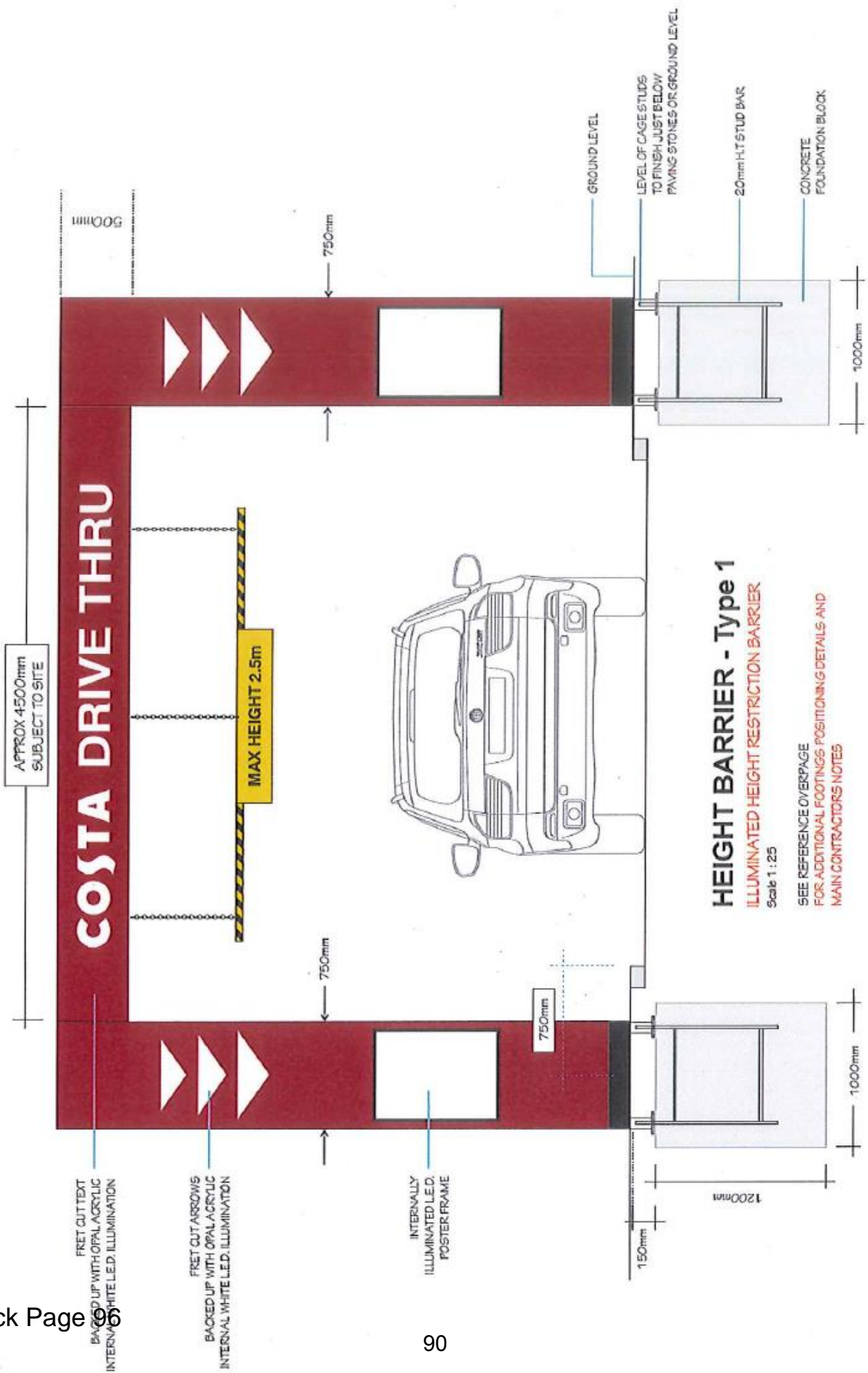


GROUND FLOOR PLAN
SCALE 1:100



- KEY
- ① HIGH-GLOSS KUNZ-SCHWARZ
 - ② CONCRETE
 - ③ DARK BROWN STAIN
 - ④ HOFFMANN BRASS
 - ⑤ HOFFMANN BRASS VARNISH

<p>1:50</p>		<p>1:250</p>	
<p>PROJECT</p> <p>NAME: ...</p> <p>NO. ...</p> <p>DATE ...</p> <p>SCALE ...</p>		<p>CLIENT</p> <p>NAME: ...</p> <p>ADDRESS: ...</p> <p>PHONE: ...</p> <p>FAX: ...</p> <p>E-MAIL: ...</p>	
<p>ARCHITECT</p> <p>NAME: ...</p> <p>ADDRESS: ...</p> <p>PHONE: ...</p> <p>FAX: ...</p> <p>E-MAIL: ...</p>		<p>DATE</p> <p>NO.</p> <p>SCALE</p>	
<p>PRC</p> <p>PROFESSIONAL REGISTERED ARCHITECT</p>			



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.	15/00807/ADV
Date Valid	12th October 2015
Expiry date of consultations	4th November 2015
Proposal	Display of non-illuminated gate mounted sign
Address	182A Farnborough Road Farnborough Hampshire GU14 7JL
Ward	Knellwood
Applicant	Mr Peter Dobson
Recommendation	Advertisement consent be GRANTED

Description

The application property is a single storey semi-detached building located on the east side of Farnborough Road close to the closed junction with Oak Road, and opposite the south end of the Kingsmead Shopping Centre and the offices at Briarcliffe House. The building is traditional in design and originally formed part of the attached residential property to the north, No.182 Farnborough Road. However, it was sold into separate ownership some years ago and was then occupied as a self-contained dwelling. No.180 Farnborough Road is the other neighbouring property to the south.

Planning permission was granted in March 1997 for the change of use of the property from a dwelling to a Samaritans Centre comprising counsellor and office accommodation, with parking for two vehicles at the front of the property (97/00069/FUL). The Centre opened shortly afterwards with the display of a small name-plate sign to the side of the front door benefiting from 'deemed consent'. Planning permission was granted in 2009 for the erection of a single storey rear extension with false pitched roof and lantern light, to provide a multi-purpose operations room, with patio door access to the back garden (09/00004/FULPP). The works permitted by this permission have been completed.

Advertisement consent was granted by the Development Management Committee in February 2011 (10/00820/ADV) for retrospective consent for the continued display of two non-illuminated signs affixed to the front of the property.

The current application seeks consent to display a gate sign advertising volunteering opportunities at the Farnborough Samaritans branch. The sign measures 0.5m by 1.35m (0.675 square metres), with the bottom of the sign 0.58m above ground level.

The application was submitted after the advertisement was being displayed on the gate and prompted a complaint drawing the matter to the Council's attention. In response, the Samaritans Farnborough have chosen to remove the sign and are seeking consent to display it.

Consultee Responses

Transportation Strategy Officer

No objection

Neighbours notified

In addition to posting a site notice and press advertisement, 4 individual letters of notification were sent to properties in Farnborough Road and Oak Road.

Neighbour comments

To date, 4 representations have been received from the occupiers of 1 & 2 Oak Road and 180 & 182 Farnborough Road raising objection to the proposal on the following grounds;

- The sign being displayed without any formal consent shows a blatant lack of consideration for the neighbours and a disregard of the planning regulations [Officer Note: This is not a material planning consideration];
- There is already a pole mounted sign by the gate and two on the property and a fourth sign is totally unreasonable and unnecessary to have this many signs and is detrimental to the visual environment [Officer note: The pole mounted sign falls within the tolerances allowed under deemed consent so required no consent from the Council];
- The sign will not be easily seen unless the gate is closed;
- The sign could distract drivers as they approach the Pinehurst roundabout and cause road traffic accidents;
- Firm assurances were given by the Samaritans regarding the discreetness of any signage to be displayed when they obtained planning permission for the change of use of the property to a Samaritan Centre in 1997 [Officer Note: The occupier of No.182 has provided a copy of their supporting letter in this respect which is attached at the end of this report]; and
- The signage is unnecessary [Officer Note: This is not a material planning consideration].

Any further representations received after this report has been finalised will be reported to members at the committee meeting.

Policy and determining issues

The site is located in the built-up area as defined by the Rushmoor Local Plan Review (1996-2011). The application property is not located in a Conservation Area or other area of special planning controls. Nor are the application property or the neighbouring properties Listed or Hampshire Treasures (non-Statutory local list). As such, Saved Local Plan Policy ENV38 (advertisements) is relevant to the consideration of this application.

As is set out at para.67 of the National Planning Policy Framework (NPPF) the only determining issues in respect of the consideration of advertisements are the impacts on

amenity and public safety. This guidance has replaced identical guidance in Planning Policy Guidance (PPG) Note No.19 'Outdoor Advertisement Control'.

Commentary

1. Amenity Impact –

The proposed sign would be located on a gate meaning the sign may be visible at different angles, depending on whether the gate is open or closed. When the gate is closed, the sign would be set back from the public highway and existing fences and conifer hedges enclosing the front and side of the property would be partially screen it. When the gate is closed, the sign would face the public highway and would therefore be visible in the street scene.

Although the east side of this part of Farnborough Road has a frontage largely containing residential properties, these are interspersed with some non-residential uses, all of which display signs to advertise their presence. This includes a sports therapy clinic, a dental practice and a doctor's surgery. The west side of Farnborough Road is dominated by the Kingsmead Shopping Centre, the Briarcliffe House offices, Pinehurst car park, the Kingsmead multi-storey car park, a petrol filling station and the McDonald's restaurant. On this side of the road, the signage is larger and some is illuminated. Further to the north towards the Clockhouse Roundabout on the eastern side of the road opposite the McDonald's restaurant is a parade of shops including four fast food takeaways, two recruitment agencies, an off-license/convenience store and a barber shop. All of these premises have fascia and other signage, much of which is illuminated.

The visual character of the area in the vicinity of the application site is mixed and it is certainly not devoid of signage. Indeed, it is clear that the presence of some advertisement signage is characteristic of the area in the vicinity of the Samaritan Centre. The existing Samaritans signs themselves have a limited impact on the visual amenity of the area being mostly screened by a maturing conifer hedge on the front boundary of No182A.

Having regard to the above, it is not considered that the display of the proposed sign at the Samaritan Centre would be out of character with the appearance of the area or context of existing signage. The Samaritans signs are considered relatively modest. In this regard the proposed sign is considered to have an acceptable visual impact on the character of the area.

2. Impact on Highway Safety –

The Council's Transportation Strategy Officer raises no highway safety objections to the proposed signage. It is therefore considered that the proposals would have no material and harmful implications for highway safety.

3. Conclusions -

It is considered that the proposals are acceptable in respect of their impact on amenity and highway safety and, as such, accord with the requirements of Policy ENV38 of the Rushmoor Local Plan Review (1996-2011).

FULL RECOMMENDATION

It is recommended that Advertisement Consent be **GRANTED** subject to the following conditions and informative:-

THE STANDARD CONDITIONS

(Conditions attaching to all consents granted or deemed to be granted for the display of advertisements)

1. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
2. No advertisement shall be sited or displayed so as to—
 - (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
 - (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
 - (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.
3. Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
4. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.
5. Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity

ADDITIONAL CONDITION

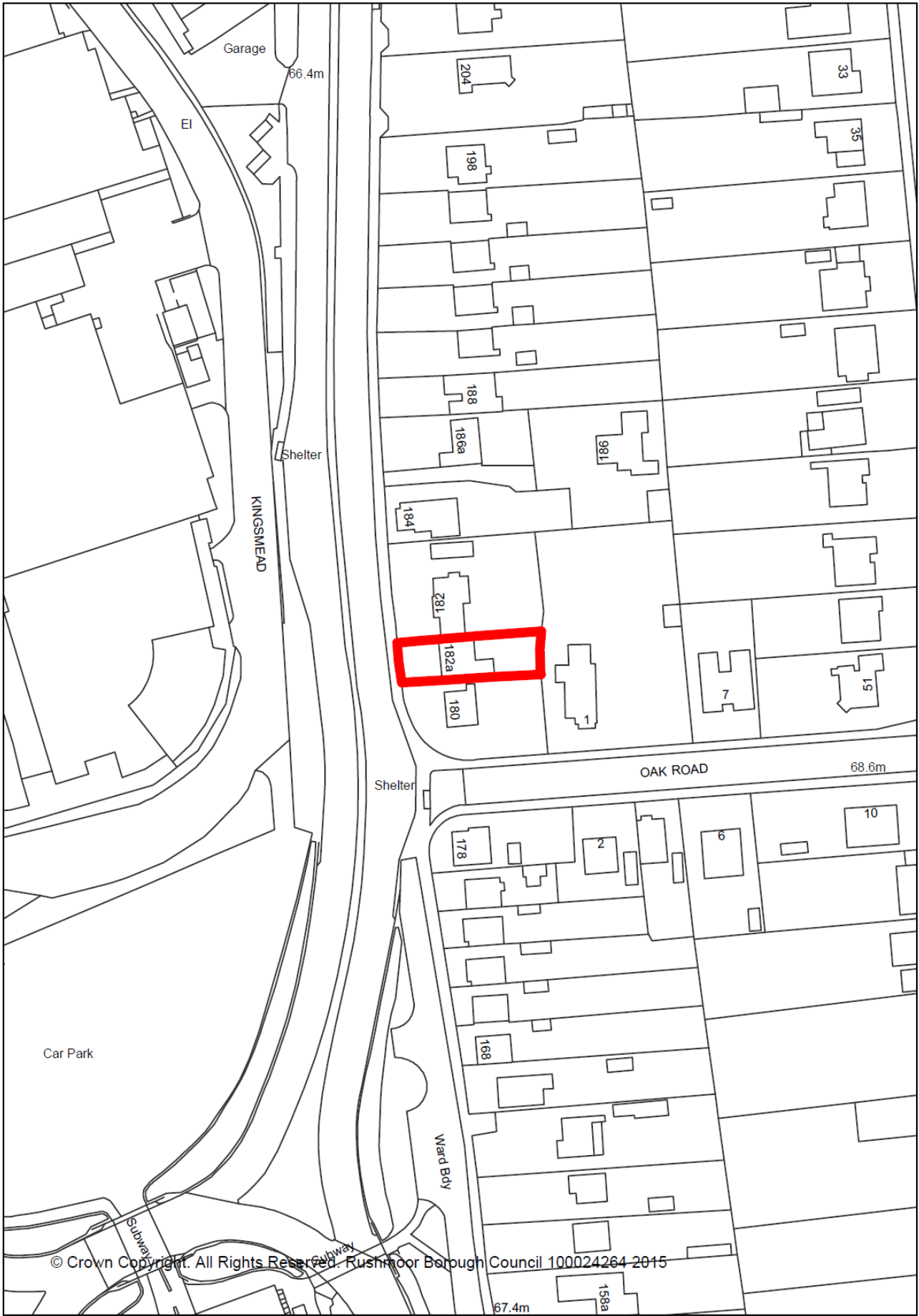
6. The consent hereby granted shall be carried out in accordance with the following approved drawings – PLAN 1, PLAN-2 and PLAN-3

Reason - To ensure the signage is displayed in accordance with the consent 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 be acceptable in amenity and safety terms having regard to development plan policy and the NPPF/National Planning Practice Guidance.

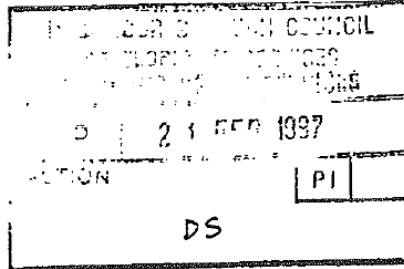
It is therefore considered that subject to compliance with the attached conditions, and taking into account all other material planning considerations, including the provisions of the development plan, the proposal would be acceptable. This also includes a consideration of whether the decision to grant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





Ref: Plan 03

01276 23948



74 Longmeadow
Frimley
Surrey
GU16 5RJ

Rushmoor Borough Council
Environmental and Technical Services
Council Offices
Farnborough Road
Farnborough
Hants
GU14 7JU

20 February 1997

Dear Mr Stevens

Change of use application reference 97/00069/FUL

Further to our recent telephone conversation (19 February 1997) I confirm below the items discussed:

- a. The Samaritans of Farnborough made the decision to seek a new home early in 1996, at which time contact was made with over 20 estate agents who handle property in the Farnborough and surrounding district. Very specific requirements were set, including the requirement to be as close as possible to the town centre, on a main public transport route (to ensure ease of access to callers) and the need for "on site" or directly adjacent parking. This was particularly important as volunteers undertaking night duties should not be expected to find parking away from the centre and walk dark streets at eleven o'clock at night.
- b. To date we have received over 150 properties, the majority of which have been disregarded because of their location, or lack of available parking to meet our criteria. Other houses were inspected and found to be unsuitable, but an offer, made on one house, was refused by the vendor solely because of the time delay and the uncertainty of our ability to obtain planning consent for change of use.
- c. As I explained, should the traffic engineers have concerns about parking four vehicles on the restricted forecourt at duty hand over times, the use of public car parking, directly opposite the property, will resolve the problems.
- d. Regarding your concern over the possibility of wheelchair access to the property, either for a Samaritan volunteer or a caller, I have taken a wheelchair into and through the house, including the narrow kitchen and am able to confirm that such access is easily accomplished through both entrances on the front of the property. The internal doors are also wide enough to allow easy movement throughout the building and, should it ever be necessary in the event of fire, escape can be achieved via the double doors, in the glazed screen, which open directly onto the rear lawn.

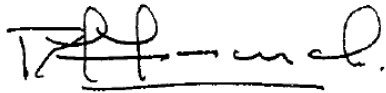
e. Should concern be expressed that telephone ringing tones will disturb the neighbours, I am able to confirm that all phones within the building will have the sounder set at the lowest possible level, which is our normal practice. This ensures that, when a call is in progress, the caller is not disturbed by the noise of telephones ringing in the background. Our telephones are located within booths, which are completely lined with a special sound absorbing material to ensure that disturbance to duty volunteers is reduced to a minimum. The telephone room will also have secondary glazing fitted to reduce the penetration of external noise.

f. The object of the Samaritan Organisation is to be anonymous, totally confidential and unobtrusive. The rôle of the Centre is to blend into the surrounding area, thus affording callers the freedom to arrive and leave without drawing attention to themselves. Maintenance of the building will reflect this fundamental requirement and although there will be a discrete sign beside the front door, (some thirty feet from the road) there will be no other signage on the property.

g. You will be aware from your records that problems were encountered when the Branch moved to Closeworth road. At that time a number of objections were made by members of the public, who lived in the road, based on the assumption that there would be a serious problem of undesirable persons constantly causing a disturbance within the immediate neighbourhood. You will also be aware, from the "Proofs of Evidence" presented at the appeal hearing, that this is a common assumption when a Samaritan Centre applies for change of use anywhere in the country. Subsequent follow up proves this not to be the case. I enclose for your information a photocopy of a totally unsolicited letter which refutes these assumptions.

I apologize if this letter is rather long, but I am anxious that all information should be available to you. Should you require any further help, please contact me.

Yours sincerely



Roger French

For attachment to Change of Use Application in respect of
182a Farnborough Road, Farnborough

1. The Samaritans of Farnborough is a Registered Charity which offers a befriending service to those experiencing a personal crisis.
2. Approximately 99% of our contact with the public is over the telephone, therefore no noise is generated.
3. Callers to the Centre normally come by prior arrangement, during daylight hours, and not after 21.00 hours in summertime.
4. Two volunteers are on duty 24 hours a day on 365 days a year. Shifts are 3 hours, other than overnight which is from 23.00 hours to 09.00 hours the following morning.
5. At shift changeovers there is a requirement for 3-4 cars, which can be accommodated on the existing gravelled forecourt. Visitors to the property will be expected to park in the public car park opposite.
6. There will be provisions for wheelchair access for the disabled.
7. **We are about discretion.** Callers, visiting the Centre, do not wish to advertise the fact and vehicle movements on the property are less than could be expected if the bungalow was occupied by a family.
8. The only indication that the property is used by the Samaritans will be a discrete sign at the front door.
9. Our impact on the street scape will be less intrusive than that of the Doctors' and Dentist's surgeries on the same road.
10. We could be seen as the perfect neighbours, discrete, always there but silent.

Section D

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

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

Application No	15/00457/FUL	Ward: Wellington
Applicant:	Blackwater Estates (Aldershot) Ltd	
Decision:	Permission Granted	
Decision Date:	29 October 2015	
Proposal:	Change of use of building from former internet cafe at ground floor with one bedroom flat on the upper floors and erection of a first floor rear extension to facilitate the conversion of the building to provide 2 two bedroom flats and 1 one bedroom flats with associated works	
Address	75 Victoria Road Aldershot Hampshire GU11 1SH	

Application No	15/00526/FUL	Ward: Rowhill
Applicant:	Mr And Mrs Taylor	
Decision:	Permission Granted	
Decision Date:	15 October 2015	
Proposal:	Erection of a two storey side extension, part single and part 2 storey rear extension and front porch	
Address	118 Cranmore Lane Aldershot Hampshire GU11 3BD	

Application No 15/00527/CONDPP Ward: St Mark's
Applicant: David Lee
Decision: **Conditions complied with**
Decision Date: 05 October 2015
Proposal: Submission of details to comply with condition 2 attached to planning permission 14/00008/REM (measures to achieve Code Level 3 for Sustainable Homes) in relation to 11, 13, 15 De Havilland Road & 10-15 Northolt Close
Address **Queens Gate Site Government House Road Farnborough Hampshire**

Application No 15/00537/COND Ward: North Town
Applicant: Maclan Developments Limited
Decision: **Conditions details approved**
Decision Date: 15 October 2015
Proposal: Submission of details to comply with condition 5 (construction method statement) in relation to the demolition of the existing buildings on the site pursuant to planning permission 14/00211/FUL allowed on appeal dated 20 April 2015 (reference APP/P1750/A/14/2228190) in respect of the redevelopment of the site to provide a restaurant, hot food takeaway and 'drive thru' facility, creation of a new vehicular access from Ash Road, car parking spaces, cycle parking and associated landscaping
Address **Land Adjacent To 235 Ash Road Aldershot Hampshire**

Application No 15/00562/FULPP Ward: Manor Park
Applicant: Mr David Sturm
Decision: **Permission Granted**
Decision Date: 09 October 2015
Proposal: Retention of two 3-bedroom flats with associated works
Address **The Old Mint Pound Road Aldershot Hampshire GU12 4LR**

Application No 15/00563/REVPP Ward: Empress

Applicant: Wickes Building Supplies Limited

Decision: **Permission Granted**

Decision Date: 28 October 2015

Proposal: MATERIAL MINOR AMENDMENT : Revisions to scheme approved by planning permission 14/00203/FULdated 30th June 2014 to delete ground floor extensions to side and rear, increase mezzanine floorspace, installation of additional glazing to front elevation including first floor glazing for Wickes mezzanine, low level block work replaced by flat horizontal composite cladding, revised on-site parking layout with new entrance road alignment and minor reduction in number of car parking spaces, extended compound area, outdoor project centre re-located from side to rear of building (in place of deleted rear extension), and subdivision of premises into a total of two retail warehouse units with revised entrance features

Address **13 Invincible Road Farnborough Hampshire GU14 7QU**

Application No 15/00582/ADV Ward: Cherrywood

Applicant: R & G Fresh Herbs

Decision: **Permission Granted**

Decision Date: 12 October 2015

Proposal: Display of various internally, externally and non-illuminated building and post-mounted signage

Address **7 Chancerygate Way Farnborough Hampshire GU14 8FF**

Application No 15/00596/COND Ward: Knellwood

Applicant: Mr Richard Goddard

Decision: **Conditions details approved**

Decision Date: 22 October 2015

Proposal: Submission of details pursuant to Condition Nos.3 (external materials), 4 (surfacing materials details), 5 (levels), 6 (boundary enclosure details), 9 (operatives parking & turning during construction period), 10 (landscaping scheme), 15 (sustainable construction certification), 14 (SUDS drainage details), 15 (energy performance details), and 19 (acoustic attenuation details) of planning permission 15/00316/FULPP dated 17 July 2015

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

Application No 15/00607/FULPP Ward: Wellington
Applicant: Grainger (Aldershot) Limited And Secretar
Decision: **Permission Granted**
Decision Date: 07 October 2015
Proposal: Construction of building to house an electricity substation.
Address **Substation Building Pennefathers Road Aldershot Hampshire**

Application No 15/00609/TPOPP Ward: Empress
Applicant: Mr G Baier
Decision: **Split decision**
Decision Date: 07 October 2015
Proposal: Works to various trees relating to TPO 462A as per attached report BA5075
Address **24 St Michaels Road Farnborough Hampshire GU14 8NE**

Application No 15/00610/FULPP Ward: West Heath
Applicant: Mr Carl Taylor
Decision: **Permission Granted**
Decision Date: 19 October 2015
Proposal: Resurfacing of car park
Address **Bowling Green Horn Road Farnborough Hampshire GU14 8RW**

Application No 15/00614/COU Ward: Aldershot Park
Applicant: Mr And Mrs Laurence Harvey
Decision: **Permission Granted**
Decision Date: 07 October 2015
Proposal: Change of use from five bedroom dwellinghouse (Use Class C3) to small house in multiple occupation (Use Class C4)
Address **27 Aspen Grove Aldershot Hampshire GU12 4EU**

Application No 15/00615/PDC Ward: Cherrywood
Applicant: British Action Academy
Decision: **Development is Lawful**
Decision Date: 28 October 2015
Proposal: Lawful Development Certificate for the proposed use of existing ground floor large and small cold stores as B1 Film Studios and land adjoining as car parking associated therewith.
Address **122 Hawley Lane Farnborough Hampshire GU14 9AY**

Application No 15/00619/TPOPP Ward: Fernhill
Applicant: Mr Peake
Decision: **Permission Granted**
Decision Date: 13 October 2015
Proposal: Oak (T17 of TPO 367A) reduce in height by no more than 4 metres, reduce side branches by no more than 3 metres, raise the crown to 5 metres from ground level and obtain a clearance of 2 metres around the street lamp. Oak (T16 of TPO 367A) fell. Oak (T15 of TPO 367A) reduce in height by no more than 5 metres and reduce branches on the west side of the tree by no more than 4 metres
Address **7 Polden Close Farnborough Hampshire GU14 9HN**

Application No 15/00622/TPO Ward: St John's
Applicant: Mr Richie Bexhell
Decision: **Permission Granted**
Decision Date: 14 October 2015
Proposal: Weeping Willow (T2 of TPO 388) pollard to previous points, Beech (T4 of TPO 388) remove any rope at base of tree, four Scots Pines (part of group G2 of TPO 388) fell, Beech (part of G2 of TPO 388) remove debris and Beech (part of G2 of TPO 388) crown lift to no more than 3.5 metres above footpath
Address **Land Affected By TPO 388 Broomhill Road Farnborough Hampshire**

Application No 15/00628/FULPP Ward: Knellwood
Applicant: Mr Nick Ratcliffe
Decision: **Permission Granted**
Decision Date: 09 October 2015
Proposal: Conversion of outbuilding for ancillary living accommodation together with the erection of single storey front extension and retention of dormer and western extension
Address **21 Pirbright Road Farnborough Hampshire GU14 7AB**

Application No 15/00629/FULPP Ward: Wellington
Applicant: Baylight Property Services
Decision: **Permission Granted**
Decision Date: 12 October 2015
Proposal: Erection of detached single-storey outbuilding in communal amenity space approved with residential development permitted by planning permission 13/00230/FULPP dated 20 June 2013
Address **Land To The East Of Sheeling Close North Lane Aldershot Hampshire**

Application No 15/00632/TPO Ward: St Mark's
Applicant: Mr Richie Bexhell
Decision: **Permission Granted**
Decision Date: 16 October 2015
Proposal: One Oak (T17 of TPO 371A) crown thin by no more than 15% and remove deadwood
Address **Land Affected By TPO 371A Maitland Road Farnborough Hampshire**

Application No 15/00641/CONDPP Ward: Cherrywood
Applicant: Chancerygate
Decision: **Conditions details approved**
Decision Date: 22 October 2015
Proposal: Submission of details pursuant to Condition No.11 (external lighting details) of planning permission 14/00572/FUL dated 24 October 2014
Address **Land At 72 Hawley Lane Farnborough Hampshire**

Application No 15/00645/TPOPP Ward: Empress

Applicant: Mr Richie Bexhell

Decision: **Permission Granted**

Decision Date: 21 October 2015

Proposal: One Oak (part of group G2 of TPO 381) clear structure by no more than 2 metres cutting back branches to natural pruning points and remove deadwood, one Willow (part of group G2 of TPO 381) pollard to 12 metres from ground level and one Oak (T1 of TPO 381) crown lift to 5 metres above carriageway and sever ivy on trunk

Address **Empress Court Hawthorn Road Farnborough Hampshire**

Application No 15/00646/TPOPP Ward: St Mark's

Applicant: Mr Richie Bexhell

Decision: **Permission Granted**

Decision Date: 21 October 2015

Proposal: One Cherry tree (T4 of TPO 292) crown reduce by no more than 4 metres, one London Plane (T9 of TPO 292) cut back side growth to provide no more than 3.5 metres clearance from street lamp

Address **Cottrell Flats Morris Road Farnborough Hampshire GU14 6HJ**

Application No 15/00650/FULPP Ward: Rowhill

Applicant: Dr Zyrieda Denning

Decision: **Permission Granted**

Decision Date: 28 October 2015

Proposal: Demolition of conservatory to the rear; erection of a replacement glazed extension at ground floor; and variation of Condition No.8 of planning permission 12/00449/FULPP dated 4 December 2012 to allow the addition of a further four Nursing Home bed spaces (to provide a maximum of 52 bed spaces in total) through the creation of new bedrooms with en-suite facilities at lower ground floor level below the new conservatory to be accessed via an internal chair lift and stairs

Address **Maple House Nursing Home 23 - 25 Manor Road Aldershot Hampshire GU11 3DG**

Application No 15/00654/FULPP Ward: Knellwood
Applicant: Knellwood Care Home
Decision: **Permission Granted**
Decision Date: 06 October 2015
Proposal: Erection of a single storey infill extension to provide a disabled toilet
Address **Knellwood 83 Canterbury Road Farnborough Hampshire GU14 6QN**

Application No 15/00657/TPOPP Ward: Fernhill
Applicant: Mr Mark Wilkinson
Decision: **Permission Granted**
Decision Date: 22 October 2015
Proposal: One Oak (T5 of TPO 321) crown thin by no more than 20% and remove deadwood
Address **27 Woodlands Walk Blackwater Camberley Hampshire GU17 9HY**

Application No 15/00664/TPO Ward: Knellwood
Applicant: Mr John De La Harpe
Decision: **Planning Permission not required**
Decision Date: 26 October 2015
Proposal: One Oak tree (T17 of TPO 396A) cut back branches over garage by no more than 3 metres to suitable growth points and remove deadwood
Address **3 Wood End Farnborough Hampshire GU14 7BA**

Application No 15/00668/FULPP Ward: St Mark's
Applicant:
Decision: **Permission Granted**
Decision Date: 28 October 2015
Proposal: Construction of hardstanding for use as bus terminal in connection with the biennial Farnborough International Airshow
Address **Land Off Devon Road Aerospace Boulevard Farnborough Hampshire**

Application No 15/00669/CONDPP Ward: Cherrywood
Applicant: Chancerygate
Decision: **Conditions details approved**
Decision Date: 22 October 2015
Proposal: Submission of details pursuant to Condition No.22 (car parking allocation) of planning permission 14/00572/FUL dated 24 October 2014
Address **Land At 72 Hawley Lane Farnborough Hampshire**

Application No 15/00670/TPO Ward: St John's
Applicant: Mrs Morrison
Decision: **Permission Granted**
Decision Date: 28 October 2015
Proposal: One Oak (part of group G13 of TPO 358A) create no more than 2 metres roof clearance at 102 Fleet Road by removal of one large limb back to branch union 1.5 metres within boundary of 104 Fleet Road
Address **104 Fleet Road Farnborough Hampshire GU14 9RG**

Application No 15/00673/FULPP Ward: St Mark's
Applicant: Mrs C Phillips
Decision: **Permission Granted**
Decision Date: 06 October 2015
Proposal: Erection of part two storey side and part single storey side extension, two storey rear extension and front porch
Address **16 South Street Farnborough Hampshire GU14 6LN**

Application No 15/00679/CONDPP Ward: Wellington
Applicant: Grainger (Aldershot) Limited And Secretar
Decision: **Permission Granted**
Decision Date: 13 October 2015
Proposal: Submission of details pursuant to condition 12 (trees) attached to Outline Planning Permission 12/00958/OUT dated 10th March 2014 in respect of works to trees associated with highway improvements to Government Road and Ordnance Road.
Address **Aldershot Urban Extension Development Site At Queens Avenue Aldershot Hampshire**

Application No 15/00681/FULPP Ward: Knellwood
Applicant: Mr William Savage
Decision: **Permission Granted**
Decision Date: 16 October 2015
Proposal: Erection of two storey side and roof extension and formation of rear dormer window
Address **North Wing 2 Tregolls Drive Farnborough Hampshire GU14 7BN**

Application No 15/00684/FUL Ward: St John's
Applicant: Mr C. Kenward
Decision: **Permission Granted**
Decision Date: 09 October 2015
Proposal: Installation of bay window to front and replacement front porch
Address **16 Minley Road Farnborough Hampshire GU14 9RS**

Application No 15/00696/LBC2PP Ward: Knellwood
Applicant: Mr B Heenan
Decision: **Permission Granted**
Decision Date: 12 October 2015
Proposal: Listed Building Consent:-Replacement front door and french window to side
Address **Flat 3 St Michaels Mews 26 Rectory Road Farnborough Hampshire GU14 7BY**

Application No 15/00700/COU Ward: St Mark's
Applicant: Mr Emile Upton
Decision: **Permission Granted**
Decision Date: 27 October 2015
Proposal: Change of use from retail shop (Class A1) to tattoo parlour
Address **4 Peabody Road Farnborough Hampshire GU14 6EY**

Application No 15/00701/FULPP Ward: Cove And Southwood
Applicant: Mr & Mrs S & H Woolford
Decision: **Permission Granted**
Decision Date: 16 October 2015
Proposal: Erection of single storey side extension and a two storey rear extension
Address **22 Prospect Road Farnborough Hampshire GU14 0DX**

Application No 15/00702/COND Ward: Empress
Applicant: Steve Leah
Decision: **Conditions details approved**
Decision Date: 23 October 2015
Proposal: Submission of details of cladding panels for approval pursuant to condition 3 of planning permission 15/00419/FUL(Cladding of front of building in black composite aluminium and erection of canopy over front door)
Address **Shieling House 30 Invincible Road Farnborough Hampshire GU14 7QU**

Application No 15/00703/PDC Ward: St Mark's
Applicant: Mr & Mrs Boorman
Decision: **Development is Lawful**
Decision Date: 06 October 2015
Proposal: Formation of a dormer window to rear and insertion of two roof light to front elevation to facilitate a loft conversion
Address **117 Park Road Farnborough Hampshire GU14 6LP**

Application No 15/00704/FUL Ward: Fernhill
Applicant: Ms Bentley
Decision: **Permission Granted**
Decision Date: 13 October 2015
Proposal: Erection of single storey side and rear extension
Address **30A Cold Harbour Lane Farnborough Hampshire GU14 9AJ**

Application No 15/00708/FUL Ward: Rowhill
Applicant: Mr R. Harvey
Decision: **Permission Granted**
Decision Date: 12 October 2015
Proposal: Erection of single storey rear extension
Address **159 Alexandra Road Aldershot Hampshire GU11 3PP**

Application No 15/00709/FUL Ward: Fernhill
Applicant: Mr Campbell
Decision: **Permission Granted**
Decision Date: 12 October 2015
Proposal: Erection of part first floor and two storey side extension, single storey front extension and two dormer windows to rear to facilitate a loft conversion
Address **22 Fernhill Lane Blackwater Camberley Hampshire GU17 9HA**

Application No 15/00710/NMA Ward: Fernhill
Applicant: Mr Jess Santiago
Decision: **Permission Granted**
Decision Date: 09 October 2015
Proposal: Non Material Amendment to application 15/00486/FULPP dated 6th August 2015 to allow a parapet wall and a render finish
Address **31 Blackthorn Crescent Farnborough Hampshire GU14 9AE**

Application No 15/00715/SCREEN Ward: Cove And Southwood

Applicant: Legal & General

Decision: **Environmental Assessment Not Required**

Decision Date: 12 October 2015

Proposal: EIA SCREENING OPINION: Re-development of site comprising approximately 160 dwellings with associated vehicular access(es), estate roads and landscaping following removal of existyng office buildings

Address **The Crescent Southwood Business Park Summit Avenue
Farnborough Hampshire**

Application No 15/00717/REXPD Ward: Empress

Applicant: Mr P. Marsland

Decision: **Prior approval is NOT required**

Decision Date: 15 October 2015

Proposal: Erection of a single storey rear extension measuring 4.85 metres from the original rear wall, 2.9 metres to the eaves and 3 metres over all height

Address **107 Pierrefondes Avenue Farnborough Hampshire GU14 8NZ**

Application No 15/00720/FUL Ward: St John's

Applicant: Mr & Mrs Sharkey

Decision: **Permission Granted**

Decision Date: 13 October 2015

Proposal: Relief of condition 28 (retention of parking areas) of planning permisison HDC 13506 dated 23rd July 1986 to allow the partial conversion of the garage to habitable room, formation of new door to side and replace kitchen window with patio doors

Address **10 Juniper Road Farnborough Hampshire GU14 9XU**

Application No 15/00727/FUL Ward: Knellwood
Applicant: Mr Rajaratnam Uthayaraj
Decision: **Permission Granted**
Decision Date: 15 October 2015
Proposal: Installation of railings and increase the height of the pillars to 1.88 metres high and new 2.5 metre high gates to form new boundary wall
Address **43 Cedar Road Farnborough Hampshire GU14 7AU**

Application No 15/00729/FUL Ward: Empress
Applicant: Mr M Barber
Decision: **Permission Granted**
Decision Date: 15 October 2015
Proposal: Removal of existing conservatory and erection of a single storey rear extension
Address **Abbots Wood 46 Newton Road Farnborough Hampshire GU14 8BN**

Application No 15/00731/FUL Ward: West Heath
Applicant: Mr & Mrs Ellwood
Decision: **Permission Granted**
Decision Date: 15 October 2015
Proposal: Demolition of existing conservatory and erection of a sun room
Address **108 Beta Road Farnborough Hampshire GU14 8PQ**

Application No 15/00732/REXPD Ward: Manor Park
Applicant: Mr P Norford
Decision: **Prior approval is NOT required**
Decision Date: 15 October 2015
Proposal: Erection of a single storey rear extension measuring 3.9 metres from the rear of the existing dwelling house, 3.7 metres to the eaves and 3.9 overall height
Address **11 Upper St Michaels Road Aldershot Hampshire GU11 3HA**

Application No 15/00739/NMA Ward: St Mark's
Applicant: Millstone Homes
Decision: **Permission Granted**
Decision Date: 20 October 2015
Proposal: Non Material Amendment to application 14/00796/FULPP dated 16th
January 2015 to omit two false chimneys
Address **93 Somerset Road Farnborough Hampshire GU14 6DR**

Application No 15/00743/FULPP Ward: Fernhill
Applicant: Mr B Watsulu
Decision: **Permission Granted**
Decision Date: 20 October 2015
Proposal: Erection of a single storey side extension and partial conversion of
existing detached garage
Address **18 Sidlaws Road Farnborough Hampshire GU14 9JL**

Application No 15/00747/FULPP Ward: St John's
Applicant: Mr & Mrs Bennett
Decision: **Permission Granted**
Decision Date: 20 October 2015
Proposal: Relief of condition 6 of planning permission dated 04/00010/REM
(erection of 141 Houses) to allow the erection of a conservatory to rear
Address **66 Maple Avenue Farnborough Hampshire GU14 9UR**

Application No 15/00757/FULPP Ward: Rowhill
Applicant: Mr M Southon
Decision: **Permission Granted**
Decision Date: 26 October 2015
Proposal: Erection of a single storey front extension
Address **27 St Peters Park Aldershot Hampshire GU11 3AY**

Application No 15/00760/FULPP Ward: Rowhill
Applicant: Mr Khem Shrestha
Decision: **Permission Granted**
Decision Date: 26 October 2015
Proposal: Single storey rear extension and conversion of garage to a habitable room
Address **3 Brooklands Aldershot Hampshire GU11 3NA**

Application No 15/00762/FUL Ward: Cove And Southwood
Applicant: Mrs Brown
Decision: **Permission Granted**
Decision Date: 21 October 2015
Proposal: Erection of a conservatory to rear
Address **27 Southern Way Farnborough Hampshire GU14 0RE**

Application No 15/00763/NMA Ward: Rowhill
Applicant: Mrs C Fletcher
Decision: **Permission Granted**
Decision Date: 06 October 2015
Proposal: Non Material Amendment to application 14/00034/FULPP dated 18 February 2014 to allow change of brick type to the detached garage only from LBC Rustics to Parham Red Stock
Address **6 Stovolds Way Aldershot Hampshire GU11 3LR**

Application No 15/00764/FUL Ward: Cherrywood
Applicant: Mr & Mrs Hamilton
Decision: **Permission Granted**
Decision Date: 26 October 2015
Proposal: Erection of a front extension
Address **35 Caswell Close Farnborough Hampshire GU14 8TB**

Application No 15/00766/PDC Ward: St John's
Applicant: Mr And Mrs Croombs
Decision: **Development is Lawful**
Decision Date: 23 October 2015
Proposal: CERTIFICATE OF LAWFULNESS FOR A PROPOSED
DEVELOPMENT: Formation of a dormer within rear roof slope and 3
velux windows within front roof slope
Address **29 Cripsey Road Farnborough Hampshire GU14 9PY**

Application No 15/00769/FUL Ward: Cove And Southwood
Applicant: Mr And Mrs Chadd
Decision: **Permission Granted**
Decision Date: 29 October 2015
Proposal: Removal of existing garage and erection of a two storey side extension
Address **49 Larch Way Farnborough Hampshire GU14 0QW**

Application No 15/00781/FUL Ward: Manor Park
Applicant: Mr And Mrs Kemp
Decision: **Permission Granted**
Decision Date: 29 October 2015
Proposal: Erection of single storey front, side and rear extensions
Address **21 Highfield Avenue Aldershot Hampshire GU11 3BY**

Application No 15/00799/NMA Ward: Cove And Southwood
Applicant: Mr Alan Trotter
Decision: **Permission Granted**
Decision Date: 12 October 2015
Proposal: Non material amendment to application 15/00505/FUL dated 31 July
2015 to re-site the wall/fence and insert a gate
Address **12 Oldwood Chase Farnborough Hampshire GU14 0QS**

VARIATION OF LEGAL AGREEMENT RELATING TO WELLESLEY (AUE) DEVELOPMENT

1. Introduction

- 1.1 The first stage of the Wellesley (Aldershot Urban Extension) development is under construction with the first residential occupations anticipated towards the end of 2015.
- 1.2 The purpose of this report is to seek authority to vary the terms of the 2014 section 106 agreement (“the Agreement”) in respect of the obligation to provide and maintain Suitable Alternative Green Space (SANGs) to accommodate recreational use by residents of the scheme and the surrounding area. This variation is required as the majority of the SANGs provision has been delivered much earlier than had been anticipated when Grainger and the MoD signed the Agreement. The accelerated provision of the SANGs has been as a result of LIF funding. This means that changes are necessary to the SANGs delivery strategy as provided for in the Agreement as works on Wellesley Woodland are now largely complete and the majority of the SANGs provision will be therefore be available prior to occupation of any of the residential units within the development.
- 1.3 The proposed changes do not affect the commitment by Grainger to provide the SANGs, maintain them in perpetuity, and to collect the service charge for the SANGs. The funding mechanism for the SANGs is being altered, as a result of the arrangements that Grainger and have made with the Land Trust to maintain them, and in part to reduce the chance of any challenge to the service charge imposed upon residents. This report sets out details of each of the proposed changes, considers the consequences of each change and the implied risk to the council in agreeing it, and recommends how any such risk can be mitigated.

2. Background

- 2.1 In March 2014 planning permission, 12/00958/OUT was granted for the redevelopment of former military land to provide up to 3,850 dwellings together with a neighbourhood centre, two primary schools, open spaces and other associated facilities.

- 2.2 In order to mitigate any potential impact on the nature conservation interest of the Thames Basin Heaths Special Protection Area (SPA) the application included provision of a package of SANGs land to be delivered, improved for public use and maintained in perpetuity. This provision has been secured through conditions attached to the planning permission, and by way of clauses in a section 106 legal agreement.
- 2.3 The model arrived at by Grainger for management of the SANGs is by way of their transfer to the Land Trust with improvement and maintenance carried out by the Blackwater Valley Countryside Partnership.

3. Changes to the Legal Agreement

3.1 The early provision of the majority of the SANGS is of clear benefit in that the public amenity value is immediate rather than awaiting later phases of the development.

3.2 The amendments to the Agreement being sought are:-:

a) The Investment Fund to be paid by Grainger rather than from the SANGS proportion.

The Agreement as completed provides for an Investment Fund to be grown using the SANGS Proportion of service charges levied on residential properties (from which the SANGS would be maintained) with the remainder invested. This would be topped up by Grainger to a minimum sum of £1.5 M on completion of the development.

Grainger now propose to divert the SANGS Proportion of the Service charge to the Land Trust and to pay the £1.5 M into the Investment Fund on completion of the development.

Comment –

This would increase the risk for the Council, as instead of a pot growing over the lifetime of the development, the Investment Fund would remain empty until completion of the development. Furthermore the original arrangement envisaged that the Investment Fund, with growth, had the potential to exceed £1.5M. The current proposal is to cap it at £1.5M.

The risk is that, if the £1.5M is not paid in its entirety until the development has been finished, then by that time Grainger will have completed all the residential units on the site. At that point, in the event of any default in paying this sum, enforcement may become more difficult as there would be no security (i.e. houses unsold), against which to enforce an injunction. Given the envisaged time period for completion over a 20 year period this risk is considered unacceptable. It is therefore necessary to agree a trigger for the payment of this money enabling the risk profile to be spread over the lifetime of the development. This would mitigate the risk to a comparable level to that envisaged in the completed Agreement. One way to do this would be via triggers tied to the commencement of development. This is suggested as part of the recommendation but scope has also been built in to allow negotiation

with Grainger to arrive at such alternative arrangements as would place the Council's position at no greater risk.

- b) The Reserve Fund (the sum of £200,000), (which is available for use only by the Council in the event of a maintenance default) is to be provided before first occupation.**

Advantages

From first occupation there will be a pot of £200,000 available, should maintenance not be carried out in accordance with the SANGs delivery strategy and maintenance plan.

There will be little likelihood of the Council needing to use this money for the SANGs set up cost as the set up works for the majority of the SANGs are complete.

Comment –

The deed of variation needs to ensure that this money is paid upon completion of the deed, or upon first occupation of any residential property within the development

- c) The provision to confirm that the SANGS Proportion of the service charge will be paid towards the maintenance of the SANGS.**

Advantages

The SANGS Proportion of the service charge would now only be used for maintenance, to be available to the Owner of the long leasehold of the SANGs (the Land Trust) and generating interest at an earlier point in time i.e. rather than being built up over the 20 year development period.

Comment –

Grainger are still responsible under the Section 106 Agreement for the delivery and maintenance of the SANGS until Completion of the Development which avoids any problem with there being insufficient service charge built up to do early maintenance. This earlier provision will however increase the maintenance liability for the SANGs and the council will need to be satisfied that there is a contractual arrangement in place between Grainger and the Land Trust to address any shortfall. This needs to be reflected in the deed of variation.

6 Recommendation

- 6.1 That the Solicitor to the Council, subject to being satisfied, in consultation with the Head of Planning that:-

- (a) The contractual arrangement between Grainger and the Land Trust addresses any increase in the maintenance liability due to the early SANGs provision;
- (b) that the Reserve Fund payment of £200,000 is to be paid into the Reserve Fund Account either upon the completion of the Deed of Variation or upon First Occupation;
- (c) appropriate triggers are provided within the Deed of Variation to ensure that the payment of £1.5M into the Investment Fund is made in stages throughout the lifetime of the development, either linked to phases of the development or such other triggers as are agreed;

- (d) the arrangements for the Land Trust to take a long lease of the SANGs and the related funding arrangements between Grainger and the Land trust are satisfactory;
- (e) any need to notify or consult with Natural England on the agreed package of variations has been undertaken;

be **AUTHORISED** to enter into a Deed of Variation under section 106A of the Town & Country Planning Act incorporating the changes set out in paragraph 3.2 above

Keith Holland
Head of Planning
Ann Greaves
Solicitor to the Council

Contact: Maggie Perry — tel.no. 01252 398711 maggie.perry@rushmoor.gov.uk

Background Papers

Planning permission 12/00958/OUT and associated legal agreement dated 10 March 2014

**Planning (Development Management) summary report for the quarter
July-September 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 July to 30 September 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	Jul/Sept 2015	Government Target
83.7%	6	83.33%*	60%

*This figure represents five of six applications. Two of these were determined in more than 13 weeks however they were the subject of requests for an extension of time by the applicants and therefore are recorded as being determined 'in time' for statistical purposes.

Minor (Non householder) Applications determined within 8 weeks

2014/2015	Applications in quarter	Jul/Sept 2015	Government Target
89.5%	32	84.3%	65%

'Other' Applications determined within 8 weeks

2014/2015	Applications in quarter	Jul/Sept 2015	Government Target
97.1%	45	100%	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	Jul/Sept 2015	Appeal Decisions
20.66%	40% max	0%	0

3. Workload

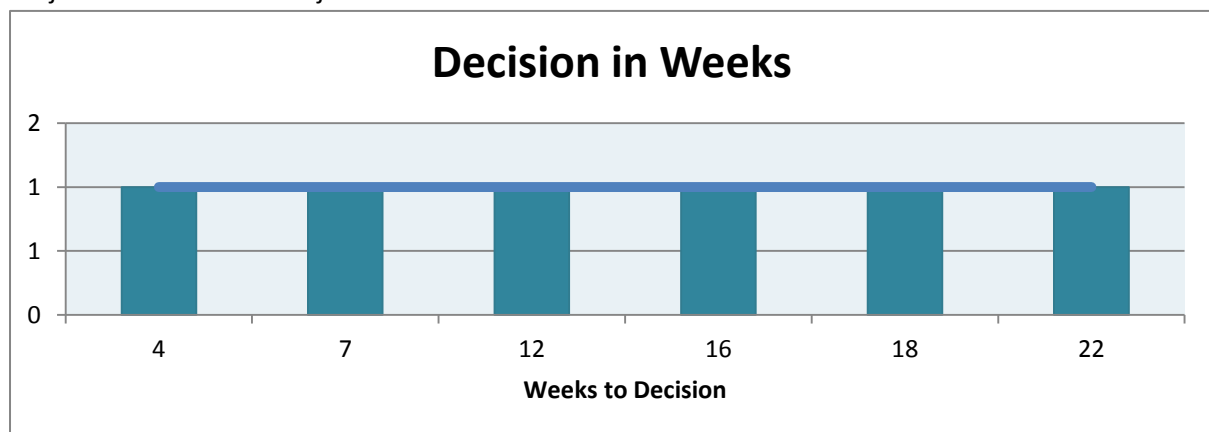
3.1 This section deals with workload demand on the Development Management Section in the past three months.

Departmental Work Demand Jul-Sept 2015

Applications Submitted (All types)	Pre-Application Cases	Incoming Telephone Calls	Applications Determined (All types)	Appeals Submitted
285	231	3046	250	4

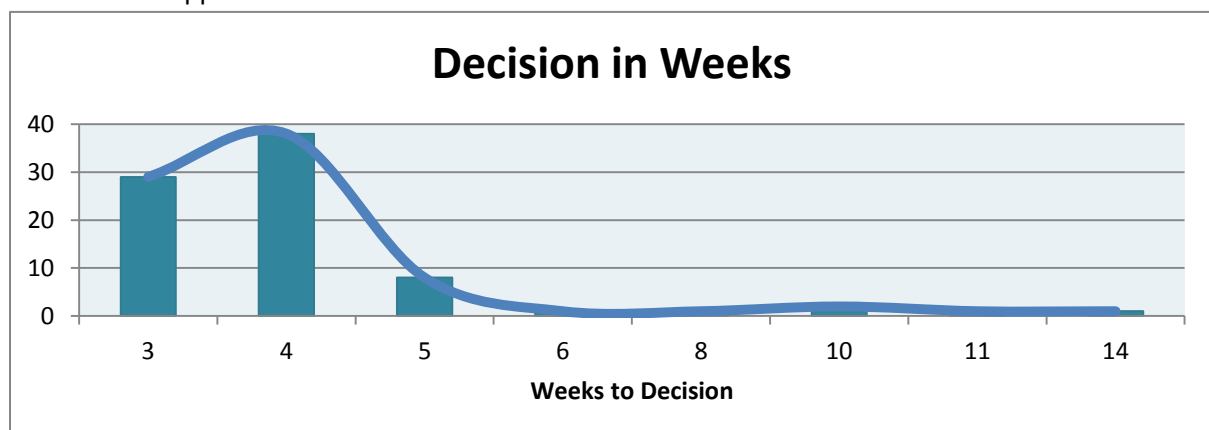
3.2 The following graphs present the time period being taken to determine different types of application.

Major and Small-scale majors Total 6



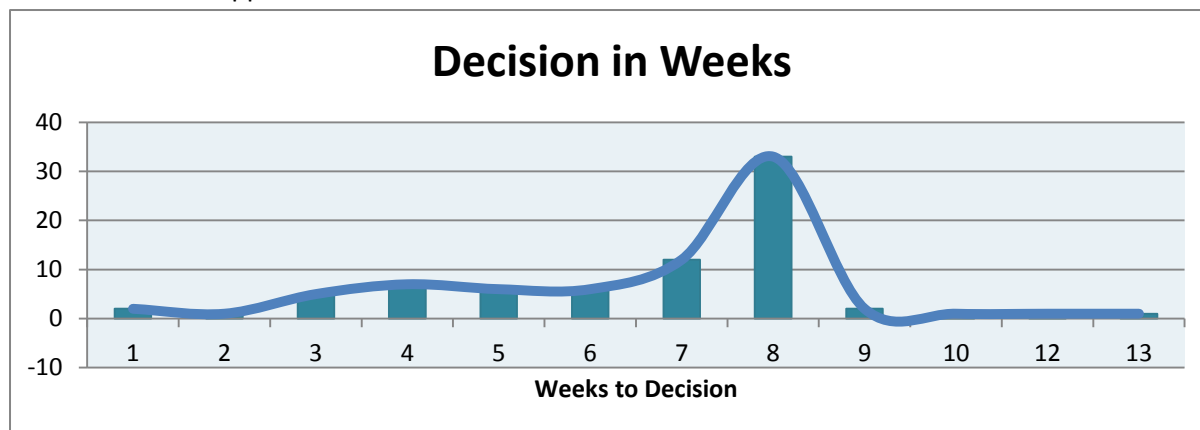
3.3 Although decisions on two of the six applications were issued after the 13 week period, they are recorded as 'in time' because they were the subject of requests for extensions of time by the applicants..

Householder applications Total 81



3.4 This second graph shows continued success in determining householder applications in the third and fourth weeks after their validation date.

Minor and Other applications Total 77



3.5 This third graph illustrates the determination times for minor and other applications. The 'week 8 peak' is still significant.

4. Fee Income

4.1 The total amount of planning fee income received for the quarter was £65,725.5 (some £15,000 higher than in the previous quarter)

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	Jul-Sept 2014
Contributions received (Rushmoor and Hampshire) apportioned as set out below	£811,141.95
Open Space (specific projects set out in agreements)	£141,522.35
SANGS a) Hawley Meadows * b) Southwood II c) Rowhill	a) £99,174.85 b) £276,380.00 c) £104,000.00
SAMM* a) Hawley Meadows b) Southwood II c) Rowhill	a) £10,872.15 b) £30,233.00 c) £11,390
Transport (specific projects set out in agreements)*	£0

*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 July to September 2015

6. Comment on workload for this quarter

- 6.1 The indication from the available data is that demand in terms of application numbers remains stable but that as in the previous quarter, planning fee income 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. There are indications from pre-application discussions that further major schemes are in preparation and may well be submitted before the end of the current financial year.
- 6.2 It is significant that receipts from S.106 agreements, principally in terms of SPA payments, are nearly double those of the previous quarter. This indicates an increase in the implementation of residential schemes and delivery of new housing for which planning permission has already been granted. This can be interpreted as a success in relation to our practice of granting residential permissions with a duration of only one year in order to expedite implementation and prevent ‘banking’ of SPA mitigation allocations. The delivery of new housing also benefits the Council in relation to New Homes Bonus allocation. The associated significant uptake of our available remaining SANGs carries with it the risk that further housing schemes will be unable to progress if additional mitigation opportunities do not come forward.
- 6.2 Progress on the first phases of the Aldershot Urban Extension Wellesley project continues. Maida Zone A is at an advanced stage of construction and the first properties are expected to be ready for occupation shortly. Public consultation and pre-application work is in progress with a view to bringing forward the refurbishment and conversion of the Cambridge Military Hospital and Louise Margaret Hospital Buildings at an early stage.

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
11th November 2015

Head of Planning
Planning Report No.PLN1557

Appeals Progress Report

1 New Appeals/Updates

No new appeals have been received

2 Appeal Decisions

2.1 A decision has been issued in respect of an appeal against refusal of planning permission for the demolition of 113, 115 and 117 Fleet Road and erection of 12 dwellings (10 three bedroom and 2 four bedroom) with associated landscaping, access and parking.

2.1.1 Planning permission was refused in September 2014 for the following four reasons:-

“It is considered that the proposal would be out of scale in terms of plot size, dwelling type and layout with respect to its setting and context, and would adversely affect the character and amenity of the area. As such the proposal is contrary to policy CP2 of the Rushmoor Core Strategy, saved local plan policy ENV17 and the National Planning Policy Framework/Practice Guidance.

The proposed development would fail 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.

The proposal fails 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 and is therefore contrary to Policy CP13 of the Rushmoor Core Strategy.

The proposal fails to make an appropriate contribution to local transport projects and therefore does not meet the requirements of the Council's adopted supplementary planning document - Planning Contributions - Transport and "saved" policy TR10 of the Rushmoor Local Plan Review 1996-2011”

2.1.2 The appeal was dealt with by way of hearing in June 2015. A unilateral undertaking was submitted in support of the appeal which secured financial

contributions towards open space, transport contribution and SPA mitigation. The Inspector agreed that the obligation met the tests of the Community Infrastructure Levy Regulations 2010 and was acceptable.

- 2.1.3 In the Inspector's view there was a significant amount of separation between dwellings on Fleet Road and those in Chiltern Avenue. She noted that in the wider surrounding area there is a number of infill and cul de sac developments and houses within much smaller plots, including a number on the north side of Fleet Road close to the appeal site. In her view the width of the plots in the proposed development would be similar to those of surrounding properties. She recognised that the length of the plots and of the proposed rear garden would be shorter than those of adjacent houses on Fleet Road and Chiltern Avenue but would not be out of keeping with the plot and garden sizes of many other dwellings close by. Whilst acknowledging that plot 7 to the rear of the site would be seen from the entrance to the proposed access road, the provision of a small front garden and soft landscaping within the access road would soften any visual impact. Due to the positioning of the other plots to the rear of the site, which would be behind the frontage plots, in combination with roof heights similar to those on the main road frontage these dwellings would not be highly visible or intrusive when seen from Fleet Road. She was satisfied that the height of the buildings would not be overbearing to residents in Chiltern Avenue and would be of a similar scale to nearby two storey houses. The houses at the rear of the appeal site would be separated by fairly wide gaps with parking at the side of houses and landscaping strips and as a result would not appear as a terrace of houses. In her view these gaps and gardens would also help maintain a sense of spaciousness within the immediate area. The proposals for soft landscaping would reflect that of the existing well vegetated characteristic within the rear gardens of Fleet Road and Chiltern Avenue. In addition the positioning of the houses at the rear, at a similar angle to those on Fleet Road, would be compatible with the streetscene along Fleet Road and she considers that this would provide an active street frontage within the appeal scheme. For these reasons she concluded that the proposed development would not cause harm to the character and appearance of the area and allowed the appeal.

Decision: Appeal Allowed

- 2.1.4 An appeal has been dismissed in respect of the Council's refusal of planning application ref. 15/00008/COUPP in respect of the Change of use of ground floor from Use Class A1 (retail) to Use Class A2 (betting office) at 60-62 Union Street, Aldershot. Planning permission was refused on the grounds that:

"The proposal to change the use of the ground floor of the building to a betting office will result in the loss of a retail unit in a visually prominent location, alongside an important access route into the Aldershot town centre from the Wellesley development. The proposal would also prevent the use of the upper floor of the building for continued retail or other beneficial use by the removal of the internal stairs. The proposal will detract from the Council's strategy for regenerating the Aldershot Town Centre and will hinder attempts to preserve and enhance its vitality and viability. The proposal is therefore considered to

be contrary to Policy SP3 of the Rushmoor Core Strategy, to saved Policies TC1 and TC2 of the Rushmoor Local Plan Review and to the Aldershot Town Centre Supplementary Planning Document.”

- 2.1.5 In dismissing the appeal, the Inspector concluded that the proposal would result in the loss of floorspace that may lawfully be used for A1 retail purposes on a visually prominent site inside the retail core of Aldershot town centre. This would be contrary to criterion (iii) of LP Policy TC2. It would also remove the opportunity to improve the range, choice and quality of A1 shops in this area, which would be contrary to criterion d. of CS Policy SP3. In turn this would impact upon the vitality and viability of the town centre, contrary also to the aims and objectives of these policies and also to LP Policy TC1, and the Framework. As such, when the Framework is taken as a whole, the proposal would not perform the economic role that is necessary to achieve a sustainable development.

Decision: Appeal Dismissed

3. Recommendation

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

Keith Holland
Head of Planning

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