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RUSHMOOR BOROUGH COUNCIL

DEVELOPMENT MANAGEMENT COMMITTEE

at the Council Offices, Farnborough on
Wednesday, 22nd June, 2016 at 7.00 pm

To:

VOTING MEMBERS

Cllr B.A. Thomas (Chairman)
Cllr J.H. Marsh (Vice-Chairman)

Cllr Mrs. D.B. Bedford	a Cllr R. Cooper	Cllr Jennifer Evans
Cllr D.M.T. Bell	Cllr P.I.C. Crerar	Cllr D.S. Gladstone
Cllr Sophia Choudharyllr	Cllr Sue Dibble	Cllr C.P. Grattan
R. Cooper	Cllr Jennifer Evans	Cllr A.R. Newell

NON-VOTING MEMBERS

Cllr M.J. Tennant (Cabinet Member for Environment and Service Delivery) (ex-officio)

STANDING DEPUTIES

Cllr P.F. Rust

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 - 124)

To confirm the Minutes of the Meeting held on 25th May, 2016 (copy attached).

Items for decision

3. **PLANNING APPLICATIONS –**

To consider the Head of Planning's Report No. PLN1620 on planning applications recently submitted to the Council (copy attached with a copy of the index appended to the agenda).

4. **APPOINTMENTS TO STANDING CONSULTATION GROUP –**

To appoint the Chairman or Vice-Chairman and one representative from each of the political groups to the Standing Consultation Group.

5. **APPOINTMENTS TO DEVELOPMENT MONITORING GROUPS –**

(1) **Farnborough Town Centre –**

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

(2) **North Town – Aldershot –**

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

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

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

6. **VARIATION OF LEGAL AGREEMENT RELATING TO FORMER TA CENTRE, REDAN ROAD, ALDERSHOT –**

To receive the Head of Planning's Report No PLN1623 (copy attached) the purpose of this report is to seek authority to vary the terms of the 2015 legal agreement.

MEETING REPRESENTATION

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

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

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DEVELOPMENT MANAGEMENT COMMITTEE

Meeting held on Wednesday, 25 May 2016 at the Concorde Room, Council Offices, Farnborough at 7.00 pm.

Voting Members

Cllr B.A. Thomas (Chairman)
Cllr J.H. Marsh (Vice-Chairman)

Cllr Mrs. D.B. Bedford	Cllr R. Cooper	a Cllr Jennifer Evans
Cllr D.M.T. Bell	Cllr P.I.C. Crerar	Cllr D.S. Gladstone
Cllr Sophia Choudhary	Cllr Sue Dibble	Cllr C.P. Grattan

Non-Voting Members

Councillor Martin Tennant (ex-officio)

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

1. **DECLARATION OF INTEREST**

There were no declarations of interest.

2. **MINUTES**

The Minutes of the Meeting held on 27th April, 2016 were approved and signed by the Chairman.

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

RESOLVED: That

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

16/00174/REVPP (Southwood Pavilion, Grasmere 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. PLN1618, be noted;

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

* 16/00263/FULPP (31 Reading Road, Farnborough);

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

15/00897/REMPP (Zone C – Cambridge Military Hospital, Aldershot Urban Extension, Alisons Road, Aldershot);

15/00898/REMPP (Zone C – Cambridge Military Hospital, Aldershot Urban Extension, Alisons Road, Aldershot);

15/00930/LBC2PP (Zone C – Cambridge Military Hospital, Aldershot Urban Extension, Alisons Road, Aldershot);

15/00931/LBC2PP (Zone C – Cambridge Military Hospital, Aldershot Urban Extension, Alisons Road, Aldershot); and

16/00027/FUL (Asda, Westmead, Farnborough);

16/00307/FULPP (The Potters Arms, 182 Cove Road, Farnborough); and

16/00331/FULPP (65 North Lane, Aldershot);

* The Head of Planning's Report No. PLN1618 in respect of these applications was amended at the meeting.

4. REPRESENTATIONS BY THE PUBLIC

In accordance with the guidelines for public participation at meetings, the following 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
16/00174/REVPP	(Southwood Pavilion, Grasmere Road, Farnborough)	Mr. A. Jones	Against
16/00263/FULPP	(31 Reading Road, Farnborough)	Mr. M. Haxeltine	Against

5. APPLICATION NO. 16/00263/FULPP – 31 READING ROAD, FARNBOROUGH

The Committee received the Head of Planning's Report No. PLN1618 (as amended at the meeting) regarding the erection of a terrace of four three-bedroom three-storey

dwelling houses and associated parking following the demolition of the existing bungalow.

It was noted that the recommendation was to grant planning permission, subject to the completion of a satisfactory planning obligation 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 20th June, 2016, to secure appropriate financial contributions towards transport and SPA mitigation, the Head of Planning, in consultation with the Chairman, be authorised to grant planning permission, subject to the amended conditions and informatives set out in the Head of Planning's Report No. PLN1618; however

(ii) in the event that a satisfactory Section 106 Agreement is not received by 20th June, 2016, the Head of Planning, in consultation with the Chairman, be authorised to refuse planning permission on the grounds that the proposal does not make satisfactory provision for transport contributions in accordance with the Council's adopted 'Transport Contributions' SPD and Core Strategy Policies CP10, CP16 and CP17; and financial contribution to mitigate the effect of the development on the Thames Basin Heaths Special Protection Area in accordance with the Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy Policies CP11 and CP13.

6. RUSHMOOR LOCAL ENFORCEMENT PLAN

The Committee received the Head of Planning's Report No. PLN1617 which included a copy of the draft Local Enforcement Plan. It was noted that Government advice in the National Planning Policy Framework (NPPF para. 207) was that Councils should make a clear statement of their approach and commitment to the enforcement of planning control in a Local Enforcement Plan. This should provide a firm decision-making framework for effective enforcement procedures to be put in place.

RESOLVED: That the draft Local Enforcement Plan be referred to the Cabinet for adoption and publication.

7. APPEALS PROGRESS REPORT

The Committee received the Head of Planning's Report No. PLN1619 concerning the following appeal decisions:

Application No.	Description	Decision

14/00706/FULPP	Against the Council's decision to refuse planning permission in January, 2015. The Hearing commenced on 9th December, 2015 and was adjourned to resume on 25th February, 2016, to allow time for the appellants to discuss possible solutions to overcome the highways objections to the scheme with Hampshire Highways Development Planning. The Inspector assessed the 'Option E' proposals and considered the scheme to be much preferred and acceptable.	Allowed
--	Application for costs was made by the Council at the Hearing in the basis that the Council had incurred unnecessary expense in responding to and preparing for the appeal. The Inspector considered that there had been no unreasonable behaviour and the appellants were entitled to pursue alternative proposals.	No Costs Award

RESOLVED: That the Head of Planning's Report No. PLN1619 be noted.

The meeting closed at 7.42 pm.

CLLR G.B. LYON
CHAIRMAN

RUSHMOOR BOROUGH COUNCIL

DEVELOPMENT MANAGEMENT COMMITTEE

Wednesday, 22nd June, 2016
at 7.00 p.m.

To:

VOTING MEMBERS

Cr. B.A. Thomas (Chairman)
Cr. J.H. Marsh (Vice-Chairman)

Cr. 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	Cr. A.R. Newell

NON-VOTING MEMBER

Cr. M.J. Tennant - Cabinet Member for Environment and Service Delivery (ex officio)

STANDING DEPUTIES

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

RUSHMOOR BOROUGH COUNCIL

Council Offices, Farnborough Road,
Farnborough, Hants. GU14 7JU
Tel: (01252) 398 399

Website: www.rushmoor.gov.uk

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, 22nd June, 2016 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

14th June, 2016

Enquiries regarding this Agenda should be referred to Lauren Harvey, Administrative Assistant, Democratic Services (Tel: (01252) 398827 or e-mail: lauren.harvey@rushmoor.gov.uk)

A full copy of this agenda can be found at the following website: http://www.rushmoor.gov.uk/8923

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 25th May, 2016 (copy attached).

Items for decision

3. **Planning applications –**

To consider the Head of Planning's Report No. PLN1620 on planning applications recently submitted to the Council (copy attached with a copy of the index appended to the agenda).

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

To appoint the Chairman or Vice-Chairman and one representative from each of the political groups to the Standing Consultation Group.

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

(1) **Farnborough Town Centre –**

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

(2) **North Town – Aldershot –**

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

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

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

6. **Variation of Legal Agreement Relating to Former TA Centre, Redan Road, Aldershot**

To receive the Head of Planning's Report No PLN1623 (copy attached) the purpose of this report is to seek authority to vary the terms of the 2015 legal agreement.

Index to Development Management Committee Agenda
22nd June 2016
Report No. PLN1620

Item No.	Reference Number	Address	Recommendation	Page No.
1	15/00897/REMPP	Zone C - Cambridge Military Hospital Aldershot Urban Extension Alisons Road Aldershot	For Information	15
2	15/00898/REMPP	Zone C - Cambridge Military Hospital Aldershot Urban Extension Alisons Road Aldershot	For Information	15
3	15/00930/LBC2PP	Zone C - Cambridge Military Hospital Aldershot Urban Extension Alisons Road Aldershot	For Information	16
4	15/00931/LBC2PP	Zone C - Cambridge Military Hospital Aldershot Urban Extension Alisons Road Aldershot	For Information	16
5	16/00408/ADVPP	225 Ash Road Aldershot	For Information	16
6	16/00409/ADVPP	225 Ash Road Aldershot	For Information	16
7	16/00410/ADVPP	225 Ash Road Aldershot	For Information	16
8	16/00411/FULPP	225 Ash Road Aldershot	For Information	17
9	16/00027/FUL	ASDA Westmead Farnborough	Grant	18
10	16/00307/FULPP	The Potters Arms 182 Cove Road Farnborough	Grant	29
11	16/00331/FULPP	65 North Lane Aldershot	Grant	54

12	16/00208/FULPP	32 The Crescent Farnborough	Grant	77
13	16/00456/RBCRG3	Queens Gate Roundabout Farnborough	Grant	86

Development Management Committee **Head of Planning**
22nd June 2016

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, 25th May, 2016 at the Council Offices, Farnborough at 7.00 p.m.

Voting Members

Cr. B.A. Thomas (Chairman)
Cr. J.H. Marsh (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	a Cr. Jennifer Evans	Cr. A.R. Newell

Non-Voting Member

Cr. M.J. Tennant (Cabinet Member for Environment and Service Delivery) (ex officio)

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

1. **DECLARATION OF INTEREST** –

There were no declarations of interest.

2. **MINUTES** –

The Minutes of the Meeting held on 27th April, 2016 were approved and signed by the Chairman.

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

RESOLVED: That

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

16/00174/REVPP (Southwood Pavilion, Grasmere 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. PLN1618, be noted;

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

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15/00898/REMPP	(Zone C – Cambridge Military Hospital, Aldershot Urban Extension, Alisons Road, Aldershot);
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15/00931/LBC2PP	(Zone C – Cambridge Military Hospital, Aldershot Urban Extension, Alisons Road, Aldershot); and
16/00027/FUL	(Asda, Westmead, Farnborough);
16/00307/FULPP	(The Potters Arms, 182 Cove Road, Farnborough); and
16/00331/FULPP	(65 North Lane, Aldershot);

* The Head of Planning's Report No. PLN1618 in respect of these applications was amended at the meeting.

4. **REPRESENTATIONS BY THE PUBLIC** –

In accordance with the guidelines for public participation at meetings, the following 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
16/00174/REVPP	(Southwood Pavilion, Grasmere Road, Farnborough)	Mr. A. Jones	Against
16/00263/FULPP	(31 Reading Road, Farnborough)	Mr. M. Haxeltine	Against

5. **APPLICATION NO. 16/00263/FULPP – 31 READING ROAD, FARNBOROUGH** –

The Committee received the Head of Planning's Report No. PLN1618 (as amended at the meeting) regarding the erection of a terrace of four three-bedroom three-storey dwelling houses and associated parking following the demolition of the existing bungalow.

It was noted that the recommendation was to grant planning permission, subject to the completion of a satisfactory planning obligation 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 20th June, 2016, to secure appropriate financial contributions towards transport and SPA mitigation, the Head of Planning, in consultation with the Chairman, be authorised to grant planning permission, subject to the amended conditions and informatives set out in the Head of Planning's Report No. PLN1618; however

(ii) in the event that a satisfactory Section 106 Agreement is not received by 20th June, 2016, the Head of Planning, in consultation with the Chairman, be authorised to refuse planning permission on the grounds that the proposal does not make satisfactory provision for transport contributions in accordance with the Council's adopted 'Transport Contributions' SPD and Core Strategy Policies CP10, CP16 and CP17; and financial contribution to mitigate the effect of the development on the Thames Basin Heaths Special Protection Area in accordance with the Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy Policies CP11 and CP13.

6. **RUSHMOOR LOCAL ENFORCEMENT PLAN** –

The Committee received the Head of Planning's Report No. PLN1617 which included a copy of the draft Local Enforcement Plan. It was noted that Government advice in the National Planning Policy Framework (NPPF para. 207) was that Councils should make a clear statement of their approach and commitment to the enforcement of planning control in a Local Enforcement Plan. This should provide a firm decision-making framework for effective enforcement procedures to be put in place.

RESOLVED: That the draft Local Enforcement Plan be referred to the Cabinet for adoption and publication.

7. **APPEALS PROGRESS REPORT** –

The Committee received the Head of Planning's Report No. PLN1619 concerning the following appeal decisions:

Application No.	Description	Decision
14/00706/FULPP	Against the Council's decision to refuse planning permission in January, 2015. The Hearing commenced on 9th December, 2015 and was adjourned to resume on 25th February, 2016, to allow time for the appellants to discuss possible solutions to overcome the highways objections to the scheme with Hampshire Highways Development Planning. The Inspector assessed the 'Option E' proposals and considered the scheme to be much preferred and acceptable.	Allowed
--	Application for costs was made by the Council at the Hearing in the basis that the Council had incurred unnecessary expense in responding to and preparing for the appeal. The Inspector considered that there had been no unreasonable behaviour and the appellants were entitled to pursue alternative proposals.	No Costs Award

RESOLVED: That the Head of Planning's Report No. PLN1619 be noted.

The Meeting closed at 7.42 p.m.

G.B. LYON
CHAIRMAN

Development Management Committee
25th May 2016

Appendix "A"

Application No. & Date Valid: **16/00174/REVPP** **3rd March 2016**

Proposal: Variation of Condition No.7 of Planning Permission 06/00133/RBCRG3 dated 27th April 2006 to allow the hours of use of the Pavilion to be extended from 08.00 - 22.00 to 08.00 - 23.00 hours on a permanent basis with the option to use the TEN (Licencing Act Temporary Event Notice) process to allow later hours of use for a maximum of 15 events per calendar year at **Southwood Pavilion Grasmere Road Farnborough Hampshire**

Applicant: Mr Mike Fitzpatrick

Conditions:

1 The building shall not be used outside the hours of 0800 to 2300 hours unless in connection with Temporary Event Notice entertainment events to the extent defined by Condition No.3 of this permission.

Reason - In the interests of the amenities of nearby residents.

2 A Duty Officer (to be provided by the applicants) shall be present at the site for the duration of all of the evening events to be run at the Pavilion beyond 2200 hours as a result of this permission in order to monitor the conduct of the event and continued compliance with the terms of all operative planning conditions; and to take the appropriate corrective action should any problems arise.

Reason - In the interests of the amenities of nearby residential properties.

3 Temporary Event Notice (TEN) events (as defined and regulated under the Licencing Act 2003) shall take place on no more than 15 occasions in a calendar year. Notwithstanding the formal submission of TEN applications to the Local Licencing Authority, the Local Planning Authority shall be notified in writing at least 14 days before any TEN event to be run at the Pavilion with a Licencing Temporary Event Notice is due to take place to advise of the date and times for the event; and the name and mobile telephone contact details of the duty

officer to be present at the event.

Reason - In the interests of the amenities of occupiers of nearby residential properties; and in order that the Local Planning Authority can monitor compliance with the terms of this condition.

4 The rear and side windows and shutters of the Pavilion function room shall be closed at all times after 2200 hours during any later evening events being run as a result of this permission.

Reason - In the interests of the amenities of nearby residential properties.

5 Notices shall be displayed at the Pavilion and around the adjoining car park to remind persons attending any event or otherwise visiting the Pavilion to have respect for the peace and quiet of the residential neighbours; and that drivers of vehicles using the car park should switch their engines off whilst parked or stationary.

Reason - In the interests of the amenities of nearby residential properties.

Development Management Committee **Head of Planning**
22nd June 2016 **Report No.PLN1620**

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 – Pages 15 to 17

Applications that have either been submitted some time ago but are still not ready for consideration or are recently received applications that have been received too early to be considered by Committee. The background papers for all the applications are the application details contained in the Part 1 Planning Register.

Section B – For the NOTING of any Petitions – Page 17

Section C – Items for DETERMINATION – Pages 18 to 91

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 92 to 114

This lists planning applications that have already been determined by the Head of Planning, and where necessary with the Chairman, under the Scheme of Delegation that was approved by the Development Management Committee on 17 November 2004. These applications are not for decision and are FOR INFORMATION only.

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

3. Planning Policy

3.1 Section 38(6) of the Town and Country Planning Act 1990 (As amended) requires regard to be had to the provisions of the development plan in the determination of planning applications. This comprises the Rushmoor Plan Core Strategy (October 2011), the Hampshire Minerals and Waste Plan adopted October 2013, saved policies of the Rushmoor Local Plan Review (1996-2011) and saved policy NRM6 of the South East Plan.

3.2 Although not necessarily specifically referred to in the Committee report, the relevant development plan will have been used as a background document and the relevant policies taken into account in the preparation of the report on each item. Where a development does not accord with the development plan and it is proposed to recommend that planning permission be granted, the application will be advertised as a departure and this will be highlighted in the Committee report.

4. Human Rights

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

5. Public Speaking

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

6. Late Representations

6.1 The Council has adopted the following procedures with respect to the receipt of late representations on planning applications (Planning report PLN 0113 refers):

a) All properly made representations received **before** the expiry of the final closing date for comment will be summarised in the Committee report. Where such representations are received after the agenda has been published, the receipt of such representations will be reported orally and the contents summarised on the amendment sheet that is circulated at the Committee meeting. Where the final closing date for comment falls **after** the date of the Committee meeting, this will be highlighted in the report and the recommendation caveated accordingly.

b) Representations from both applicants and others made **after** the expiry of the final closing date for comment and received **after** the report has been published will not be accepted unless they raise a new material consideration which has not been taken into account in the preparation of the report or draws attention to an error in the report.

c) Representations that are sent to Members should not accepted or allowed to influence Members in the determination of any planning application unless those representations have first been submitted to the Council in the proper manner (but see (b) above).

d) Copies of individual representations will not be circulated to members but where the requisite number of copies are provided, copies of individual representation will be placed in Members' pigeonholes.

e) All letters of representation will be made readily available in the Committee room an hour before the Committee meeting.

7. Financial Implications

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

Keith Holland
Head of Planning

Background Papers

- *The individual planning application file (reference no. quoted in each case)*
- *Rushmoor Core Strategy (2011)*
- *Rushmoor Local Plan Review (1996-2011)[Saved policies]*
- *Current government advice and guidance contained in circulars, ministerial statements and the National Planning Practice Guidance (NPPG)*
- *Any other document specifically referred to in the report.*
- *Regional Spatial Strategy for the South East, policy NRM6: Thames Basin Heaths Special Protection Area.*
- *The National Planning Policy Framework.*
- *Hampshire Minerals and Waste Plan (2013).*

Section A

Future items for Committee

Section A items are for INFORMATION purposes only. It comprises applications that have either been submitted some time ago but are still not yet ready for consideration or are recently received applications that are not ready to be considered by the Committee. The background papers for all the applications are the application details contained in the Part 1 Planning Register.

Item	Reference	Description and address
1	15/00897/REMPP	PART APPROVAL OF RESERVED MATTERS: for the conversion of the Cambridge Military Hospital (including part demolition, extensions and external alterations) to provide 74 dwellings (Use Class C3) and 943m2 of mixed commercial and community uses (Use Classes A3, B1, D1 and D2); with associated landscaping, access and parking, in Development Zone C (Cambridge Military Hospital), pursuant to Condition 4 (1 to 21), attached to Outline Planning Permission 12/00958/OUT dated 10th March 2014. **Zone C - Cambridge Military Hospital Aldershot Urban Extension Alisons Road Aldershot** Amendments to the proposal are under discussion.
2	15/00898/REMPP	PART APPROVAL OF RESERVED MATTERS: for the redevelopment of the Louise Margaret Hospital and Nurses Residence (including part demolition, external alterations, extensions and new build) to provide 42 dwellings (Use Class C3) with associated landscaping, access and parking, in Development Zone C (Cambridge Military Hospital), pursuant to Condition 4 (1 to 21), attached to Outline Planning Permission 12/00958/OUT dated 10th March 2014. **Zone C - Cambridge Military Hospital Aldershot Urban Extension Alisons Road Aldershot** Amendments to the proposal are under discussion.

3	15/00930/LBC2PP	LISTED BUILDING CONSENT: for internal and external alterations, including part demolition, to facilitate the conversion of the Cambridge Military Hospital to provide 74 dwellings and 943m2 of mixed commercial and community uses in Development Zone C (Cambridge Military Hospital).(PLEASE SEE APPLICATION REFERENCE 15/00897/REMPP FOR DRAWINGS AND DOCUMENTS) **Zone C - Cambridge Military Hospital Aldershot Urban Extension Alisons Road Aldershot** Amendments to the proposal are under discussion.
4	15/00931/LBC2PP	LISTED BUILDING CONSENT: for internal and external alterations, including part demolition, to facilitate the redevelopment of the Louise Margaret Hospital and Nurses Residence site to provide 42 dwellings, in Development Zone C (Cambridge Military Hospital). (PLEASE SEE APPLICATION REFERENCE 15/00898/REMPP FOR DRAWINGS AND DOCUMENTS) **Zone C - Cambridge Military Hospital Aldershot Urban Extension Alisons Road Aldershot** Amendments to the proposal are under discussion.
5	16/00408/ADVPP	Display three sets of internally illuminated letters, three internally illuminated fascia signs and one internally illuminated golden arch **225 Ash Road Aldershot** This application has only recently been received and consultations are underway.
6	16/00409/ADVPP	Display a double sided internally illuminated totem sign (6.5 metres high) **225 Ash Road Aldershot** This application has only recently been received and consultations are underway.
7	16/00410/ADVPP	Display one internally illuminated Gateway (height restrictor) sign, nine freestanding internally illuminated signs, one freestanding non illuminated sign, twenty non illuminated traffic signs and three

		non illuminated double sided banner units. **225 Ash Road Aldershot** This application has only recently been received and consultations are underway.
8	16/00411/FULPP	Erection of restaurant with drive-thru and takeaway facility (Use Class A3 / A5) with associated structures, fencing, parking, landscaping and vehicular access from North Close (following demolition of existing buildings and closure of access onto North Lane) **225 Ash Road Aldershot** This application has only recently been received and consultations are underway.

Section B

Petitions

Item	Reference	Description and address
1	16/00359/FUL	Erection of one wooden shed, one metal storage shed (tool store), one greenhouse and one composting toilet, to facilitate use of land as community garden **Part Of Former Garage Site, Prince Charles Crescent, Farnborough** A petition has been received containing the signatures of 12 residents who support the formation of "Hawley Community Garden" on part of this disused garage area. The application, which related only to the ancillary buildings rather than the use of the site itself, has been granted under delegated powers. **Recommendation: Petition be NOTED.**

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	Chris Jones
Application No.	16/00027/FUL
Date Valid	6th January 2016
Expiry date of consultations	12th May 2016
Proposal	Construction of a 'Home Shopping' link canopy and van loading canopy with 3m high fence and other associated works.
Address	**ASDA Westmead Farnborough Hampshire GU14 7LT**
Ward	Empress
Applicant	ASDA Stores Ltd
Agent	Miss Ellen Sanderson - Deloitte LLP
Recommendation	**GRANT**

Description

This proposal relates to the rear of the Asda store which faces onto Westmead. At present the building has two goods entrances, a main service yard at the south-eastern corner of the building and a second at the north-eastern corner, from where its home delivery service is operated. The proposal relates to the area of land between the rear elevation of the building and Westmead, which comprises part of a hard-surfaced parking area and a grassed area with a number of semi-mature trees on it.

The proposal is to extend the hard surface to create a loading area for four home delivery vehicles beneath a canopy. A covered way would link the main canopy to an existing door in the rear elevation of the building. Some existing condenser units in a cage would be relocated to make way for this. Amended plans show a 3m high timber acoustic fence alongside the main canopy and link. It would be necessary to remove seven trees from the area to undertake this development. The canopy of a Scots Pine over an existing car parking area would be cut back and the area used to park four other home delivery vehicles.

Planning permission 04/00127/FUL was granted in 2004 for external alterations to the building to facilitate the creation of a home shopping area. However, this was not implemented.

Consultee Responses

Transportation Strategy Officer	No objection to amended plans.
Environmental Health	No objection to amended plans, subject to conditions.

Neighbours notified

In addition to posting a site notice and press advertisement, 43 individual letters of notification were sent to commercial and residential properties in Queensmead, Westmead and Dukes Court.

Neighbour comments

The occupants of 94 Westmead have raised concerns that the proposal would move activity closer to residential properties, which would increase noise and disturbance to residents, and that the open sided canopy would provide little protection against noise. They raise concerns that the area could be used for vehicle repairs, maintenance and vehicle washing, activities which have previously occurred on this site and given rise to complaint. They consider that home delivery operations should only be run from stores where specifically designed facilities have been provided and that the present site is unsuitable for such an operation. They express concern that no information has been given in the application about the proposed hours of use for the facility. They note that customer information on the ASDA home delivery website states that the delivery time slots are from 06.00 until 23.00, 7 days a week to the customer's door, which would mean that vehicles would leave and return to the store at times when vehicles are otherwise prevented from making deliveries the store. They note that they have witnessed home delivery vehicles making such deliveries, which have resulted in noise and disturbance to residents, and therefore suggested that the use of the home delivery area should be restricted by planning condition to the same hours as deliveries are permitted in the main service yard, that is 0700 and 2200 Monday to Saturday and not at all on Sundays or Bank Holidays.

Writing in respect of the amended plans, the occupants of 94 Westmead have expressed disappointment that the applicant has chosen to address the issue of noise arising from activity beneath the canopy by means of an acoustic fence rather than providing an enclosed brick-built structure. They also note that the fence would provide little protection for their property as the open end of the canopy would face in this direction. They have no objection to the use of the existing parking area to provide parking for the additional home delivery vans as shown on the amended plans, provided that this area is not used for the servicing and maintenance of vehicles.

Policy and determining issues

The site is within Farnborough Town Centre area and within the shopping core as designated by the Rushmoor Core Strategy and policies SP4 (Farnborough town centre) CP1 (sustainable development principles), CP2 (Design and Heritage) and CP16 (Reducing and managing Travel Demand) and saved policies TC1 (town centre developments), ENV17 (general development criteria) and ENV48 (environmental pollution and noise) of the Rushmoor Local Plan Review are relevant. The Farnborough Town Centre SPD is also relevant.

The main determining issues are considered to be the principle of the development, impact upon visual amenity (including impact upon trees), impact upon residential amenity and impact upon highway safety.

Commentary

Principle -

The applicants' Home Delivery Service has operated from the premises for a number of years and is a lawful part of their business. Whilst internal alterations have been made to the building to facilitate this, no external changes have been made and vehicles are loaded and unloaded from the yard to the north of the building or from the lorry parking bays on Westmead, where the vehicles are parked when not in use. Both of these areas fall within the public highway where parking and loading of vehicles is both lawful and outside the scope of planning control. It is considered that any proposal to provide dedicated facilities to handle the loading and unloading and parking of delivery vehicles off the highway is acceptable, provided that harm to visual amenity, residential amenity or highway safety does not result.

Impact upon Visual Amenity -

The land on which the structures would be erected is a grassed area alongside a service road which derives its amenity value mainly from the presence of a number of semi-mature Silver Birch, Rowan and Liquid Amber trees. It is used extensively for the irregular parking of staff cars resulting in patches of bare ground and an unkempt appearance. The proposed structures would be utilitarian in appearance but would not be inappropriate to their surroundings. Whilst trees would be removed to facilitate the proposal, the Arboricultural Officer considers that these trees, which appear to be part of the original landscaping of the development, have outgrown their location and the impact could be offset by appropriate planting, including replacement trees on the remaining grassed areas adjacent to the canopy, together with some form of barrier alongside the edge of the highway to prevent its use for parking.

Impact upon Residential Amenity -

The application as originally submitted was for an open-sided canopy without any form of fencing. The Head of Environmental Health and Housing has commented that the application as proposed brings loading operations slightly closer to the residential properties above Queensmead whose rear facades overlook Westmead. It also moves the activity approximately 25m further south along Westmead, increasing the number of residential properties potentially exposed to these operations. The nature of how these vans are loaded (staff manually lifting crates of groceries into the side of the vans) means that it should not necessarily be a noisy activity in itself, however anecdotally, there have been reports that empty crates are 'thrown' to the ground when the vans return to the store. Deliveries take place between 6 am and 11pm, 7 days per week so there is potential for disturbance late at night when vehicles return after their final delivery slots. There is no mention within the submitted details over what controls are in place to minimise noise from this operation. It should be noted however, that Environmental Health have not received formal complaints of noise from this particular activity. Moving the loading area should not lead to a significant increase in noise from this operation by comparison with the existing arrangement. Provided goods are loaded onto the vans in an appropriate manner and empty crates removed with due consideration, the operation itself should not necessarily be noisy and should not

adversely affect amenity. The proposed galvanised steel canopy will offer no protection from noise emitted from the loading/unloading activities. The fitting of a side panel of suitable construction would provide an element of shielding to those residential premises directly opposite the application site and it is recommended that this is a measure that should be considered by the applicant.

In response to these comments, the applicant submitted amended plans that show a 33m length of acoustic fencing alongside the canopy and a linking canopy to reduce noise emissions. No detailed specification is given for the acoustic fencing, but the Head of Environment Health considers that this is a matter that can be dealt with by planning condition. The objectors' comments that the acoustic fence would provide little protection to their property is noted. However, their property is located more than 60m from the open end of the canopy and at this range, it is considered unlikely that any significant disturbance would occur. The Head of Environmental Health has advised that they do not currently get complaints about the loading/unloading of the home delivery vans. However, complaints were received in 2011 regarding the carrying out of maintenance and servicing of these vans on the highway at inappropriate times of the day and week. Between 2011 and 2013, three complaints were also received regarding the jet washing of these vehicles, also at unreasonable times of the night and day. While these matters seem to be resolved, as there have been no further complaints received by this department since that time, Environmental Health would be concerned that the provision of a dedicated loading bay may foster the idea that this space is a suitable place where such activities can be undertaken. Should the Council be minded to grant permission the Head of Environmental Health and Housing would recommend that a condition be imposed restricting the times at which such potentially noisy activities, to include jet washing and maintenance of vehicles, can take place, namely 08:00 to 18:00 hours Monday to Friday, 09:00 -16:00 hours on Saturdays and at no times on Sundays or Bank Holidays.

The objectors have commented that if planning permission is granted for this facility, its use should be restricted to the same hours as those which apply to deliveries to the store generally, which are specified by condition 25 of planning permission RSH 5684. This states:

"No lorries shall enter or leave the site for the purposes of loading or unloading except between the hours of 0700 and 2200 Monday to Saturday and not at all on Sundays or Bank Holidays.

Reason - In the interests of the amenities of nearby residential properties."

Home Deliveries are not currently affected by this condition as the service does not use "lorries" but light vans - this was confirmed by the Solicitor to the Council when the service was first introduced. When taken at face value, the objectors' suggestion has some merit and indeed, when planning permission was granted for modifications to the store to facilitate home deliveries in 2004, the planning permission did include such a condition. However, since the applicant's home delivery service operates between the hours of 0600 and 2300, seven days a week, such a condition would entail a substantial reduction in the service they currently provide on Mondays to Saturdays and the abandonment of deliveries on Sundays. It is considered that such a condition imposed on the present proposal, given the fallback position of continued operation using the highway, would not meet the requirement for conditions to be reasonable and would effectively remove the benefit of the permission being sought to the extent that it would not be implemented. The benefit of the proposed acoustic screening and improved facilities would not therefore result. Given the limited noise

associated with the Home Delivery Vehicles entering and leaving the site, and the protection that would be afforded by the acoustic fencing, it is considered that the imposition of such a condition is unnecessary and is likely to be counter-productive.

Impact upon highway safety -

The proposal to provide dedicated parking and loading bays for home delivery vehicles would free up parking bays on the highway and would ensure that vehicles being loaded and unloaded (or waiting for attention) do not obstruct access to the service yard on the northern side of the store, which also serves other stores in Princes Mead. The Transportation Strategy Officer initially raised concerns that there may be insufficient room within the area to allow the delivery vehicles to easily manoeuvre in and out of the. However, on 23 May, a revised layout was submitted together with swept path diagrams to demonstrate that the layout would enable vehicles to satisfactorily manoeuvre within the site. On this basis the Transportation Strategy Officer raises no objection to the amended proposal.

Conclusion -

It is considered that the proposal to formalise the store's arrangements for home deliveries would not adversely affect visual amenity, residential amenity or highway safety and that it accords with Policies SP4, CP1, CP2 and CP16 of the Rushmoor Core Strategy and saved Policies TC1, ENV17 and ENV48 of the Rushmoor Core Strategy.

FULL RECOMMENDATION

It is recommended that 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 permission hereby granted shall be carried out in accordance with the following approved drawings – 2288-90-03 REV A, 2288-21-01 REV A, 2288-00-01 REV D, 2288-VT-01 and 2288-VT-02.

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

3 No works shall start on site until a detailed specification for the acoustic fencing, to include details of its appearance, construction and noise attenuation properties, has been submitted to and been approved in writing by the Local Planning Authority. The acoustic fence shall be installed in accordance with the approved details before the loading canopy and link canopy are brought inti use and shall be retained thereafter.
.
Reason - In the interests of visual and to ensure that it provides adequate protection to residential amenity. *

4 No works shall start on site until a fully detailed landscape and planting scheme (to include, where appropriate, both landscape planting and ecological enhancement) and details of a barrier to prevent vehicle parking on the landscaped area, has been

submitted to and approved in writing by the Local Planning Authority. The development shall be completed and retained in accordance with the details so approved.

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

5 No servicing, maintenance, repairs or jet-washing of home delivery vehicles shall take place in the vehicle loading, parking and manoeuvring areas shown on drawing 2288-00-01 Rev D outside the hours of 08:00 to 18:00 hours Monday to Friday, 09:00 - 16:00 hours on Saturdays and at no times on Sundays or Bank Holidays.

Reason - In the interests of residential amenity.

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.

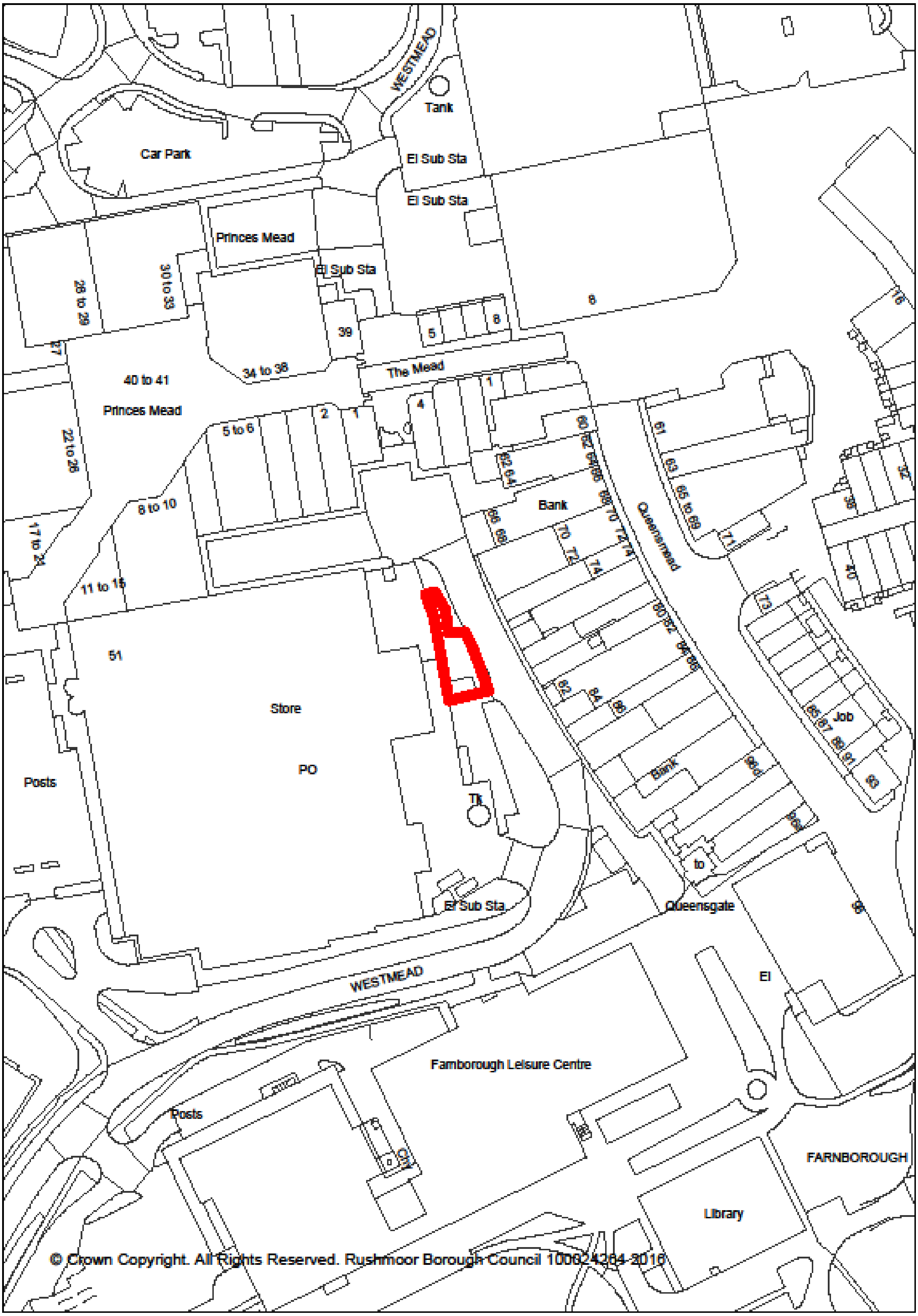
Reason -To ensure the development makes an adequate contribution to visual amenity.

Informatives

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

2 INFORMATIVE - REASONS FOR APPROVAL- The Council has granted permission because it is considered that the proposal to formalise the store's arrangements for home deliveries would not adversely affect visual amenity, residential amenity or highway safety and that it accords with Policies SP4, CP1, CP2 and CP16 of the Rushmoor Core Strategy and saved Policies TC1, ENV17 and ENV48 of the Rushmoor Core Strategy. It is therefore considered that subject to compliance with the attached conditions, and taking into account all other material planning considerations, including the provisions of the development plan, the proposal would be acceptable. This also includes a consideration of whether the decision to grant permission is compatible with the Human Rights Act 1998.

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


Car Park
WESTMEAD
Tank
El Sub Sta
El Sub Sta
Princes Mead
El Sub Sta
28 to 29
30 to 33
27
39
5
8
8
34 to 38
The Mead
40 to 41
Princes Mead
22 to 26
5 to 6
2
1
4
1
Bank
Queensmead
61
63
65 to 69
71
8 to 10
17 to 21
11 to 16
73
51
Store
PO
Posts
Tk
Job
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El
Farnborough Leisure Centre
Posts
Library
FARNBOROUGH
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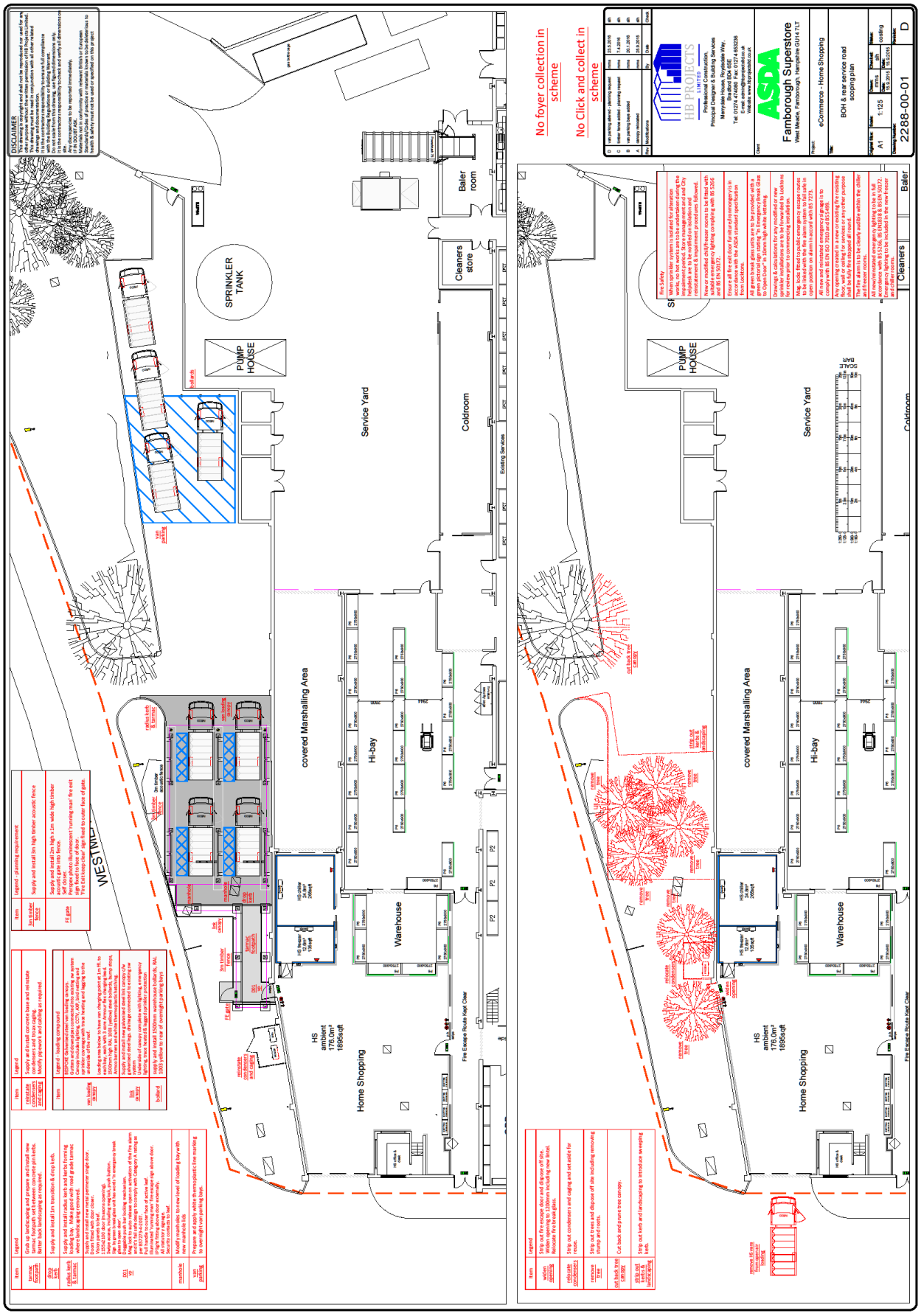
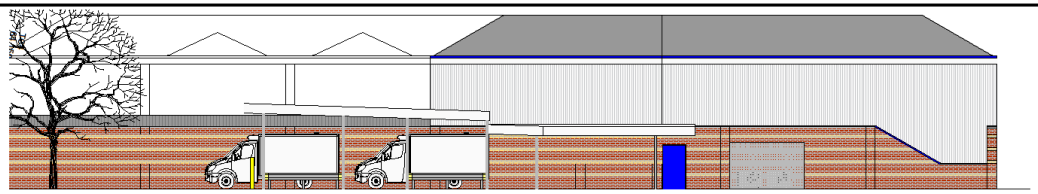
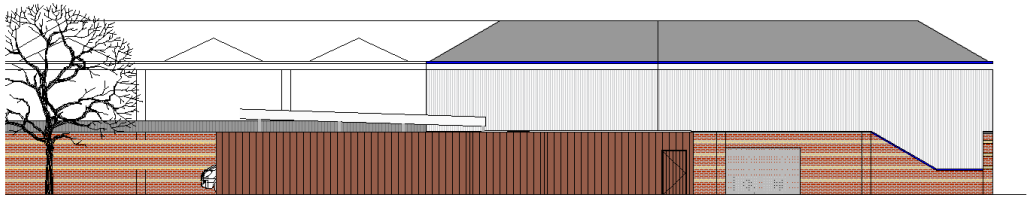

No foyer collection in scheme
No Click and collect in scheme
ASDA
Farnborough Superstore
West Meadle, Farnborough, Hampshire GU14 7LT
eCommerce – Home Shopping
BOH & rear service road scoping plan
2288-00-01
D
SPRINKLER TANK
PUMP HOUSE
Service Yard
Coldroom
Baler room
Cleaners store
covered Marshalling Area
Hi-bay
Warehouse
Home Shopping
Fire Escape Route Kept Clear
WESTMEC

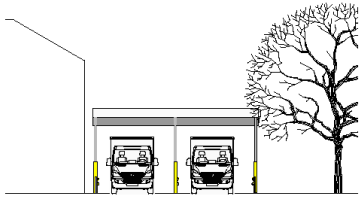


EASTERN ELEVATION PROPOSED

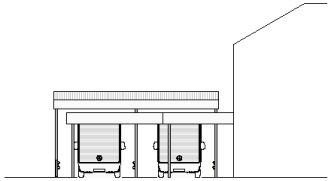


3m high timber fence

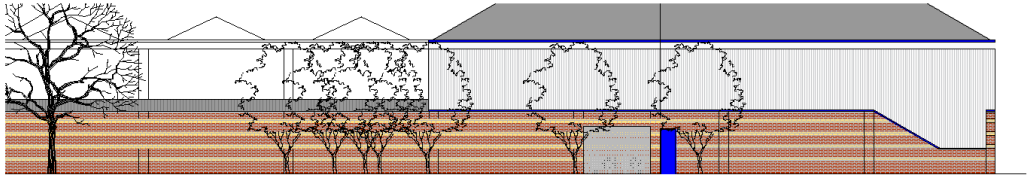
EASTERN ELEVATION PROPOSED - Including timber fence in foreground



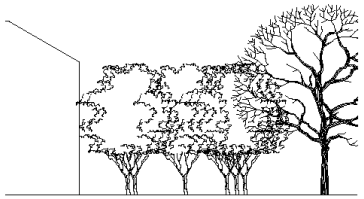
SOUTHERN ELEVATION PROPOSED



NORTHERN ELEVATION PROPOSED



EASTERN ELEVATION EXISTING



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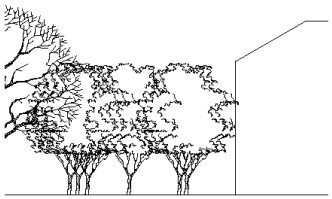


NORTHERN ELEVATION EXISTING

Rev	Modifications	By	Date	Check
A	Inclusion of 3m high timber acoustic fence - planners request	mms	7.4.2016	sth

HB PROJECTS LIMITED
Professional Construction, Principal Designer & Building Services
Merrydale House, Roydsdale Way, Bradford BD4 6SE
Tel: 01274 474080 Fax: 01274 653236
E-mail: admin@hbprojectsltd.co.uk
Website www.hbprojectsltd.co.uk

Client: ASDA

Farnborough Superstore
West Meade, Farnborough, Hampshire GU14 7LT

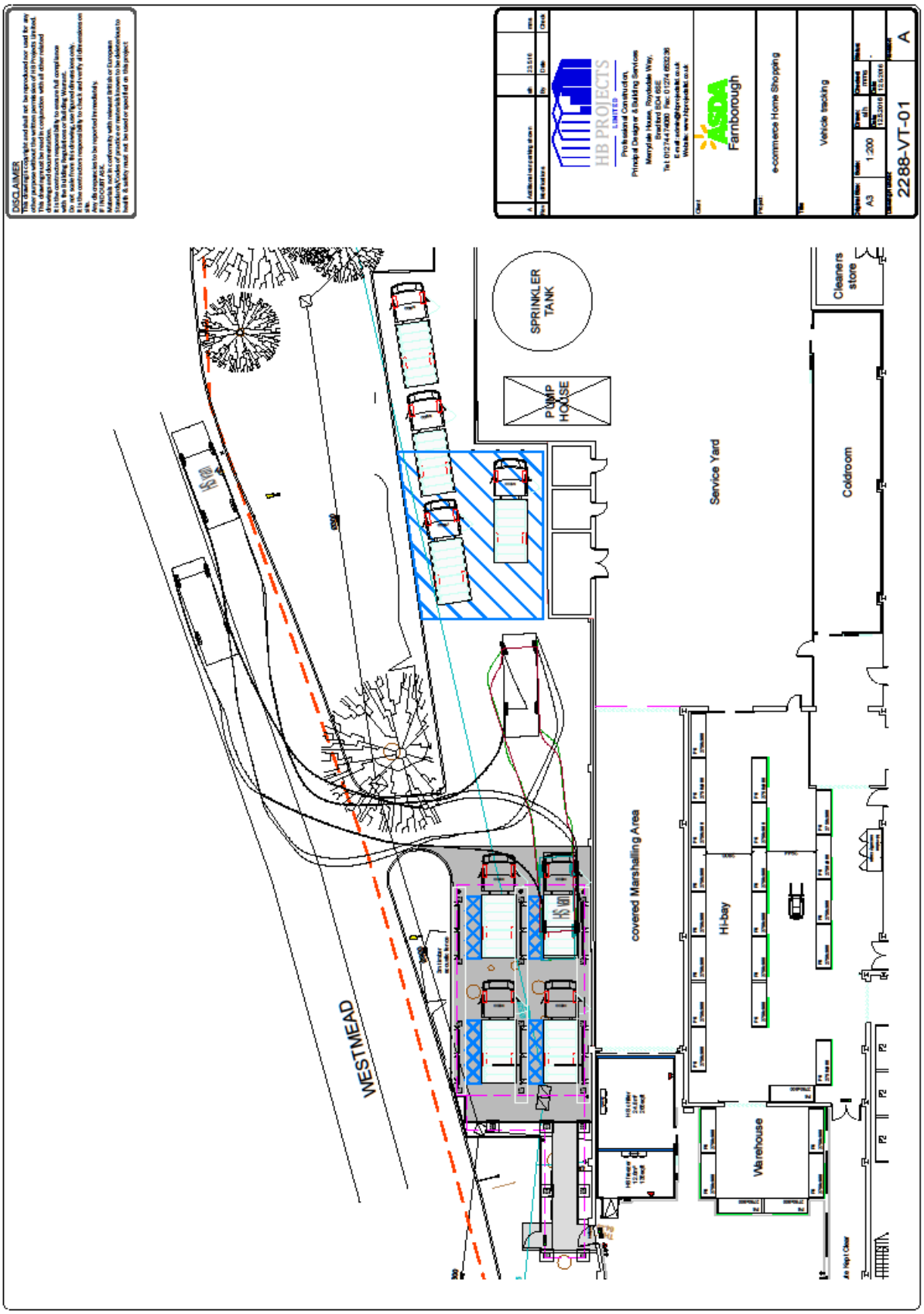
Project: eCommerce - Home Shopping

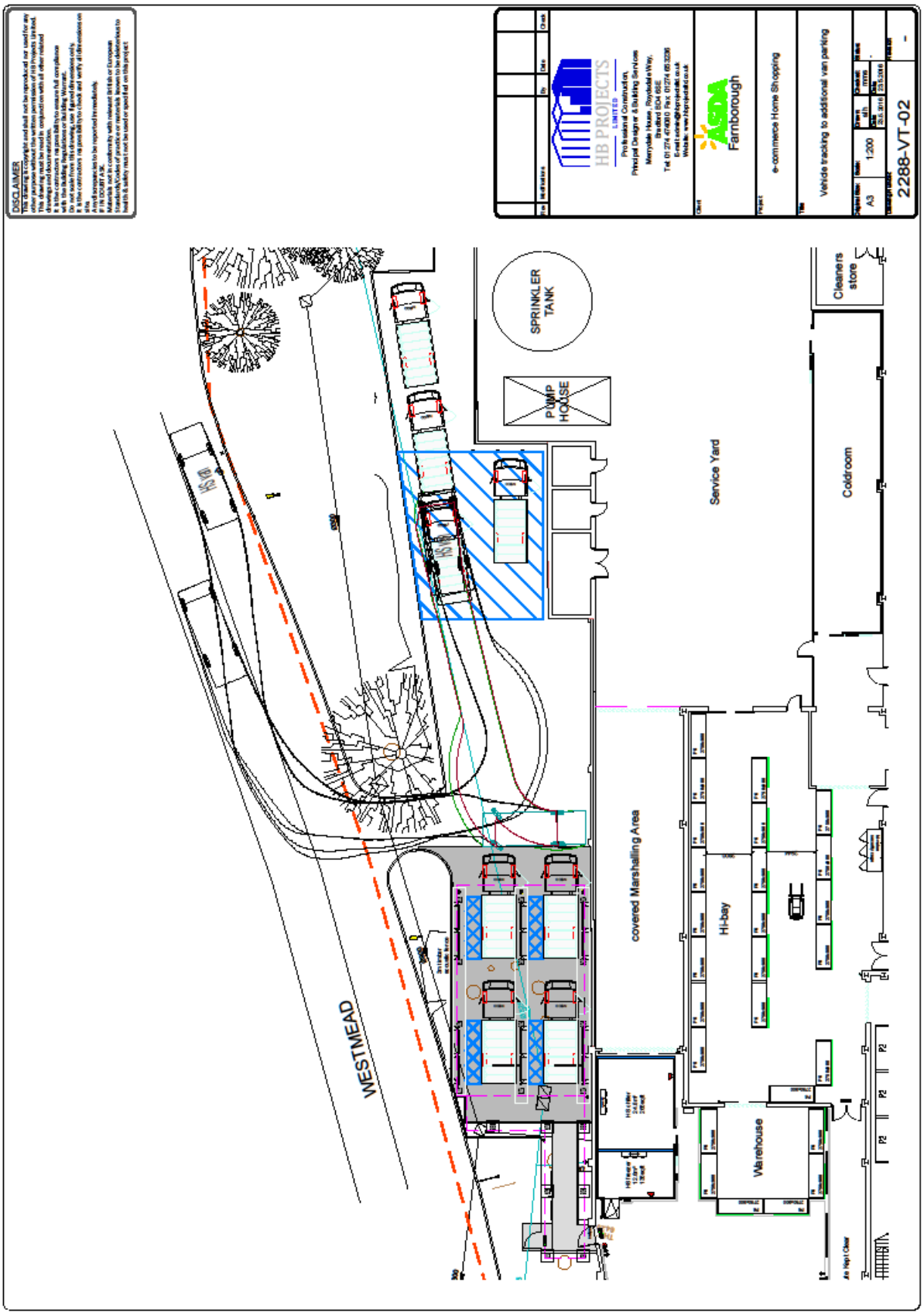
Title: External Elevations

Original Size:	Scale:	Drawn:	Checked:	Status:
A1	1:100	sth Date: 23.11.15	mms Date: 23.11.15	planning

Drawing Number: 2288-21-01

Revision: A


DISCLAIMER
HB PROJECTS
LIMITED
Asda
Farnborough
e-commerce Home Shopping
Vehicle stacking
2288-VT-01
A
SPRINKLER TANK
PUMP HOUSE
Service Yard
Coldroom
Cleaners store
covered Marshalling Area
Hi-bay
Warehouse
WESTMEAD


DISCLAIMER
HB PROJECTS
LIMITED
Farnborough
e-commerce Home Shopping
Vehicle tracking to additional van parking
2288-VT-02
SPRINKLER TANK
PUMP HOUSE
Service Yard
Coldroom
Cleaners store
covered Marshalling Area
Hi-bay
Warehouse
WESTMEAD

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

Case Officer	David Stevens
Application No.	16/00307/FULPP
Date Valid	21st April 2016
Expiry date of consultations	18th May 2016
Proposal	Proposed conversion of existing retail building to form 3 no. dwellings and construction of 7 no. dwellings to the rear, together with associated access, parking and landscaping, following demolition of existing buildings to rear
Address	**The Potters Arms 182 Cove Road Farnborough**
Ward	Cove And Southwood
Applicant	FPC (Farnborough) LLP
Agent	White Young Green
Recommendation	**Grant subject to s106 Planning Obligation**

Description & Relevant History

The site is on the north side of Cove Road approximately 70 metres east of the West Heath Roundabout and railway bridge; and the junction with Nash Close approximately 40 metres to the east. The application site is that of the former Potters Arms Public House with vacant ancillary landlords' living accommodation over and a detached store building to the rear; together with a separate detached single-storey 10-bedroom motel further to the rear within the site. The motel is vacant and unused. With the exception of the buildings, much of the ground area of the site surrounding the former Pub and to the side and in front of the motel building is hardstanding.

Planning permission was granted in May 2002 for the erection of the motel building, 02/00193/FUL. Planning permission was granted in May 2003 for the erection of a single-storey side extension to the Pub, 03/00213/FUL. In July 2014, permission was granted for the demolition of existing raised decking areas, motel block and store building to rear and erection of single-storey extension and external alterations to Public House (14/00484/FULPP); however this permission was not implemented and the Pub closed in early 2015. The Public House subsequently changed under permitted development rights to retail (Use Class A1) in 2015. It is currently used as a shop by Age Concern.

The site, of irregular shape, has an area of 0.185 hectares, a road frontage of 27 metres, and broadens to a width of 50 metres where it abuts the embankment of the railway to the rear. The depth of the site from front to back varies between 50 metres to the west and 65 metres to the east. The east boundary abuts the side of No.182 Cove Road, a semi-detached two-storey house. A small section of this boundary adjoins the end of the garden of No.5 Nash Close, a detached two-storey house. To the west side boundary is shared with No.184 Cove Road, a detached bungalow.

The current proposal is for the demolition of the motel building and detached former Pub store building; extension and retention of the former Pub building and conversion into a terrace of three two-bedroom two-storey houses (Units 8-10 inclusive) fronting Cove Road; and erection of a further seven two-bedroom two-storey houses to the rear of the site in the form of four and three house terraces fronting a private parking courtyard; Units 1-4 and 5-7 inclusive respectively. A total of 10 two-bedroom houses.

Each of the proposed houses would be provided with two allocated parking spaces located nearby. A pair of visitor parking spaces would be provided within the parking courtyard. All of the proposed houses would have private rear garden areas. Due to the set-back of the frontage units from the road, House Nos.1-4 would also have small front garden areas.

The proposed new-build houses (Units 1-7 inclusive) are of a conventional two-storey design with simple transverse ridge roofs reaching a maximum height of 7.9 metres at the ridge and 4.9 metres at the eaves. The roof of the existing former Pub building would remain fully-hipped; and the proposed first floor side extension would be built over the existing single-storey side extension and would also have a fully-hipped roof. The proposed extension is designed to be visually subordinate to the existing building, with lower roof ridge and eaves heights.

The new-build houses would be finished with ground floor brick, first floor painted render, and tiled roofs to complement the existing external materials of the former Pub building.

The application is accompanied by a Planning, Design & Access Statement, a Transport Statement, a ‘Sitecheck’ Report, an Acoustic Testing Report, a Vibration Impact Assessment, an Arboricultural Implications Assessment Report, an Ecology Survey Report, and a Sustainability/Environmental Performance Statement.

The applicants are seeking to prepare a s106 Planning Obligation in the form of a Unilateral Undertaking to secure financial contributions towards the off-site provision and/or enhancement of Public Open Space, and in respect of the SPA Mitigation and Avoidance in order to address relevant planning policies.

Consultee Responses

Natural England	No objections subject to an appropriate financial contribution towards SPA mitigation and avoidance being secured with a s106 Planning Obligation. Generic advice provided concerning other statutorily protected wildlife species.
Transportation Strategy Officer	No highways objection. No Transport Contribution required as it is considered that the traffic generation potential of the proposed development would be no worse than that of the

	existing use of the site.
Environmental Health	No objection subject to conditions and informatives.
Parks Development Officer	No objections and provides information on projects for which a POS contribution would be used.
Ecologist Officer	No objection subject to the recommendations of the submitted Ecology Report being implemented in full.
Aboricultural Officer	No objections subject to the tree protection measures specified by the submitted Arboricultural Impact Assessment being implemented in full.
Community - Contracts Manager	No objections subject to further details being submitted to demonstrate provision of an adequate bin collection standing area to serve at least Units 1-7 inclusive.
Thames Water	No objections.
Hampshire & I.O.W. Wildlife Trust	No comments received during the consultation period, thereby presumed to have no objections.
Crime Prevention Design Advisor	No objections, but makes comments concerning the detailed design recommending the re-location/design of some rear garden access gates and provision of some lighting. [Officer Note: the applicants have responded to these comments with amended plans that re-design the rear garden access gates and now show provision of lighting within the development using low-level bollard lights]
County Archaeologist	No objections : Although the wider area is noted for pottery kilns, there is no record of them at this site. In addition the site has been previously impacted by the existing development and this will have compromised archaeological survival.
Network Rail	No objections : Network Rail have previously provided comments to the applicant in respect of the proposed development and would advise that they are adhered to as the project moves forward. No further comments to make at this time.
Planning Policy	No policy objections.

Neighbours notified

In addition to posting a site notice and press advertisement, 18 individual letters of notification were sent to properties in Cove Road and Nash Close, including all properties directly adjoining the application site.

Neighbour comments

To date there have been no representations received in respect of the proposals.

A letter has been received from a relative of the occupier of No.180 Cove Road, which is the immediately adjoining property to the east of the application site, acknowledging receipt of the Council's notification letter, but making no comment on the application proposals.

Policy and determining issues

The site is located within the built-up area of Farnborough. It is not in a Conservation Area, nor is it Listed or located adjoining a Listed Building. The building is not identified as a Building of Local Importance in the Council's "Buildings of Local Importance" SPD. Furthermore, there was no nomination of the property as an "Asset of Community Value" (ACV) under the Localism Act when the owners sought and subsequently implemented the permitted development change of use from Public House (Use Class A4) to retail shop (Use Class A1) in 2015. Since the lawful planning use of the property now falls within Use Class A1 (retail), the Council's adopted "Development Affecting Public Houses" SPD is NOT relevant to the consideration of the current application. The mainline railway adjoining the rear of the site is identified as a 'green corridor'.

The Rushmoor Core Strategy was adopted by the Council in October 2011, replacing the Rushmoor Local Plan Review (1996-2011) as the Development Plan for the area. To this end Core Strategy Policies CP1 (Sustainable Development Principles), CP2 (Design and Heritage), CP3 (Renewable Energy and Sustainable Construction), CP4 (Surface Water Flooding), CP5 (Meeting Housing Needs and Housing Mix), CP10 (Infrastructure Provision), CP11 (Green Infrastructure Network), CP12 (Open Space, Sport and Recreation), CP13 (Thames Basin Heaths Special Protection Area), CP15 (Biodiversity), CP16 (Reducing and Managing Travel Demand) and CP17 (Investing in Transport) are relevant to the consideration of the current proposals.

Whilst the Core Strategy introduced new policies replacing specific Local Plan policies, a number of Local Plan policies continue to be 'saved' and therefore remain in use for the time being. In this respect, Local Plan Policies ENV5 (green corridors), ENV17 (general development criteria), H14 (amenity space), ENV41-43 (flood risk) and OR4/OR4.1 are 'saved' policies that remain relevant to the consideration of this application.

Also relevant are the Council's adopted SPDs "Housing Density and Design" and "Sustainable Design and Construction" both adopted in April 2006; 'Transport Contributions' adopted in April 2008; and "Parking Standards" adopted in 2012. Since these documents were subject to extensive public consultation and consequent amendment before being adopted by the Council, some significant weight can be attached to the requirements of these documents. The advice contained in the National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG) is also relevant.

Core Strategy Policy CP6 requires, subject to viability, provision of 35% affordable housing with developments of 15 or more net dwellings. However, since the scheme proposes only ten additional units, the requirements of this policy do not apply in this case.

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

1. The Principle of the proposals;
2. Design and Visual Impact including impact on trees;

3. Impact on Neighbours;
4. The Living Environment Provided;
5. Highways Considerations;
6. Impact on Wildlife;
7. Drainage Issues;
8. Renewable Energy and Sustainability; and
9. Public Open Space.

Commentary

1. Principle -

The application proposes the re-development of existing under-used site within an established residential area in Farnborough. Within reason this continues to be a clear objective of both Government planning guidance and local planning policy. This approach is also acknowledged in the Council's. Supplementary Planning Document "Housing Density and Design" published in April 2006.

A “Development Affecting Public Houses” SPD was adopted by the Council in June 2015. This sets out a standard and consistent approach for an applicant seeking to demonstrate that there is no longer-term need for a Public House, including a further requirement to demonstrate that alternative Public Houses are readily accessible to serve the needs of the community. These matters must be considered and found acceptable before planning permission can be granted for proposals resulting in the loss of a Public House. However the SPD is NOT applicable to the consideration of the current application. This is because, although the application property was, until recently, in planning use terms in Public House use (Use Class A4), this planning use was legally extinguished when the owner changed the use of the property to retail use (Use Class A1). In planning terms there is no longer a Public House at this particular site to be lost as a result of the proposals. Furthermore, there is no planning policy with which the Council could seek to resist the loss of the current shop use of the site as it is not located within a local shopping parade, or town or district centre.

The application is accompanied by a desk-top ‘Sitecheck’ report that examines the potential sources of ground contamination that could affect the site based on the known historical uses of the site. However, the Council’s Environmental Health Team advise that this is not an appropriate substitute for a Site Investigation Report, which would be produced following actual testing of the ground, although a ‘Sitecheck’. Report is a useful precursor to a proper site investigation being undertaken. Indeed, the conclusions of the submitted report do not have regard to the proposed use of the site for residential purposes, which is a more sensitive end-use of land in terms of potential contamination issues. Furthermore, whilst there does not appear to be any history of commercial//industrial activity on the site other than the former public house use, Environmental Health advise that they frequently deal with sites exhibiting elevated levels of contamination due to car parking activity, which took place for many years on a significant swathe of this site. As the application is for the removal of the existing tarmacked areas and its use, in part, for private garden space, it is considered that it would be prudent for some form of site investigation to be undertaken prior to works commencing to ensure that the remaining soils are suitable for the proposed residential end use.

Despite the name of the former Public House and finds of post-Medieval pottery and kilns in other parts of Cove being the local archaeological interest, the County Archaeologist has advised that there is no recorded archaeological interest in respect of this site. Further, he considers that the existing developed nature of the site would, in any event, have

compromised archaeological survival. Accordingly, no objections are raised to the proposals on archaeological grounds.

It is therefore considered that the proposals are acceptable in principle subject to normal development control criteria being satisfied.

2. Visual Impact -

The vicinity has a mixed character, with a variety of dwelling types, ages and external materials, with terraced, semi-detached and detached houses and some bungalows all represented. The proposed frontage house terrace (Units 8-10 inclusive) would be created from the extension, alteration and conversion of the existing former Pub building. The proposed extension is considered to be sympathetic to the existing building. Although the area to the front of this existing building would continue to be used mainly for parking, its appearance would be softened with new surfacing materials and landscape planting. Combined with the retention of the existing building, it is considered that the proposed frontage would be sympathetic to, and integrate well into, the character and appearance of the existing street scene in Cove Road. The remaining proposed houses (Units 1-7 inclusive) would be new-build properties of conventional two-storey height arranged in terraces set back in a backland position within the site. In this position they would be less visible, and at a distance, from the street, but nevertheless, also maintain the existing overall character and appearance of the area.

Appropriate quality external finishing and surfacing materials can be secured by imposition of the usual conditions. The proposals also represent the opportunity to introduce landscape planting to soften the appearance of the central courtyard area within the development and the boundaries with adjoining residential properties in addition to the site road frontage. The existing property has limited landscape planting and screening from neighbours. It is therefore considered that the proposals are likely to improve the visual appearance of the site.

Although a number of trees are located on the railway embankment beyond the rear boundary of the site, and a single specimen pine tree is located in the rear garden of No.180 Cove Road, none are covered by a Tree Preservation Order or, indeed, are considered particularly worthy of retention having regard to saved Local Plan Policy ENV13. Nevertheless, the applicants submitted Arboricultural Implications Assessment identifies measures to be taken to ensure the protection of all off-site trees during the construction period, which is considered to be satisfactory.

To the rear of the site the mainline railway is located on an embankment such that the proposed development site is potentially visible to the public travelling by train. For this reason the mainline railway, amongst a number of linear transport corridors crossing the Borough, is identified as a ‘green corridor’. Particular consideration should be given to whether or not proposed development would detract from the visual character and appearance of the Borough as seen from a green corridor. In this case the railway embankment to the rear of the site is treed, which would help soften the appearance of the scheme. Furthermore, the site is already developed with a vacant motel building and adjoining car parking areas, whereas the proposed development has been designed to place residential gardens against the railway boundary of the site. Having residential gardens abutting the railway is not at all unusual and it is considered that the proposed development would result in an improvement in the visual appearance of the site as seen by people travelling by rail. It is considered that the proposals are acceptable in the context of saved Local Plan Policy ENV5 and Policy CP11 of the Rushmoor Core Strategy.

Accordingly, it is considered that the proposed development would integrate effectively into its surroundings and not significantly detract from the character and appearance of the area. It is therefore considered that the proposals are acceptable in visual terms.

3. Impact on Neighbours -

It is considered that the proposed houses would have entirely conventional relationships with all their neighbours. It is evident that particular attention has been paid by the applicants to consider and address the relationships of the proposed houses with each other and with existing neighbouring properties, including detailed proposals for the provision of obscure-glazing where required. Due to a combination of house design, orientation and separation distances, it is considered that no undue and unacceptable relationships with neighbouring properties would arise in planning terms.

In responding to comments received from the Police Crime Prevention Design Adviser, the applicants are proposing to provide low-level lighting bollards within the scheme. However the Council's Environmental Health team consider that this would be unlikely to cause any significant nuisance to neighbours. In any event, it would clearly be possible to provide screening in the event that any problems were to be raised in this respect in the future.

The usual planning conditions can be imposed to ensure that the obscure glazing is installed and retained; and for no further windows to be installed in the side and rear first floor elevations or roofs of the proposed houses.

It is considered that there would be no material and harmful impacts on all neighbours in planning terms.

4. Living Environment Created -

Each of the proposed dwellings would be provided with private rear gardens sufficient to provide an acceptable living environment. The internal layout of a development is a functional matter between a developer and his client and is to some extent covered by the Building Regulations. It is therefore a matter for prospective purchasers/occupiers to decide whether they choose to live in the proposed development.

Nevertheless, the Council's Environmental Health team have considered the Noise and Vibration Assessment Reports submitted with the application on account of the site adjoining the main-line railway and, indeed, also adjoining a busy local distributor road (Cove Road).

The submitted Noise Impact Assessment concludes that road traffic is the dominant source of noise likely to affect this site rather than railway noise. However, with appropriate mitigation, it is considered that a satisfactory internal noise environment could be achieved for all habitable rooms within the proposed dwellings. In this respect, the submitted Report makes a number of recommendations for attenuation measures to be incorporated into the design of the buildings, notably including provision of acoustic glazing to be installed on various facades of the proposed dwellings. Provided that this level of acoustic protection is provided, Environmental Health are satisfied that habitable rooms within the scheme would achieve the recommended noise criteria set out in BS8233:2014 with windows closed.

Since a satisfactory internal noise environmental would not be achieved if windows were opened, the Report continues by assuming that each dwelling would also be provided with some form of passive ventilation system to enable adequate ventilation of rooms without

residents having to open their windows. Since road noise is the dominant noise source, it is further considered that the buildings would provide significant shielding to the external garden areas of the proposed dwellings, since these all face away from the road behind the buildings. Environmental Health consider that the design of the scheme in this respect should achieve the recommended design criteria for external noise as specified within BS8233:2014. However, since the applicants have not provided specific details of noise insulation and fresh (acoustic) air ventilation measures, Environmental Health recommend that it would be advisable to require submission of these details by condition.

Results of vibration monitoring in respect of the railway indicate that levels are such that adverse comment from potential future residents would be unlikely, in accordance with BS 6472 methodology. This would mirror Environmental Health's knowledge of the immediate area, where there have been no complaints of railway induced vibration from occupiers of existing residential properties. Environmental Health consider that this issue is satisfactorily addressed.

Subject to the imposition of conditions as recommended by Environmental Health, it is considered that the living environment created would be acceptable.

5. Highways Considerations -

Since the existing lawful use of the site is as a retail shop with separate motel accommodation located to the rear, the traffic generation potential for these uses is the base position from which to consider the highway impacts of the proposed development. In this respect, the proposed access arrangements to the site involve the demarcation of a single access point to and from the road in the place of the existing arrangement, where vehicles can currently enter or leave the road at almost any position along the site frontage depending upon the extent/pattern of use of the on-site parking. The proposed new access point would have acceptable visibility sightlines. The proposed access road is of acceptable dimensions and has adequate visibility splays. The internal design and layout of the site is also considered to be acceptable. The Transportation Strategy Officer is also satisfied that the traffic associated with the proposed development would have no material and harmful impact on traffic conditions on Cove Road. Indeed, it is considered that there would be a reduction in overall traffic generated by the site as a result of the proposed development, compared with the potential of the existing commercial uses to be operate much more intensively than is currently the case.

The proposed houses would each be provided with two parking spaces each, together with provision of two on-site visitor spaces. All would be of acceptable size, on-site location and arrangement. This provision meets the Council's adopted maximum parking standards in full and, as such, the proposed development makes appropriate provision for parking on-site to support itself. Cycle parking would be provided by sheds in the rear gardens of each of the proposed dwelling plots.

Sheds are shown to be provided to provide both on-plot bin and cycle storage for each individual unit. The refuse/recycling bins would simply be moved by residents to a designated collection point when required ready for emptying by the Council. This is the usual way in which bins are collected for emptying and, as such, it is considered to be an acceptable arrangement for the proposed development. The Contracts Manager (Domestic Refuse Collection) has queried whether the indicated bin collection point for Units 1-7 inclusive would be big enough for all of the bins it would need to accommodate. However, there is considered to be sufficient within the layout of the proposed scheme space in the vicinity to increase the size of the area shown on the submitted plans. It is considered that a planning

condition can be imposed to require the submission of suitably revised proposals in this respect.

The Council's Transportation Strategy Officer has confirmed that no Transport Contribution can be justified in this case given that the proposed development is considered likely to generate less traffic than would arise from the resumption of more intensive commercial use.

It is considered that the proposals are acceptable in highways terms.

6. Impact on Wildlife -

The Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy comprises two elements. Firstly the maintenance of Suitable Alternative Natural Greenspace (SANG) at Hawley Meadows in order to divert additional recreational pressure away from the Thames Basin Heaths Special Protection Area (TBHSPA) and secondly the maintenance of a range of Strategic Access Management and Monitoring Measures to avoid displacing visitors from one part of the TBHSPA to another and to minimize the impact of visitors on the TBHSPA. The proposal meets the criteria against which requests to allocate capacity at the Hawley Meadows SANG will be considered.

The applicant is aware of this requirement and the need to make a financial contribution of £53,360.00 to maintain the Hawley Meadows SPA mitigation scheme to be secured by way of a section 106 planning obligation. In this respect the applicant has contacted the Council's Legal Team to pursue this matter. Natural England raises no objection to proposals for new residential development in the form of Standing Advice provided that it is in accordance with the above strategy. Provided the applicants submit a satisfactory completed s106 Undertaking by no later than 15 July 2016 it is considered that they would have satisfactorily mitigated for the impact of their proposed development on the Thames Basin Heaths Special Protection Area in compliance with the requirements of Core Strategy Policies CP11 and CP13.

According to the submitted Ecological Survey report there is some limited potential for protected wildlife species existing or likely to exist at the application site. The Report therefore correctly identifies the need for bat surveys to be undertaken prior to demolition and any disturbance to the roof of the existing former Pub building. The Report also identifies the provision of bat boxes within the roof of the proposed houses as an appropriate form of mitigation. Furthermore, the existing vegetation within the site should be cut in a phased manner to allow any reptiles to disperse onto adjoining land. The Council's Ecology & Biodiversity Officer considers this approach to be appropriate. Accordingly, on a precautionary basis it is considered that the granting of planning permission should be subject to a condition requiring the identified measures to be undertaken, together with an informative advising the applicant of the requirements of the Wildlife & Countryside Act with respect to any protected wildlife species encountered on site.

7. Surface Water Drainage –

The proposed development is considered likely to result in an improvement in the surface water drainage situation despite the additional hard-surfacing that would occur as a result of the additional building. The applicants indicate that permeable paving would be used and a SUDs system would be incorporated to deal with surface water drainage on site. Accordingly it is considered appropriate to deal with this matter through the imposition of a condition requiring the submission of details of the 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. This being the case, it is considered that there is no requirement under Policy CP4 for mitigation measures to be incorporated into the development. Accordingly, subject to the imposition of a condition to require the submission of details in this respect, it is considered that the requirements of Core Strategy Policy CP4 would be met.

8. Sustainable Development and Renewable Energy -

The application, is accompanied by a sustainability assessment to address the requirements of Policy CP3. However 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. This is other than for those areas where Councils have existing policies referring to the attainment of such standards. In the case of Rushmoor this means that we can require energy performance in accordance with Code Level 4 as set out in policy CP3 of the Rushmoor Core Strategy. Such measures may be secured by way of condition and on this basis no objection is raised to the proposal in terms of Policy CP3.

9. Public Open Space -

The Local Plan seeks to ensure that adequate open space provision is made to cater for future residents in connection with new residential developments. Core Strategy Policy CP10 and saved Local Plan Policies OR4 and OR4.1 allow provision to be made on the site, or in appropriate circumstances, a contribution to be made towards upgrading facilities nearby. The policy does not set a threshold of a particular number of dwellings or size of site above which the provision is required. The site is not big enough to accommodate anything other than the development proposed and any associated landscape planting.

This is a circumstance where a contribution (in this case £17,632.00 towards the off-site provision of public open space comprising: Park furniture, interpretation signage, footpath renewal and habitat management at Southwood Meadows, Farnborough; and provision of moveable goals to improve playing surface at Southwood Playing Fields, Farnborough) secured by way of a planning obligation in the form of a Unilateral Undertaking would be appropriate. Subject to the applicant satisfactorily completing and submitting the s106 Undertaking in this respect, the proposal is considered to be acceptable within the terms of Core Strategy Policies CP10, CP11 and CP12 and saved Local Plan Policy OR4.

Conclusions : The proposals are considered to be acceptable in principle, would have no material and harmful impact upon the visual character and appearance of the area, have no material and adverse impact on neighbours, would provide an acceptable living environment, and, are acceptable in highway terms. On the basis of the provision of a contribution towards the Hawley Meadows SPA mitigation and avoidance scheme, the proposals are considered to have no significant impact upon the nature conservation interest and objectives of the Thames Basin Heaths Special Protection Area. The proposals are thereby considered acceptable having regard to Policies SS1, CP1, CP2, CP5, CP10, CP11, CP12, CP13, CP15, CP16, and CP17 of the Rushmoor Core Strategy and saved Local Plan Policies ENV5, ENV13, ENV17, ENV41-43, TR10, OR4/OR4.1 and H14.

Full Recommendation

It is recommended that subject to the completion of a satisfactory Agreement under Section 106 of the Town and Country Planning Act 1990 by 15 July 2016 to secure appropriate financial contributions towards open space and SPA mitigation, the Head of Planning in consultation with the Chairman be authorised to **GRANT** planning permission subject to the following conditions and informatives:-

However, in the event that a satisfactory s106 Agreement is not received by 15 July 2016 the Head of Planning, in consultation with the Chairman, be authorised to refuse planning permission on the grounds that the proposal does not make satisfactory provision for public open space in accordance with Core Strategy Policies CP10, CP11 and CP12 and saved Local Plan Policy OR4; and a financial contribution to mitigate the effect of the development on the Thames Basin Heaths Special Protection Area in accordance with the Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy and Core Strategy Policies CP11 and CP13.

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

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

2 Unless agreed in writing by the Local Planning Authority, the permission hereby granted shall be carried out in accordance with the following approved drawings – PLC Architects 14.2018. 128 Rev.P12; -129 Rev.P12; -120 Rev.P20 (amended site layout plan received 25 May 2016); -126 Rev.P13; -127 Rev.P12; -123 Rev.P13; -124 Rev.P13; -125 Rev.P13; -121 Rev.P13; -122 Rev.P13; and Transport Planning Associates Drawing Nos.1511-75 SP01 Rev.F; -SP02 Rev.F; -SP03 Rev.F; -SP04 Rev.F; -SP05 Rev.F; -SP06 Rev.F; -SP08 Rev.A; and -SP09.

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

3 No works shall start on site until a schedule and/or samples of the external materials to be used in the development have been submitted to, and approved in writing by, the Local Planning Authority.

Reason - To ensure satisfactory external appearance. *

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

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

5 No works shall start on site in respect of the new-build dwellinghouse Units 1-7 inclusive hereby approved until plans showing details of the proposed ground levels, proposed finished floor levels, levels of any paths, drives, and parking areas and the

height of any retaining walls within the application site have been submitted to and approved in writing by the Local Planning Authority. The development shall be completed and retained in accordance with the details so approved.

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

6 The dwellings hereby permitted shall not be occupied until:- (a) the means of enclosure of the application site with all existing neighbouring properties as shown on approved Site Layout Plan Drawing No.14.2018.120 Rev.P20 has been implemented in full; and (b) details of all screen and boundary walls, fences, hedges or other means of enclosure to be provided between the dwellings hereby approved have been submitted to and approved in writing by the Local Planning Authority. The development shall be completed and retained in accordance with the details shown on the site layout plan hereby approved and as may subsequently be approved with the submission of details pursuant to this condition.

Reason - To safeguard the amenities of neighbouring property and to ensure a satisfactory development of the site. *

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

Reason - To protect the amenities of the area and occupiers of neighbouring residential properties.

8 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 2015, (or any Order revoking and re-enacting that Order), no additional windows, doors or openings of any kind shall be inserted in the first floor elevations or roofspace of the development hereby permitted without the prior permission of the Local Planning Authority. Furthermore, there shall be no alteration of the size and positions of the windows shown to be provided on the plans hereby approved.

Reason - To protect the amenities of neighbouring properties.

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

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

10 No works shall start on site until a fully detailed landscape and planting scheme (to include, where appropriate, both landscape planting and ecological enhancement) has been submitted to and approved in writing by the Local Planning Authority.

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

11 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.

12 The development hereby approved shall not be occupied until the off-street parking facilities shown on the approved plans has been completed and made ready for use by the occupiers in accordance with the scheme of allocation set out on approved Site Layout Plan Drawing No.14.2018.120 Rev.P20. The parking facilities shall be thereafter retained solely for parking purposes to be used by the occupiers of, and visitors to, the development as indicated on the approved plans. For the avoidance of doubt the parking spaces shall not be used for the parking or storage of boats, caravans or trailers.

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

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

Reason - In the interests of visual amenity.

14 The on-plot bicycle parking and refuse bin storage facilities hereby approved to be provided for any individual dwelling shall be implemented and made available for use by occupiers of each dwelling before its first occupation and retained thereafter for the use of occupiers of that dwelling for their respective purposes as approved.

Reason - In the interests of amenity and to ensure a more satisfactory form of development.

15 No dwelling hereby permitted shall be occupied until plans and details of the location and extent of a communal bin collection point to serve Units 1-7 inclusive has been submitted to and approved in writing by the Local Planning Authority. The details so approved shall be implemented in full, made available for use and retained thereafter at all times prior to the first occupation of the dwellings hereby approved.

Reason – In the interests of amenity, the safety and convenience of highway users; and to ensure a more satisfactory development of the site.

16 The proposed improvements to the vehicular access to the site; including unobstructed sight-lines of the extent indicated on approved Site Layout Plan Drawing No.14.2018.120 Rev.P20; and the reinstatement of the public footway to those portions of the site frontage no longer required for vehicular access to Cove Road as a result of the development shall be implemented in full prior to the first occupation of any of the dwellings hereby approved. The works so undertaken and sight-lines provided shall be retained thereafter at all times.

Reason – In the interests of the safety and convenience of highway users.

17 No works shall start on site until existing trees to be retained adjoining the site have been adequately protected from damage during site clearance and works in accordance with the details that are set out in the Arboricultural Impact Assessment hereby approved with the application. Furthermore, no materials or plant shall be stored and no buildings erected within protective fencing to be erected at the margins of the root protection area of each adjoining tree to be retained as appropriate.

Reason - To ensure that existing trees are adequately protected in the interests of the visual amenities of the site and the locality in general.

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

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

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

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

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

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

19 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

20 Prior to the first occupation of any of the new-build dwellings hereby permitted (Units 1-7 inclusive), details of measures to achieve the energy performance standards in accordance with Code Level 4 of the Code for Sustainable Homes or equivalent for each of the dwelling Units 1-7 inclusive hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. Such details as may be approved shall be implemented in full prior to the first occupation of the dwelling(s) to which they relate and retained in perpetuity.

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

21 The proposed windows indicated to be fitted with fixed obscure glass on the plans hereby permitted shall be installed prior to the first occupation of the development and retained thereafter at all times. Notwithstanding the indication that those obscurely-glazed first floor windows marked with an asterix (*) on the approved plans are to be opening, these windows shall be fixed shut save for any opening fanlight that shall be a minimum of 1.7 metres above finished internal floor level.

Reason – To accord with the proposals as submitted and in the interests of amenity and privacy of neighbouring properties.

22 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 newly built residential units and retained in perpetuity.

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

23 No works shall start on site until details of provision for the parking and turning on site of operatives and construction vehicles during the construction and fitting out works have been submitted to and approved in writing by the Local Planning Authority and the measures so approved shall be implemented throughout the construction period.

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

24 The development hereby approved shall not be occupied until fully detailed measures to protect buildings (and garden areas) from traffic or other external noise have been implemented in accordance with a scheme to include, for example, bunds, acoustic barriers, double glazing, acoustic ventilation, which has been first submitted to and approved in writing by the Local Planning Authority.

Reason - To protect the amenity of the occupiers of the development.*

25 Site clearance and works to implement the permission hereby permitted shall be undertaken in accordance with the recommendations of the EcoSupport Ecology Survey Report submitted with the application. If bats are found to be present at the site, no works shall continue and the applicant shall notify Natural England for advice and appropriate licencing prior to the re-commencement of any works at the site. In the event that bats are found to be present when works to the roof of the existing

former Pub building to be retained are being undertaken, the roof slates shall be removed by hand, and in should any bats be found, works shall cease immediately and the applicant shall notify Natural England for advice and appropriate licencing of further works, as appropriate.

Reason - In the interests of the protection of bats.

26 Other than any domestic exterior lighting installed on and within the curtilages of the dwellings hereby permitted; and the low-level lighting bollards annotated on approved Site Layout Plan Drawing No.14.2018.120 Rev.P20 as specified by additional details received by the Council on 25 May 2016; there shall be no other external lighting installed with the development hereby permitted.

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.

INFORMATIVES

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

The proposals are considered to be acceptable in principle, would have no material and harmful impact upon the visual character and appearance of the area, have no material and adverse impact on neighbours, would provide an acceptable living environment, and, are acceptable in highway terms. On the basis of the provision of a contribution towards the Hawley Meadows SPA mitigation and avoidance scheme, the proposals are considered to have no significant impact upon the nature conservation interest and objectives of the Thames Basin Heaths Special Protection Area. On the basis of the provision of a contribution towards the enhancement of existing public open space in the vicinity of the site, the proposals are considered to comply with the Council's policies concerning provision and enhancement of public open space. The proposals are thereby considered acceptable having regard to Policies SS1, CP1, CP2, CP5, CP10, CP11, CP12, CP13, CP15, CP16, and CP17 of the Rushmoor Core Strategy and saved Local Plan Policies ENV5, ENV13, ENV17, ENV41-43, TR10, OR4/OR4.1 and H14.

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. Failure to meet these requirements is in contravention of the terms of the permission and the Council may take enforcement action to secure compliance. As of April 2008 submissions seeking to discharge conditions or requests for confirmation that conditions have been complied with must be accompanied by the appropriate fee.

3 INFORMATIVE - This permission is subject to a planning obligation under Section 106 of the Town and Country Planning Act 1990 (as amended).

4 INFORMATIVE – In connection with the requirements of Condition No.16, the planning permission hereby granted does not authorise the applicant, or his agents, to construct a new/altered access to, or other work within, the public highway. A separate consent for works within the highway must first be obtained from the highway authority who may be contacted at the following address:- Hampshire County Council Highways Sub Unit, M3 Motorway Compound, Hook, Hampshire, RG27 9AA.

5 INFORMATIVE - The applicant is recommended to achieve maximum energy efficiency and reduction of Carbon Dioxide emissions by:

a) ensuring the design and materials to be used in the construction of the building are consistent with these aims; and

b) using renewable energy sources for the production of electricity and heat using efficient and technologically advanced equipment for the production of electricity and heat.

6 INFORMATIVE - The applicant is advised to contact the Recycling and Waste Management Section at Rushmoor Borough Council on 01252 398164 with regard to providing bins for refuse and recycling. The bins should be:

1) provided prior to the occupation of the properties;
2) compatible with the Council's collection vehicles, colour scheme and specifications;
3) appropriate for the number of occupants they serve;
4) fit into the development's bin storage facilities.

7 INFORMATIVE - No materials produced as a result of site preparation, clearance, or development should be burnt on site. Please contact the Head of Environmental Health & Housing for advice.

8 INFORMATIVE - Measures should be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway throughout the construction period.

9 INFORMATIVE - The applicant is advised that during the construction phase of the development measures should be employed to contain and minimise dust emissions, to prevent their escape from the development site onto adjoining properties. For further information, please contact the Head of Environmental Health.

10 INFORMATIVE - It is a legal requirement to notify Thames Water of any proposed connection to a public sewer. In many parts of its sewerage area, Thames Water provides separate public sewers for foul water and surface water. Within these areas a dwelling should have separate connections: a) to the public foul sewer to carry waste from toilets, sinks and washing machines, etc, and b) to public surface water sewer for rainwater from roofs and surface drains. Mis-connections can have serious effects: i) If a foul sewage outlet is connected to a public surface water sewer this may result in pollution of a watercourse. ii) If a surface water outlet is connected to a public foul sewer, when a separate surface water system or soakaway exists, this may cause overloading of the public foul sewer at times of heavy rain. This can lead to sewer flooding of properties within the locality. In both instances it is an offence to make the wrong connection. Thames Water can help identify the location of the nearest appropriate public sewer and can be contacted on 0845 850 2777.

11 INFORMATIVE - In the UK all species of bats are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and under Schedule 2 of the

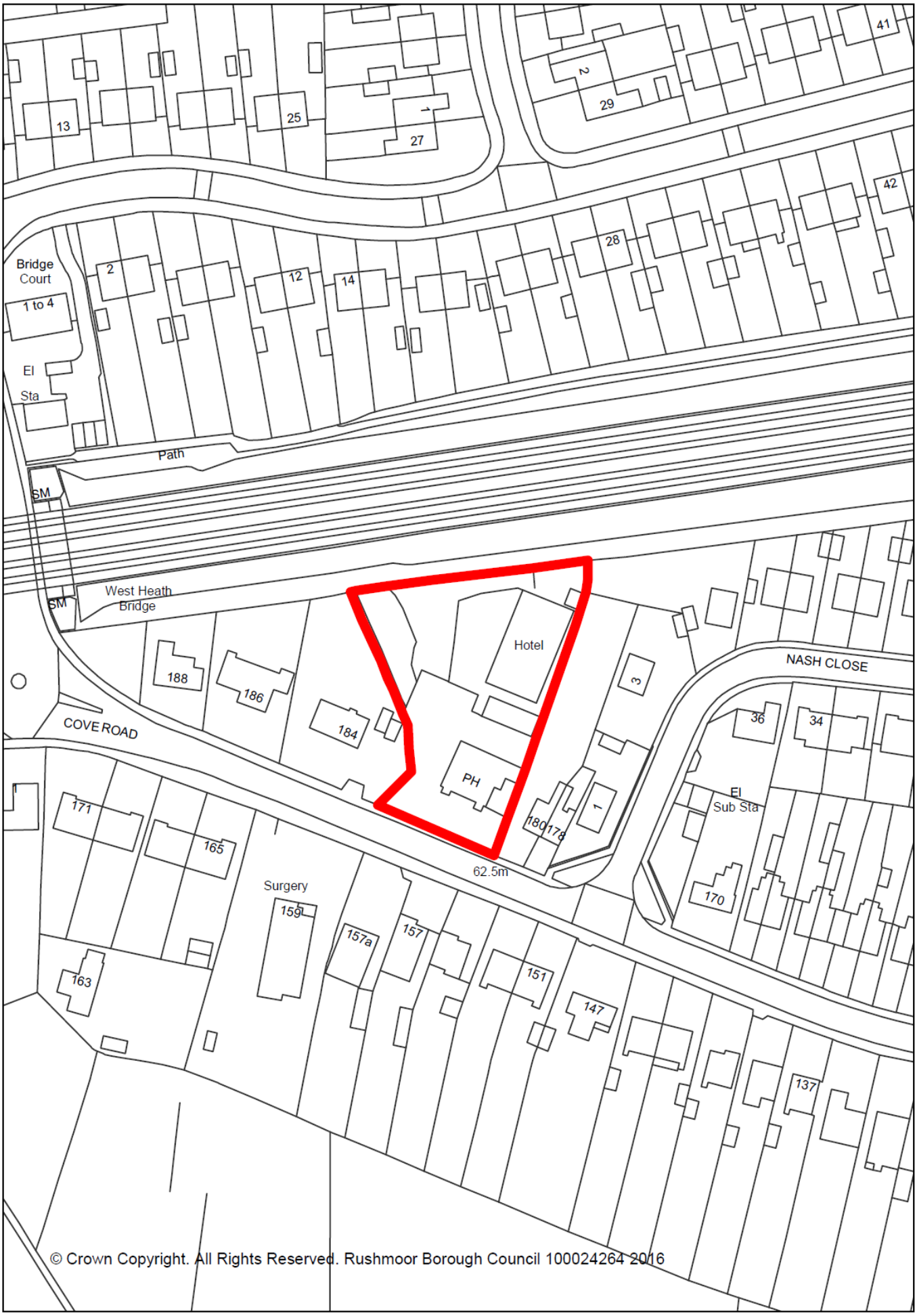
conservation (Natural Habitats & c) Regulations 2004. Other species are also subject to statutory protection. The grant of planning permission does not supersede the requirements of this legislation and any unauthorised works would constitute an offence. If bats or signs of bats, or any other protected species, are encountered at any point during development then all works must stop immediately and local Natural England office and Rushmoor Borough Council must be informed.

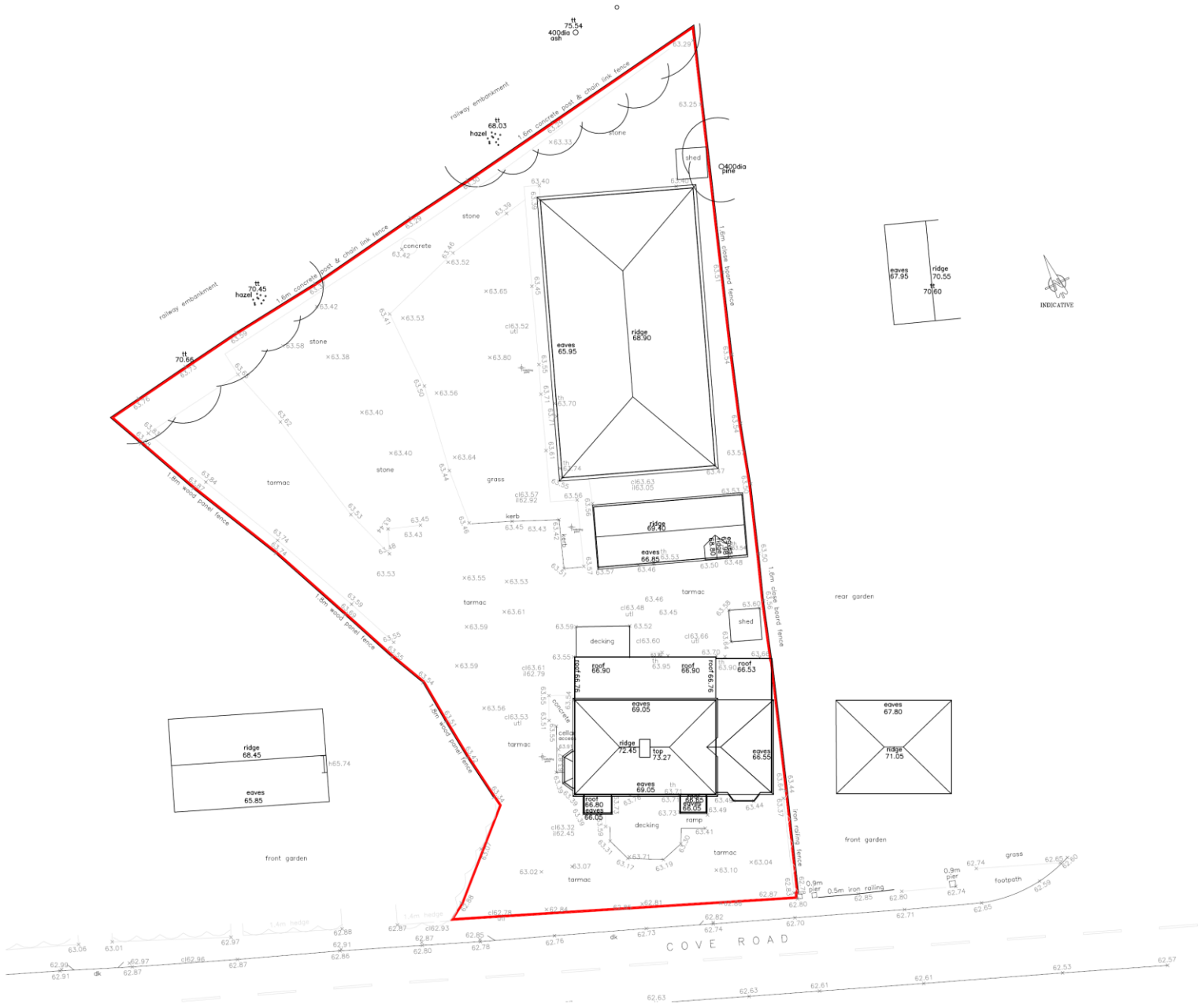
12 INFORMATIVE - The applicant is advised to follow good practice in the demolition of the existing building on site including the re-use of all material arising from demolition as part of the redevelopment wherever practicable. Please contact Les Murrell, Strategy Co-ordinator (Sustainability) at Rushmoor Borough Council on 01252 398538 for further information.

13 INFORMATIVE - The applicant is advised that there may be a need to comply with the requirements of the Party Wall etc Act 1996 before starting works on site. The Party Wall etc Act is not enforced or administered by the Council but further information can be obtained from the Chief Building Control Officer.

14 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.

15 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.


Bridge Court
1 to 4
El Sta
Path
SM
West Heath Bridge
COVE ROAD
Hotel
PH
NASH CLOSE
El Sub Sta
Surgery
62.5m
© Crown Copyright. All Rights Reserved. Rushmoor Borough Council 100024264 2016



NOTES

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Revision	Date	Description	Dwn	Chkd
P12	17.12.15	Planning Submission	TH	
P11	23.10.15	PRE APP	JCB	

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Web: www.plcarchitects.com

Client:

Project:
Proposed Residential Development
Former Potters Arms PH
182 Cove Road
Farnborough

Drawing Title:
Existing Site Layout

Drawn By	Date	Checked By	Date	Approved By	Date
JCB	Apr 15				

Drawing No.	Revision	Scale
14.2018.127	P12	1:200 @ A2

Existing South Elevation

Existing North Elevation

NOTES

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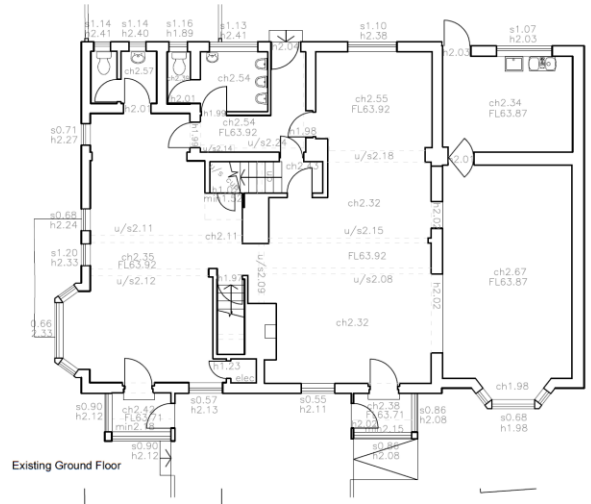
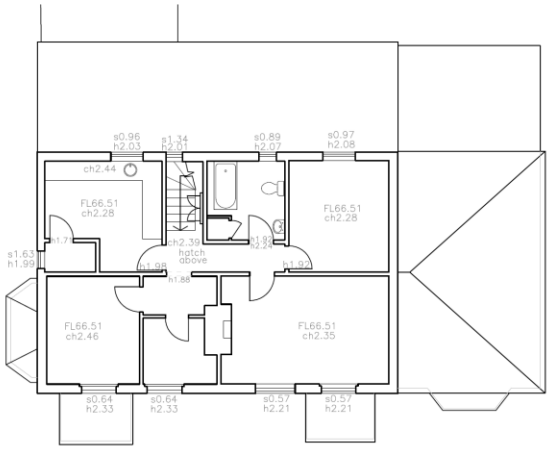
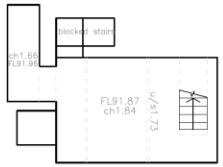


Existing Ground Floor



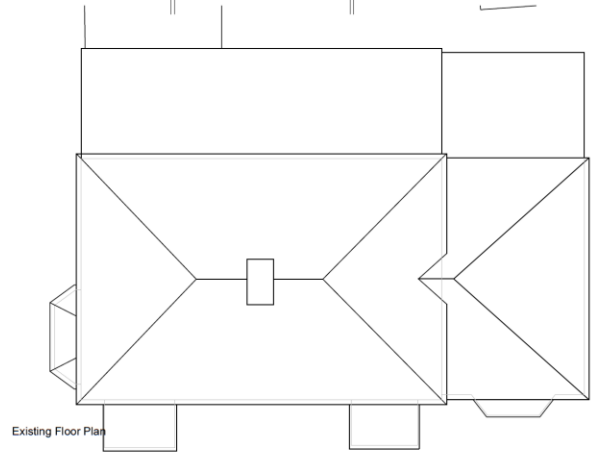
Existing First Floor



BASEMENT PLAN

1:100 scale

0 1m 2m 3m 4m 5m



Existing Floor Plan

Existing West Elevation

Existing East Elevation

P13	17.12.15	Planning Submission	TH
P12	23.10.15	PRE APP	JCB
Revision	Date	Description	Dwn Chkd

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Project :
Proposed Residential Development
Former Potters Arms PH
182 Cove Road
Farnborough

Drawing Title :
Existing Plans & Elevations

Drawn By	Date	Checked By	Date	Approved By	Date
JCB	Apr 15				

Drawing No.	Revision	Scale
14.2018.126	P13	1:100 @ A2

PROPOSED SITE / ROOF PLAN (Scale1:200)

NOTES

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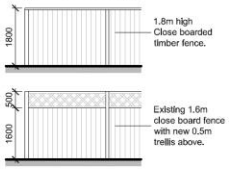
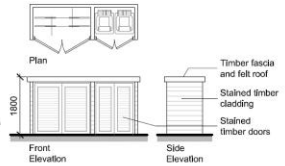
BOUNDARY TREATMENT DETAILS (Scale 1:100)

1:100 scale
0 1m 2m 3m 4m 5m



BIN / CYCLE STORE DETAILS (Scale 1:100)



Notes : -
* Indicates windows with obscured glass.
Indicates fixed shut windows with obscured glass.
Bollard Lighting

P20	24.05.16	Updated in accordance with comments received	JCB
P19	02.03.16	Amended to Network Rail requirements.	TH
P18	23.02.16	Amended to Planning / Highways office's comments.	TH
Revision	Date	Description	Drwn Chkd

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Former Potters Arms PH
182 Cove Road
Farnborough

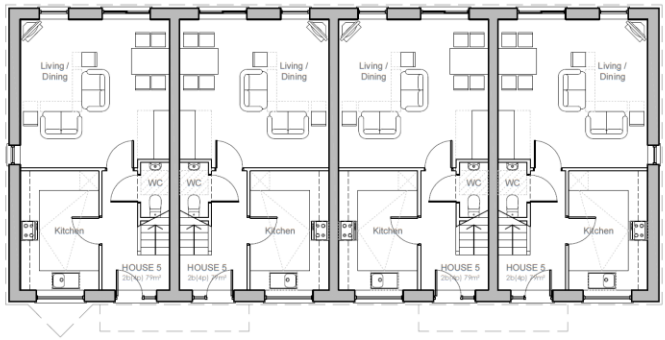
Drawing Title:
Proposed Site Layout

Drawn By	Date	Checked By	Date	Approved By	Date
JCB	Apr 15				

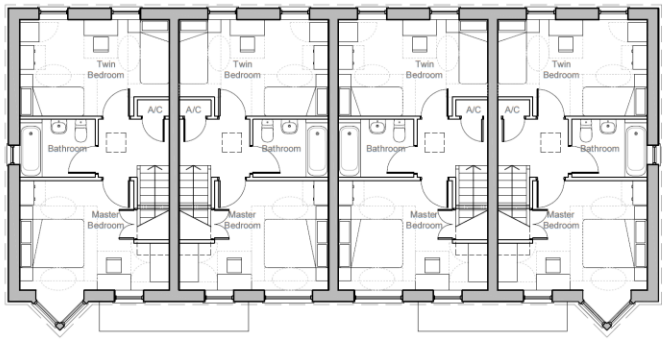
Drawing No.	Revision	Scale
14.2018.120	P20	1:200 @ A2

PROPOSED SOUTH ELEVATION

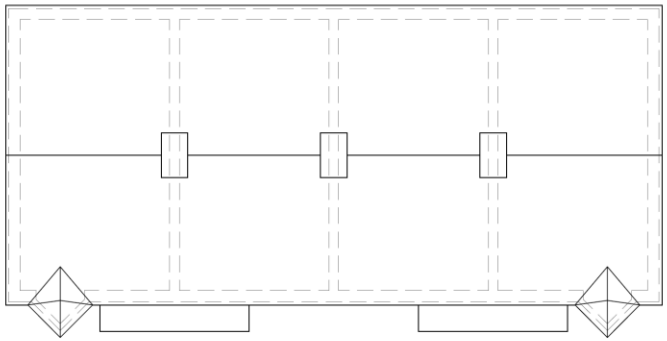
PROPOSED NORTH ELEVATION



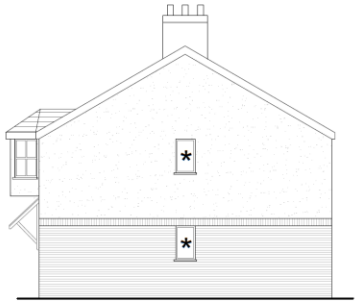
PROPOSED GROUND FLOOR PLAN



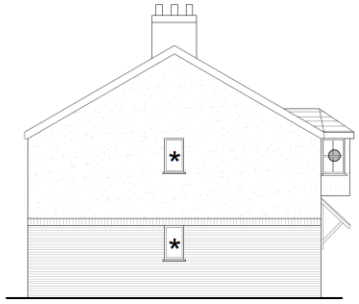
PROPOSED FIRST FLOOR PLAN



PROPOSED ROOF PLAN



PROPOSED EAST ELEVATION



PROPOSED WEST ELEVATION

NOTES

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External Materials

(8) Red / Brown facing brickwork to L.A approval.
(9) White painted render to L.A approval.
(10) Red / Brown interlocking concrete roof tiles to LA appro
(11) GRP chimney stack.
(12) White UPVC windows and doors.
(13) White UPVC fascia, soffit and bargeboards.
(14) Black UPVC rainwater goods.
(15) GRP porch canopy.

Notes : -

* Indicates windows with obscured glass.
Indicates fixed shut windows with obscured glass.

1:100 scale

0 1m 2m 3m 4m 5m

Revision	Date	Description	Dwn	Chkd
P13	17.12.15	Planning Submission	TH	
P12	23.10.15	PRE APP	JCB	

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Client:

Project:
Proposed Residential Development
Former Potters Arms PH
182 Cove Road
Farnborough

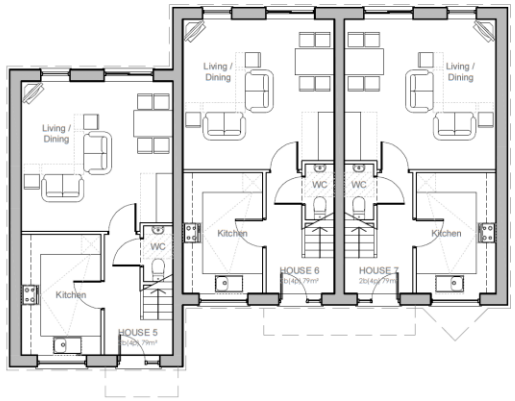
Drawing Title:
Proposed Plans & Elevations
Plots 1-4

Drawn By	Date	Checked By	Date	Approved By	Date
JCB	Apr 15				

Drawing No	Revision	Scale
14.2018.123	P13	1:100 @ A2

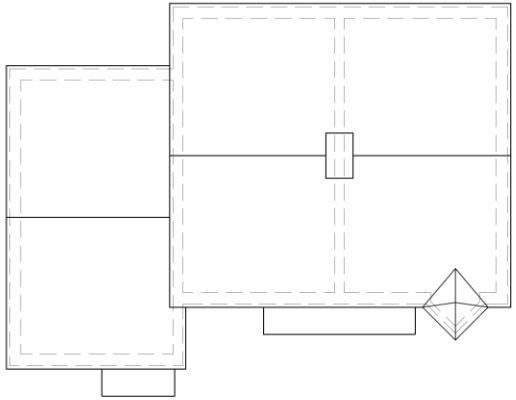
PROPOSED SOUTH ELEVATION

PROPOSED NORTH ELEVATION

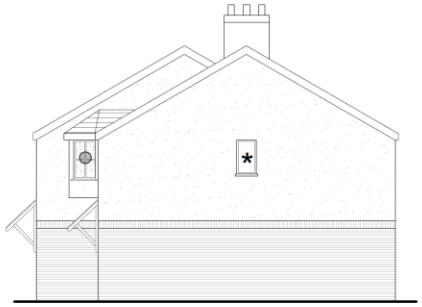


PROPOSED GROUND FLOOR PLAN

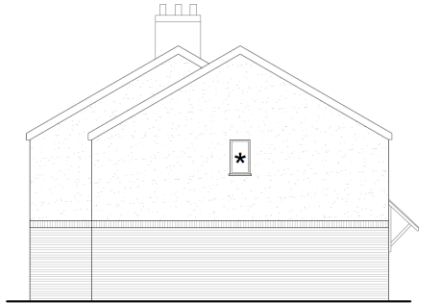
PROPOSED FIRST FLOOR PLAN



PROPOSED ROOF PLAN



PROPOSED EAST ELEVATION



PROPOSED WEST ELEVATION

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1:100 scale

0 1m 2m 3m 4m 5m

P13	17.12.15	Planning Submission	TH
P12	23.10.15	PRE APP	JCB
Revision	Date	Description	Dwn Chkd

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Client:

Project:
Proposed Residential Development
Former Potters Arms PH
182 Cove Road
Farnborough

Drawing Title:
Proposed PLans & Elevations
Plots 5-7

Drawn By	Date	Checked By	Date	Approved By	Date
JCB	Apr 15				

Drawing No.	Revision	Scale
14.2018.124	P13	1:100 @ A2

PROPOSED SOUTH ELEVATION

PROPOSED NORTH ELEVATION

NOTES

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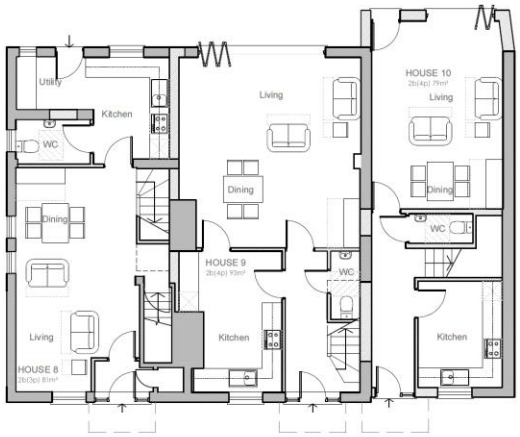
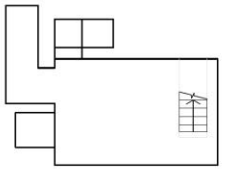
External Materials

1. Facing brickwork to match existing to L.A approval.
2. Painted render to match existing to L.A approval.
3. Clay roof tiles to match existing to L.A approval.
4. White UPVC windows and doors.
5. Painted timber fascia, soffit and bargeboards.
6. GRP porch canopy.
7. Black UPVC rainwater goods.



PROPOSED GROUND FLOOR PLAN

PROPOSED FIRST FLOOR PLAN



BASEMENT PLAN

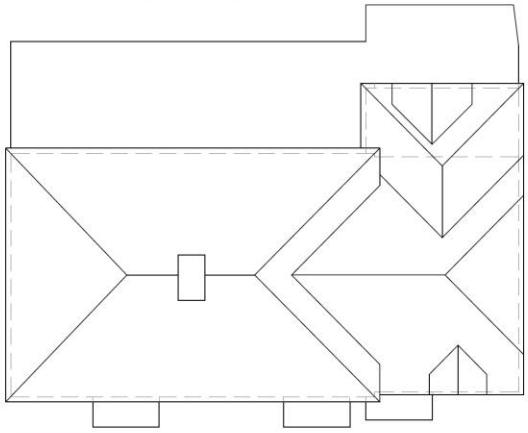
KEY

- Existing Walls.
- Proposed Walls.
- Removed Walls.

1:100 scale

0 1m 2m 3m 4m 5m

Revision	Date	Description	Dwn	Chkd
P13	17.12.15	Planning Submission	TH	
P12	23.10.15	PRE APP	JCB	



PROPOSED ROOF PLAN

PROPOSED EAST ELEVATION

PROPOSED WEST ELEVATION

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Former Potters Arms PH
182 Cove Road
Farnborough

Drawing Title:
Proposed Plans & Elevations
Plot 8-10

Drawn By	Date	Checked By	Date	Approved By	Date
JCB	Apr 15				

Drawing No.	Revision	Scale
14.2018.125	P13	1:100 @ A2

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

Case Officer	David Stevens
Application No.	16/00331/FULPP
Date Valid	28th April 2016
Expiry date of consultations	20th May 2016
Proposal	Erection of pair of 4-bedroom semi-detached houses following demolition of existing dwellinghouse
Address	**65 North Lane Aldershot**
Ward	North Town
Applicant	Ayyaz Homes Limited
Agent	C Foo Associates Limited
Recommendation	**GRANT**

Description & Relevant History

No.65 North Lane is a detached 2-3 bedroom house on a plot measuring approximately 16 metres wide by 37 metres deep (592 square metres or approximately 0.06 hectares). It is on the west side of North Lane opposite the light-industrial units at Pegasus Court. To the immediate south is Nos.61-63 North Lane, which is the former British Legion Hall, now used as a Dance School. To the north is No.67 North Lane, a detached house. Semi-detached houses occupy the plots at Nos.1 & 3 Calvert Close and share the rear boundary of the site to the west.

Planning permission (13/00479/FUL) was refused by the Development Management Committee in November 2013 for a scheme involving the demolition of existing detached house and erection of four 3 bedroom back-to-back houses with associated access and car parking for the following reasons:-

"1 The proposed development, by reason of the restricted size of the plot, the footprint of the proposed building, the design of the proposed development and the introduction of vehicle parking and manoeuvring to the rear of the plot, would be an unacceptably cramped, poorly contrived and incongruous form of development which would relate poorly and unsympathetically to its surroundings. The proposal would therefore constitute an unacceptable overdevelopment of the site contrary to the provisions of Rushmoor Core Strategy Policies CP1 and CP2 and saved Local Plan Policy ENV17;

and the Council's adopted "Housing Density and Design" and "Sustainable Design and Construction" Supplementary Planning Documents, both adopted in April 2006.

2 *The introduction of parking and manoeuvring areas in proximity to the rear garden boundaries of neighbouring residential properties would give rise to material and harmful loss of the amenity to occupiers as a result of the noise, activity and disturbance of vehicle movements. The proposal is therefore contrary to Policies CP1 and CP2 of the Rushmoor Core Strategy adopted October 2011 and saved Local Plan Policy ENV17; and the Council's adopted "Housing Density and Design" and "Sustainable Design and Construction" Supplementary Planning Documents adopted in April 2006.*

3 *The proposed development would fail to provide an adequate living environment for potential future occupiers contrary to the provisions of Rushmoor Core Strategy Policies CP1 and CP2 and saved Local Plan Policies ENV17 and H14.*

4 *The proposal fails to make provision for an appropriate Special Protection Area Mitigation and Avoidance contribution towards the Rowhill Copse suitable accessible natural green space, or strategic access management measures in order to address the impact of the proposed development upon the nature conservation interest and objectives of the Thames Basin Heaths Special Protection Area. The proposal is thereby contrary to the requirements of Policies CP13 and CP15 of the Rushmoor Core Strategy adopted October 2011.*

5 *The proposals do not make provision for an appropriate Transport Contribution to address the impact of the proposed development on local highways infrastructure as required by Policies CP16 and CP17 of the Rushmoor Core Strategy adopted October 2011 and saved Local Plan Policy TR10; and the Council's adopted "Planning Contributions : Transport" Supplementary Planning Document, April 2008.*

6 *The proposals do not make provision for public open space in accordance with the requirements of Policies CP11 and CP12 of the Rushmoor Core Strategy adopted October 2011, saved Local Plan Policies OR4 and OR4.1; and the Council's continuing Interim Advice Note (dated August 2000 and updated July 2006) "Financial Contributions towards Provision of Open Space in Association with New Housing Development".”*

This decision was the subject of an unsuccessful appeal which was dismissed in February 2015. A copy of the appeal decision is attached at the end of this report. Whilst the Inspector did not agree with all of the Council’s concerns, he was concerned that the considerable depth of the proposed building in the appeal scheme (because it would comprise back-to-back house units) would be uncharacteristic and therefore out of keeping with the area. He found that the visual harm in this respect would be exacerbated by the incongruous design of the proposed building incorporating a central archway to serve a parking area to the rear of the site. In terms of the living environment created, the Inspector was also concerned about the front-facing dwellings having remotely located amenity space to the rear of the building. This was a particular point of concern to the Inspector given the appellant’s argument that the proposed development was targeted at first-time buyers probably with young families. The Inspector agreed that that appeal scheme must address its impact upon the nature conservation interests and objectives of the Thames Basin Heaths Special Protection Area.

The current proposal is for the demolition of the existing detached house and the erection of a pair of 4-bedroom semi-detached houses. These would be of two-storey height, with

accommodation in the roof space. The houses would front road; and would be set back a minimum of approximately 8 metres from the front boundary. The footprint would be approximately 12.4 metres wide by 12.2 metres deep. It would have a transverse ridged gable-ended roof reaching a maximum height of 8 metres at the ridge and 5 metres at eaves. The area to the front would provide a central vehicular entrance serving a parking and manoeuvering forecourt with a total of 6 on-site parking spaces: three to each side of the site.

Each dwelling would be provided with a private rear garden of at least 15 metres in depth. The gardens would contain a shed for cycle and domestic storage. Bin storage would be provided at the side of each house. A communal bin collection area adjoining the road frontage is identified.

The application is supported by a Design & Access Statement, a Preliminary Bat Survey, Arboricultural Impact Assessment, and Flood Risk Assessment.

The applicants have completed a s106 Planning Obligation in the form of a Unilateral Undertaking securing financial contributions for Special Protection Area Mitigation & Avoidance; and also a Transport Contribution.

Consultee Responses

Environmental Health	No objections subject to condition and informatives.
Parks Development Officer	No objections : no Public Open Space contribution can be required in this case due to s106 'Pooling Restrictions'.
Community - Contracts Manager	No objections.
Transportation Strategy Officer	No highways objections subject to a Transport Contribution of £5457 being secured.
Conservation Team	No objections : The site is not located within a Conservation Area and, despite previous suggestions, the existing building is neither designated as a heritage asset; nor of sufficient interest to be considered as such.
Thames Water	No objections.
Natural England	No comments received, but raises no objections to such proposals as Standing Advice provided that an appropriate financial contribution for Special protection Area Mitigation and Avoidance is secured with a s106 Planning Obligation.
Hampshire Fire & Rescue Service	No objections, but provides generic fire safety advice.

Neighbours notified

In addition to posting a site notice and press advertisement, 11 individual letters of notification were sent to properties in North Lane (including Pegasus Court), Friend Avenue and Calvert Close, including all properties adjoining the application site.

Neighbour comments

One response, from the occupier of 1 Calvert Close supports the proposal stating it is a much more appealing development of the plot than previous plans and in line with the houses currently in the local area. Pleased to see that there will be no dormer windows overlooking neighbouring properties (plans show Velux windows) and sufficient parking provided at the front of the properties. Concern expressed regarding potential to create additional bedrooms.

Policy and determining issues

The site is located within the built-up area of Aldershot. It is not in a Conservation Area, or adjoining a Listed Building. Rushmoor Core Strategy Policies CP1 (Sustainable Development Principles), CP2 (Design and Heritage), CP3 (Renewable Energy and Sustainable Construction), CP4 (Surface Water Flooding), CP5 (Meeting Housing Needs and Housing Mix), CP10 (Infrastructure Provision), CP11 (Green Infrastructure Network), CP12 (Open Space, Sport and Recreation), CP13 (Thames Basin Heaths Special Protection Area), CP15 (Biodiversity), CP16 (Reducing and Managing Travel Demand) and CP17 (Investing in Transport) are relevant to the consideration of the current proposals.

A number of Local Plan policies continue to be 'saved' and therefore remain in use for the time being until they are replaced by future tranches of Local Development Framework documents. In this respect, Local Plan Policies ENV13 (trees), ENV17 (general development criteria), H14 (amenity space), ENV41-43 (flood risk), ENV48 (environmental pollution & noise) and OR4/OR4.1 are 'saved' policies that remain relevant to the consideration of this application.

Also relevant are the Council's adopted Supplementary Planning Documents (SPDs) "Housing Density and Design" and "Sustainable Design and Construction" both adopted in April 2006; and 'Parking Standards' and 'Transport Contributions' both adopted in April 2008. Since these documents were subject to extensive public consultation and consequent amendment before being adopted by the Council, some significant weight can be attached to the requirements of these documents. The advice contained in the National Planning Policy Framework (NPPF) is also relevant.

The 2015 appeal decision refusing planning permission for a re-development scheme is an important material consideration in this case. Indeed, it is clear that the Inspector did not have any concerns with some of the planning determining issues raised by the Council and local residents previously. Nevertheless, it is necessary to take into account the Inspector’s views and to consider whether or not the current scheme adequately addresses those concerns that did result in the dismissal of the appeal. Indeed, whether or not there have been any material changes in relevant planning circumstances that could affect the decision to be made now. In this context, the key considerations are considered to be:

1. The Principle of development;
2. Design and Visual Impact, including impact on trees;
3. Impact on Neighbours;
4. The Living Environment Provided;
5. Highways Considerations;

6. Impact on Wildlife;
7. Drainage Issues;
8. Renewable Energy and Sustainability; and
9. Public Open Space.

Commentary

1. Principle of the development -

The proposed development seeks to make more efficient use of an existing residential property. Within reason this continues to be a clear objective of both Government planning guidance and local planning policy. This approach is also acknowledged in the Council's. Supplementary Planning Document "Housing Density and Design" published in April 2006.

Although it has previously been suggested that the existing house is of significant historic interest and should be preserved, subsequent inspection of the property by the Conservation Officer revealed this suggestion to be incorrect. This concern has not been raised with the current application.

The current scheme proposes additional development at the site to provide two dwelling units. Core Strategy Policy CP6 requires provision of 35% affordable housing with developments of 15 or more net dwellings. However, as the scheme proposes a total of two dwelling units (and a net increase of just one unit), the requirements of this policy are not applicable.

Having regard to both national and local policy, it is considered that there is no objection in principle to the proposed development subject to the proposals being found acceptable in respect of usual development control issues.

2. Design and Visual Impact including Impact on Trees -

The site is within the built-up area, where residential development is considered to be acceptable provided that it is appropriate to the character of the area and satisfies the relevant policies of the Development Plan. Policy CP2 – Design and Heritage – states that development proposals will be permitted where they include high quality design that respects the character and appearance of the local area. Additional support for this approach is provided by the NPPF.

The appeal Inspector noted that the prevailing visual character of the area in the vicinity of the application site is of mixed appearance, style and design. Furthermore, he noted that there were numerous examples of front garden areas in the vicinity being entirely hard-surfaced and used for vehicle parking; and for a notable number of existing dwellings to be terraced and, as such, for these buildings to fill the entire width of their plots. It is considered that the current proposed development is for an entirely conventional form of development that would fit in with the identified established character of the area. The concerns about the design and impact of the previous appeal scheme are resolved by proposing a form of development that is in keeping with the area. External materials and landscaping can be controlled by conditions in the event that planning permission is approved. On this basis, it is considered that the current proposed development would both reflect the existing character of the area and would also integrate sympathetically into its surroundings.

Although there were previously some trees on this site, these were not covered by a Tree Preservation Order (TPO) and were removed by the applicant. Although there are some

trees adjoining, but outside, the application site, none are subject to a TPO. An Arboricultural Impact Assessment has been submitted with the application setting out tree protection measures in this respect. The Council's Arboricultural Officer considers this to be satisfactory. Accordingly, provided that adequate tree protection measures and construction methods are used as specified in the submitted AIA, it is considered that no conflict with saved Local Plan Policy ENV13 would arise.

It is considered that the proposals would be acceptable in visual terms.

3. Impact on neighbours -

The Inspector did not consider concerns regarding noise and disturbance arising from the provision of some parking to the rear of the site with the appeal scheme were sufficient to cause material harm to the amenities of any neighbours. Similarly, he did not consider that any neighbours would be materially impacted by the appeal scheme in respect of overlooking, loss of light, visual intrusion etc. Indeed, the relationships with all neighbours arising from the 2015 appeal scheme were considered to be conventional and acceptable.

The application site abuts existing residential properties to the rear (west) and north side. In this respect, it is considered that the relationships resulting from the current proposals are a distinct improvement over those with the appeal scheme and would give rise to no undue impacts on the amenity or privacy of neighbours. Government publications on housing estate design consider that a 20 metre building to building separation with only a 1.8 metre high boundary fence in-between is adequate in terms of both providing mutual privacy and also adequate retention of daylight and sunlight. To the west, Nos.1 and 3 Calvert Close would be separated from the rear of the proposed dwellings by in excess of 30m. Accordingly, the relationships of the proposed development with Nos.1 and 3 Calvert Close is considered to be acceptable in planning terms.

Although the proposed building would project rearwards into the site level with a single-storey rear extension to No.67 North Lane, it is considered that the relationship with this neighbour would also be acceptable in planning terms. Whilst this neighbour has windows in the side elevation of their house that would be affected by the proposed building, these windows are either secondary windows and/or do not serve main living rooms. The appeal Inspector considered the impact of the deeper building of the appeal scheme on this neighbour to be acceptable in planning terms. Although a pair of ground floor windows serving as a secondary lounge and kitchen windows, together with a first floor bathroom window that would be obscurely-glazed, would be located in the corresponding side elevation of the nearest proposed house, it is not considered that any material and undue loss of privacy due to overlooking of this neighbour would arise.

To the south the property adjoins the side boundary of the Dance School using the former British Legion Hall at 61-63 North Lane. It is considered that no material and undue impacts on this neighbour would arise as a result of the proposed development.

The next nearest neighbours to the application site, but not directly adjoining, at Nos.5 Calvert Close and 52 Friend Avenue are located further away from the proposed development than the adjoining neighbours already mentioned. Therefore it is considered that no material and harmful impacts to their occupiers would arise.

It is considered that the current proposed development would have relationships with all neighbours that are acceptable in planning terms.

4. The Living Environment Provided -

Although the internal layout of a development is generally solely a functional matter between a developer and his customers and is to some extent covered by the Building Regulations, it is considered that the proposals are for four-bedroom houses with reasonable internal accommodation and, in clear contrast to the appeal scheme, the provision of adequate conventional private rear gardens. This is a different form of development from the back-to-back houses proposed with the 2015 appeal scheme, where the Inspector had specific concerns about the amenities that would be provided for the front-facing units on account of the remote amenity space. It is therefore considered that the living environment of potential occupiers for the current scheme would be acceptable in planning terms.

5. Highways considerations -

The Inspector did not consider that the appeal scheme, comprising 4 dwelling units, would cause unacceptable traffic movements or pollution.

The vehicular entrance is considered to be acceptable in terms of dimensions, sight-lines and geometry and would replace an existing crossover for the property on the north side of the plot frontage. Adequate space would be provided on site for vehicles to turn and leave in forward gear. In the overall context of the traffic volumes using North Lane, the Council's Transportation Strategy Officer does not consider that the use of the proposed vehicular entrance would give rise to any material harm to the safety and convenience of highway users on North Lane. In this respect, the nearby central traffic island and hatched white lines do not give rise to any highway safety concerns. In terms of parking provision, the proposed development provides on-site car parking which accords with the Council's adopted parking standards in full : three spaces per dwelling unit. The bin storage arrangements are also considered to be acceptable: they would be stored within the curtilage of each of the individual units and brought out to the frontage for collection days. This arrangement matches that of many existing properties in the vicinity.

The applicants are aware of the need to make a financial contribution in accordance with the Council's Transport Contributions SPD. In this case, this would be £14,980 towards improvements to bus services on North Lane as identified in the Council's Transport Improvements List. In this respect the necessary s106 Planning Obligation in the form of a Unilateral Undertaking has been completed to secure the required Transport Contribution. As a result it is considered that the proposals are acceptable in highways terms.

6. Impact on Wildlife -

The Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy is now in place. This comprises two elements. Firstly the maintenance of Suitable Alternative Natural Greenspace (SANG) at Hawley Meadows in order to divert additional recreational pressure away from the Thames Basin Heaths Special Protection Area (TBHSPA) and secondly the maintenance of a range of Strategic Access Management and Monitoring Measures to avoid displacing visitors from one part of the TBHSPA to another and to minimize the impact of visitors on the TBHSPA. The proposal meets the criteria against which requests to allocate capacity at the Hawley Meadows SANG will be considered. A financial contribution of £8,217.00 is required in this case. Natural England raises no objection to proposals for new residential development in the form of Standing Advice provided that it is in accordance with the above strategy. The applicants have submitted a completed s106 Planning Obligation in the form of a Unilateral Undertaking to secure the required financial contribution. Accordingly, it is considered that the proposals are

in compliance with the requirements of Core Strategy Policies CP11 and CP13.

A Bat Survey report was submitted with the previous application the subject of the dismissed appeal. This indicated that there is no evidence of any significant nature conservation interest existing or likely to exist at the application site that would be affected by the proposed development. Specifically, it was considered that there were limited opportunities for bat roosting within the existing building to be demolished. The applicants submit that the situation has not changed since then and, indeed, the site has been subject to the clearance of trees and other foliage that existed when the Survey was undertaken, leaving even less opportunity for protected wildlife species to visit or reside at the application site. Nevertheless, the survey was undertaken almost 3 years ago and many protected species such as bats are highly mobile, such that the applicants acknowledge that a further survey would be required prior to demolition works commencing. It is considered appropriate to deal with this matter using a planning condition.

7. Drainage Issues -

Core Strategy Policy CP4 requires all new buildings and the development of car parking and hard standings to incorporate Sustainable Drainage Systems (SUDS). Although no specific details are provided, the applicants have indicated that surface water drainage would be dealt with on site. Accordingly, it is considered appropriate to deal with this matter through the imposition of a condition requiring the submission of details of the system to be installed and how this would be maintained. The site is located mainly within Flood Zone 1, which is land at the lowest risk of flooding, although the part of the site to the front of the proposed building is just within the outer margin of Flood Zone 2, land at intermediate risk of flooding. As a result, the application is accompanied by a Flood Risk Assessment indicating measures to be taken to protect the development from the possibility of flooding. Furthermore, it is demonstrated that the proposed development would not put adjoining land at increased risk of flooding. The Environment Agency raise no objections as standing advice in such circumstances.

8. Renewable Energy and Sustainability -

Policy CP3 requires applicants to demonstrate how they have incorporated sustainable construction standards and techniques into their development. The current proposals are accompanied by a Sustainability Questionnaire in order to do this. Nevertheless, 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. This is other than for those areas (such as Rushmoor) where Councils have extant policies referring to the attainment of such standards. In the case of Rushmoor this means that the Council can require energy performance in accordance with Code Level 4 as set out in policy CP3 of the Rushmoor Core Strategy. Such measures may be secured by way of condition and on this basis no objection is raised to the proposal in terms of Policy CP3.

9. Public open space -

The Local Plan seeks to ensure that adequate public open space provision is made to cater for future residents in connection with new residential developments. Core Strategy Policy CP10 and saved Local Plan Policies OR4 and OR4.1 allow provision to be made on the site, or in appropriate circumstances, a contribution to be made towards upgrading facilities nearby. The policy does not set a threshold of a particular number of dwellings or size of site

above which the provision is required. However, in this case, the site is not big enough to accommodate anything other than the development proposed and any associated garden/private amenity space. It would, therefore, be usual for the Council to seek a financial contribution towards the improvement of existing public open space in the vicinity. However, the recent Court of Appeal decision and corresponding changes in Government Planning Practice Guidance relating to s106 contributions, it is no longer possible for the Council to seek a Public Open Space contribution for schemes of 10 dwelling units or fewer. In any event, s106 'Pooling Restrictions' already preclude seeking a Public Open Space contribution in this case. Accordingly, in this case it is considered that a Public Open Space contribution cannot be justified.

Conclusions -

It is considered that the current scheme is significantly different in scale, design and impact from that the subject of the dismissed 2015 appeal scheme and has satisfactorily addressed the issues that resulted in the dismissal of that appeal. The proposal is acceptable in principle, would have no material and harmful impact upon the visual character and appearance of the area, have no material and adverse impact on neighbours, would provide an acceptable living environment, and, on the basis of an appropriate Transport Contribution being secured, are acceptable in highway terms. On the basis of the provision of a contribution towards the Hawley Meadows SPA mitigation and avoidance scheme, the proposals are considered to have no significant impact upon the nature conservation interest and objectives of the Thames Basin Heaths Special Protection Area. The proposals are thereby considered acceptable having regard to Policies SS1, CP1, CP2, CP5, CP10, CP11, CP12, CP13, CP15, CP16, and CP17 of the Rushmoor Core Strategy and saved Local Plan Policies ENV13, ENV17, ENV41-43, TR10, OR4/OR4.1 and H14.

FULL RECOMMENDATION

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

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

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

2 The permission hereby granted shall be carried out in accordance with the following approved drawings – C Foo Associates Drawing Nos. 1418 PX-01; -EP-00; -EP-01; -EP-02; -EE-01; - EX-01; -PP-01; -PP-02; -PP-03; -PP-04; -PE-01; -PE-02; and -PD-01.

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

3 The development hereby permitted shall be implemented in accordance with the external materials, surfacing materials, boundary enclosures, landscaping scheme, bin storage, cycle storage, surface water drainage, and levels details submitted with

the application and hereby approved. The development shall be completed in full accordance with the details so approved before any part of the development is occupied and the retained thereafter at all times.

Reason - To ensure satisfactory external appearance, satisfactory on-site surface water drainage arrangements and to generally ensure a satisfactory development of the site.

4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 2015, no development falling within Classes, A, B, C, D and E of Part 1 of Schedule 2 shall be carried out without the prior permission of the Local Planning Authority.

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

5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 2015, (or any Order revoking and re-enacting that Order), no additional windows, doors or openings of any kind shall be inserted in the side elevations or roofspace of the development hereby permitted without the prior permission of the Local Planning Authority. Furthermore, there shall be no alteration of the positions of the windows shown to be provided on the plans hereby approved.

Reason - To protect the amenities of neighbouring properties.

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

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

7 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.

8 The development hereby approved shall not be occupied until the off-street parking facilities shown on the approved plans have been completed and made ready for use by the occupiers. The parking facilities shall be thereafter retained solely for parking purposes (to be used by the occupiers of, and visitors to, the development as indicated on the approved plans). For the avoidance of doubt the parking spaces shall not be used for the parking or storage of boats, caravans or trailers. *

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

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

Reason - In the interests of visual amenity.

10 No other works shall be commenced on site until the proposed improvements to the vehicular access to the site have been implemented in full as shown on the plans hereby approved. The works so undertaken shall be retained thereafter at all times.

Reason – In the interests of the safety and convenience of highway users.

11 No works shall start on site until existing trees to be retained adjoining the site have been adequately protected from damage during site clearance and works, in accordance with details as set out in the submitted Arboricultural Report submitted with the application an hereby approved. Furthermore, no materials or plant shall be stored and no buildings erected within the protective fencing without the prior consent in writing of the Local Planning Authority. *

Reason - To ensure that existing trees are adequately protected in the interests of the visual amenities of the site and the locality in general.

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

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

13 Prior to the first occupation of any of the dwellings hereby permitted, details of measures to achieve the energy performance standards in accordance with Code Level 4 of the Code for Sustainable Homes or equivalent for each of the dwellings hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. Such details as may be approved shall be implemented in full prior to the first occupation of the dwelling(s) to which they relate and retained in perpetuity.

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

14 The proposed windows located in the upper floor side elevations of the houses hereby permitted shall be fitted with fixed obscure glass (save an opening light that shall be a minimum of 1.7 metres above finished floor level to be installed prior to the first occupation of the development and retained thereafter at all times.

Reason - In the interests of amenity and privacy of neighbouring properties. *

15 No works shall start on site until details of provision for the parking and turning on site of operatives and construction vehicles during the construction and fitting out works

have been submitted to and approved in writing by the Local Planning Authority and the measures so approved shall be implemented throughout the construction period.

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

16 Prior to the commencement of demolition, an emergence survey shall be undertaken by a licenced Bat Specialist to determine whether any bats are present at the site and the results submitted to the Council. If bats are found to be present at the site, no works shall commence and the applicant shall notify Natural England for advice and appropriate licencing prior to the commencement of any works at the site. In any event, during demolition, the tiles on the existing building to be demolished shall be removed by hand and in the event that any bats are found, works shall cease immediately and the applicant shall notify Natural England for advice and appropriate licencing of further works, if appropriate.

Reason - In the interests of the protection of bats.

17 The development hereby permitted shall be implemented and completed in full accordance with the flood mitigation and resilience measures set out in the Nimbus Engineering Consultants Flood Risk Assessment submitted with the application and hereby approved. The measures incorporated into the development in this respect shall be retained thereafter.

Reason – To ensure that flood resilience is built into the development.

INFORMATIVES

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

It is considered that the current scheme is significantly different in scale, design and impact from that the subject of the dismissed 2015 appeal scheme and has satisfactorily addressed those issues that resulted in the dismissal of that appeal. The proposals are considered to be acceptable in principle, would have no material and harmful impact upon the visual character and appearance of the area, have no material and adverse impact on neighbours, would provide an acceptable living environment, and, on the basis of an appropriate Transport Contribution being secured, are acceptable in highway terms. On the basis of the provision of a contribution towards the Hawley Meadows SPA mitigation and avoidance scheme, the proposals are considered to have no significant impact upon the nature conservation interest and objectives of the Thames Basin Heaths Special Protection Area. The proposals are thereby considered acceptable having regard to Policies SS1, CP1, CP2, CP5, CP10, CP11, CP12, CP13, CP15, CP16, and CP17 of the Rushmoor Core Strategy and saved Local Plan Policies ENV13, ENV17, ENV41-43, TR10, OR4/OR4.1 and H14.

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. Failure to meet these requirements is in contravention of the terms of the permission and the Council may take enforcement action to secure compliance. As of April 2008 submissions seeking to discharge conditions or requests for confirmation that conditions have been complied with must be accompanied by the appropriate fee.

3 INFORMATIVE - This permission is subject to a planning obligation under Section 106 of the Town and Country Planning Act 1990 (as amended).

4 INFORMATIVE – In connection with the requirements of Condition No.10, the planning permission hereby granted does not authorise the applicant, or his agents, to construct a new/altered access to, or other work within, the public highway. A separate consent for works within the highway must first be obtained from the highway authority who may be contacted at the following address:- Hampshire County Council Highways Sub Unit, M3 Motorway Compound, Hook, Hampshire, RG27 9AA.

5 INFORMATIVE - The applicant is recommended to achieve maximum energy efficiency and reduction of Carbon Dioxide emissions by:

a) ensuring the design and materials to be used in the construction of the building are consistent with these aims; and
b) using renewable energy sources for the production of electricity and heat using efficient and technologically advanced equipment for the production of electricity and heat.

6 INFORMATIVE - The applicant is advised to contact the Recycling and Waste Management Section at Rushmoor Borough Council on 01252 398164 with regard to providing bins for refuse and recycling. The bins should be:
1) provided prior to the occupation of the properties;
2) compatible with the Council's collection vehicles, colour scheme and specifications;
3) appropriate for the number of occupants they serve;
4) fit into the development's bin storage facilities.

7 INFORMATIVE - No materials produced as a result of site preparation, clearance, or development should be burnt on site. Please contact the Head of Environmental Health & Housing for advice.

8 INFORMATIVE - Measures should be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway throughout the construction period.

9 INFORMATIVE - The applicant is advised that during the construction phase of the development measures should be employed to contain and minimise dust emissions, to prevent their escape from the development site onto adjoining properties. For further information, please contact the Head of Environmental Health.

10 INFORMATIVE - It is a legal requirement to notify Thames Water of any proposed connection to a public sewer. In many parts of its sewerage area, Thames Water provides separate public sewers for foul water and surface water. Within these areas a dwelling should have separate connections: a) to the public foul sewer to carry

waste from toilets, sinks and washing machines, etc, and b) to public surface water sewer for rainwater from roofs and surface drains. Mis-connections can have serious effects: i) If a foul sewage outlet is connected to a public surface water sewer this may result in pollution of a watercourse. ii) If a surface water outlet is connected to a public foul sewer, when a separate surface water system or soakaway exists, this may cause overloading of the public foul sewer at times of heavy rain. This can lead to sewer flooding of properties within the locality. In both instances it is an offence to make the wrong connection. Thames Water can help identify the location of the nearest appropriate public sewer and can be contacted on 0845 850 2777.

11 INFORMATIVE - 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.

12 INFORMATIVE - The applicant is advised to follow good practice in the demolition of the existing building 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.

13 INFORMATIVE - In the UK all species of bats are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and under Schedule 2 of the conservation (Natural Habitats & c) Regulations 2004. Other species are also subject to statutory protection. The grant of planning permission does not supersede the requirements of this legislation and any unauthorised works would constitute an offence. If bats or signs of bats, or any other protected species, are encountered at any point during development then all works must stop immediately and local Natural England office and Rushmoor Borough Council must be informed.

14 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.

15 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.


NORTHFIELD CLOSE
70.1m
Warehouse
El Sub Sta
70.1m
Pegasus Court
Pegasus Court
NORTH LANE
61 to 63
CALVERT CLOSE
70.1m
Hall
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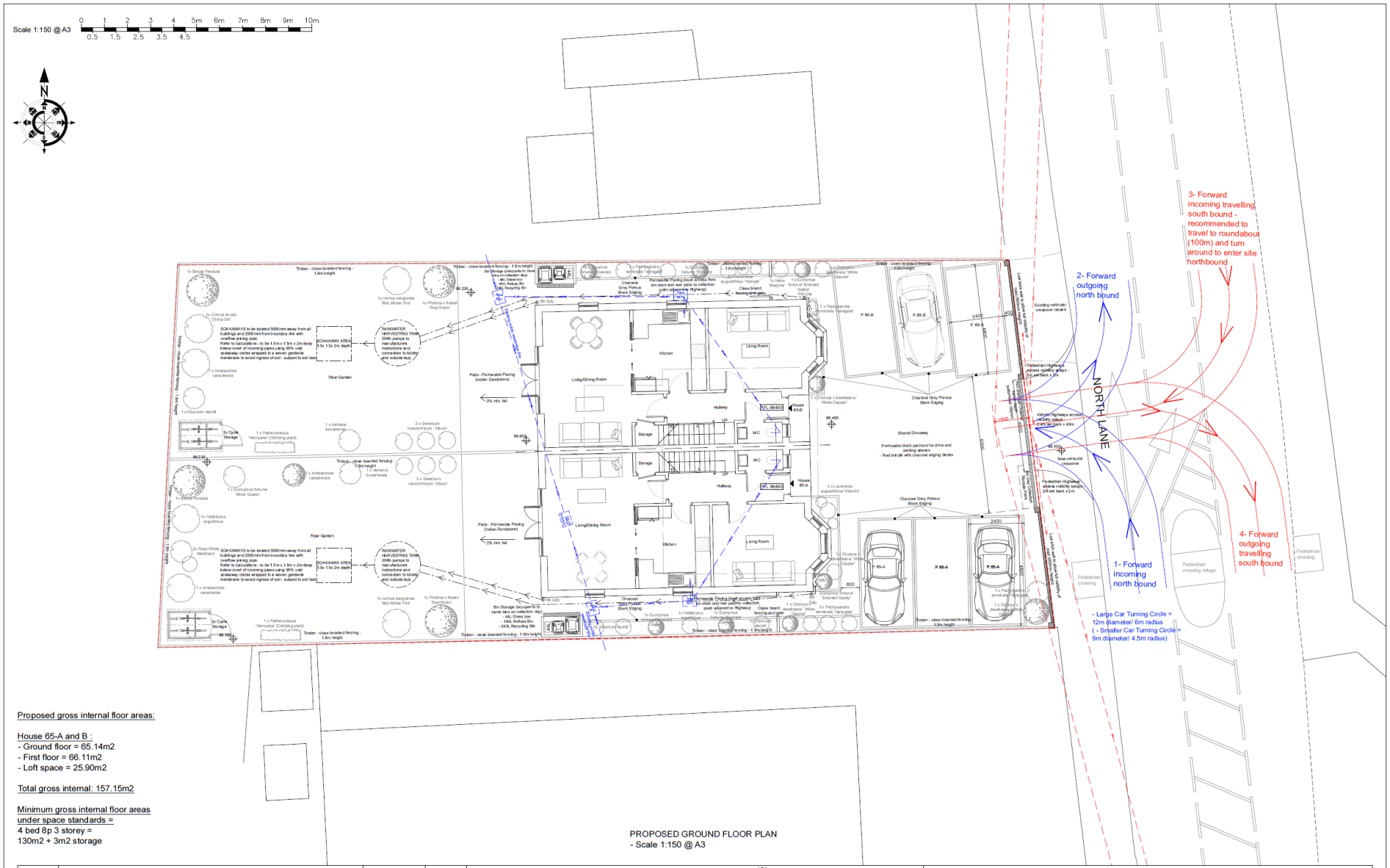


Proposed gross internal floor areas:

House 65-A and B :
- Ground floor = 65.14m2
- First floor = 66.11m2
- Loft space = 25.90m2

Total gross internal: 157.15m2

Minimum gross internal floor areas under space standards =
4 bed 8p 3 storey =
130m2 + 3m2 storage

PROPOSED GROUND FLOOR PLAN
- Scale 1:150 @ A3

Ref.	Revision	Date	By

C Foo Associates Limited
Chartered Architects
Design Consultants

SUITE 32/33 Eagle House Tel: 01428 751 456
Passfield Business Ctr Mob: 07730 937 444
Lynchborough Road E-mail address: chantal@cfooassociates.co.uk
Liphook Website address: www.cfooassociates.co.uk
Hampshire
GU30 7SB

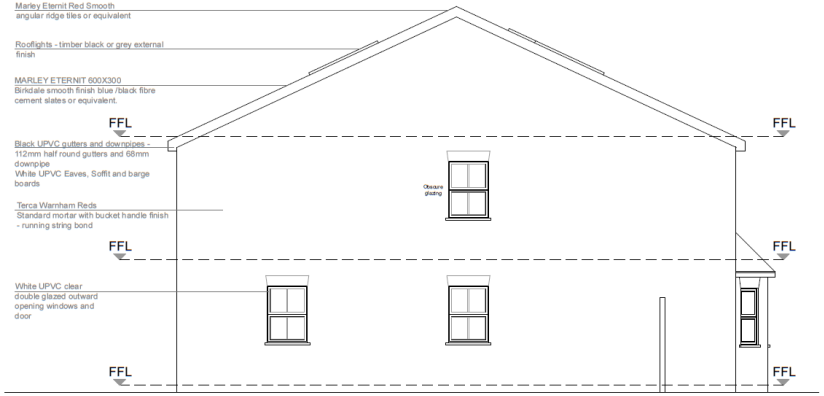
ALL DIMENSIONS TO BE CHECKED ON SITE
ONLY TO BE SCALED FOR PLANNING AND BUILDING REGULATIONS
COPYRIGHT BELONGS TO C F OO ASSOCIATES LIMITED

Client : Ayyaz Homes Limited

Project: Erection of 2 x 4-bedroom semi-detached houses at: 65 North Lane, Aldershot, Hampshire, GU12 4QF

Scale:	1 : 150 @ A3	Date:	18-04-2016	Drawn by:	CWF
Job number:	1418	Drawing number:	PP-01	Revision:	-

PROPOSED FRONT ELEVATION (EAST)
- Scale 1:100 @ A3



PROPOSED SIDE ELEVATION (SOUTH)
- Scale 1:100 @ A3

SCALE 1:100 @ A3

0 1 2 3 4 5m 6m 7m 8m 9m 10m
0.5 1.5 2.5 3.5 4.5

Proposed Materials

Walls	Terca Warnham Reds Standard mortar with bucket handle finish - running string bond
Roof	MARLEY ETERNIT 600X300 Birkdale smooth finish blue /black fibre cement slates or equivalent. Marley Eternit Red Smooth angular ridge tiles or equiv.
Windows, rooflights and doors	White UPVC clear double glazed outward opening windows and doors Rooflights - timber black or grey external finish
Eaves, Soffits, Bargeboard, Rainwater goods	Black UPVC gutters and downpipes - 112mm half round gutters and 68mm downpipe White UPVC Eaves, Soffit and barge boards
Landscaping	Permeable block paviours for drive & parking spaces - Red brindle with charcoal edging blocks Permeable paving for patios and paths - Indian sandstone or equiv.

Ref.	Revision	Date	By

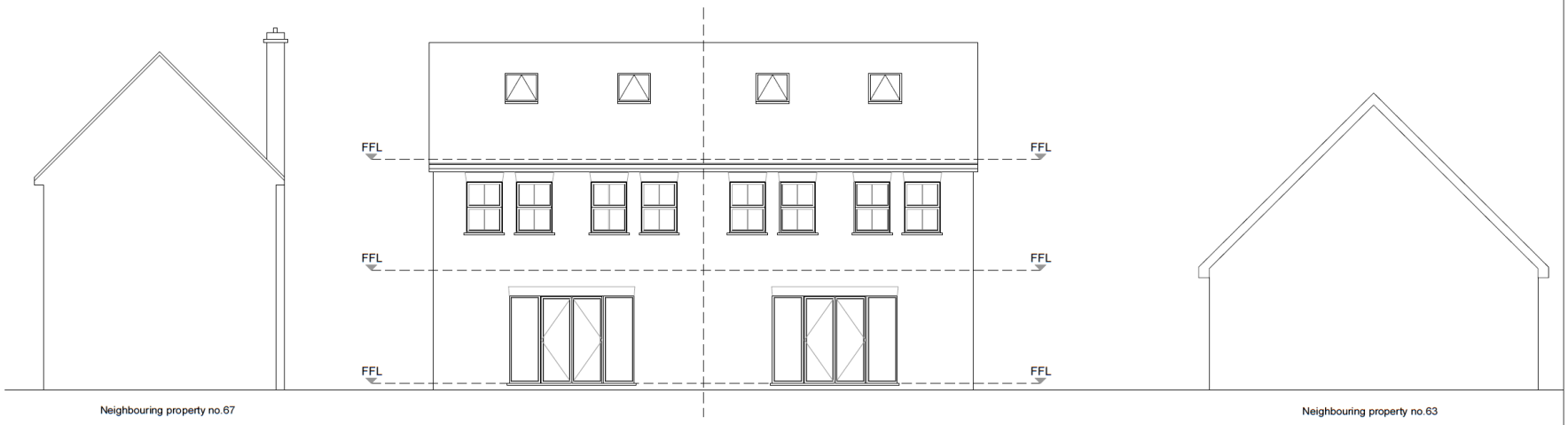
C Foo Associates Limited
Chartered Architects
Design Consultants

SUITE 32/33 Eagle House
Passfield Business Ctr
Lynchborough Road
Liphook
Hampshire
GU30 7SB
Tel.: 01428 751 456
Mob: 07730 937 444
E-mail address :
dhanna@cfooassociates.co.uk
Website address :
www.cfooassociates.co.uk

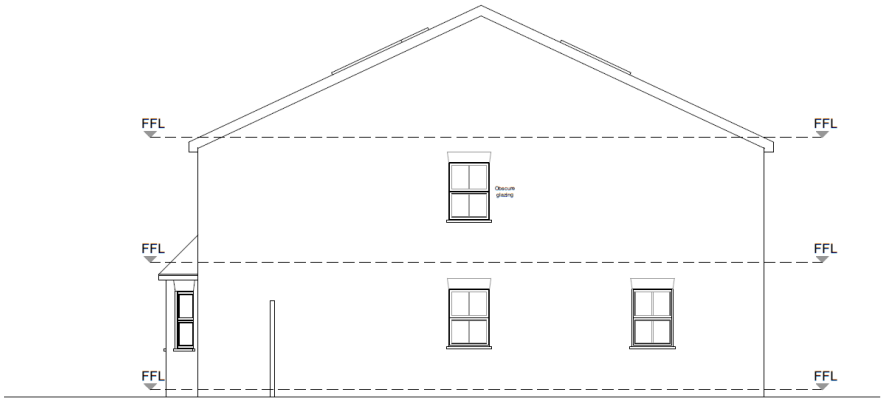
Client : Ayyaz Homes Limited

Project: Erection of 2 x 4-bedroom semi-detached houses at:
65 North Lane, Aldershot, Hampshire, GU12 4QF

Scale:	1 : 100 @ A3	Date:	18-04-2016	Drawn by:	CWF
Job number:	1418	Drawing number:	PE-01	Revision:	-



PROPOSED REAR ELEVATION (WEST)
- Scale 1:100 @ A3



PROPOSED SIDE ELEVATION (NORTH)
- Scale 1:100 @ A3

SCALE 1:100 @ A3

0 1 2 3 4 5m 6m 7m 8m 9m 10m
0.5 1.5 2.5 3.5 4.5

Proposed Materials

Walls	Terca Warnham Reds Standard mortar with bucket handle finish - running string bond
Roof	MARLEY ETERNIT 600X300 Birkdale smooth finish blue /black fibre cement slates or equivalent. Marley Eternit Red Smooth angular ridge tiles or equiv...
Windows, rooflights and doors	White UPVC clear double glazed outward opening windows and doors Rooflights - timber black or grey external finish
Eaves, Soffits, Bargeboard, Rainwater goods	Black UPVC gutters and downpipes - 112mm half round gutters and 68mm downpipe White UPVC Eaves, Soffit and barge boards
Landscaping	Permeable block paviours for drive & parking spaces - Red brindle with charcoal edging blocks Permeable paving for patios and paths - Indian sandstone or equiv.

Ref.	Revision	Date	By

C Foo Associates Limited
Chartered Architects
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SUITE 3203 Eagle House Tel. 01428 751 456
Passfield Business Ctr Mob: 07730 937 444
Lynchborough Road E-mail address:
Liphook chantal@cfooassociates.co.uk
Hampshire Website address:
GU30 7SB www.cfooassociates.co.uk

Client : Ayyaz Homes Limited

Project: Erection of 2 x 4-bedroom semi-detached houses at:
65 North Lane, Aldershot, Hampshire, GU12 4QF

Scale:	1 : 100 @ A3	Date:	18-04-2016	Drawn by:	CWF
Job number:	1418	Drawing number:	PE-02	Revision:	-

The Planning Inspectorate

Appeal Decision

Site visit made on 27 January 2015

by R J Marshall LLB DipTP MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 3 February 2015

Appeal Ref: APP/P1750/A/14/2218281
65, North Lane, Aldershot, Hampshire, GU12 4QF

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by C and S Management Services against the decision of Rushmoor Borough Council.
- The application Ref 13/00479/FUL, dated 2 July 2013, was refused by notice dated 7 November 2013.
- The development proposed is "Residential Development. Demolition of existing detached house and erection of four new 3 bedroom houses".

Decision

1. The appeal is dismissed.

Main Issues

2. The main issues in this appeal are: **first**, the effect of the proposed development on the character and appearance of the surrounding area; **second**, its effect on the living conditions of neighbours; **third**, whether satisfactory living conditions would be provided for future occupants of the proposed development; and **fourth**, whether an absence of financial contributions towards Thames Basin Heaths mitigation measures, transportation and public open space should stand against the proposal.

Reasons

Character and appearance

3. The appeal site lies within an urban area. It is within a ribbon of primarily residential development fronting onto North Lane. In the vicinity of the site on the opposite side of North Lane are some recently erected commercial buildings. The residential development in the vicinity of the site is of mixed ages, style and design.

4. The house to be demolished on the appeal site is a 2-storey detached dwelling of no particular noteworthiness. It occupies less of the width of its plot than is characteristic of houses in the vicinity along North Lane. The proposed dwellings would be constructed back to back in a single block. This block would be set back a similar distance from the highway as the existing house. However, it would occupy almost the full width of the plot and extend much further back into it. Car parking for 4 cars would be provided at the rear and access to this area would be via an undercroft in the centre of the building.

Additional 4 car parking spaces would be provided forward of the proposed houses.

5. I do not share all of the Council's concerns on this issue. I see no harm per-se in a building of the width proposed, given some fairly lengthy terraced properties nearby, and of parking at the rear of the site. The gaps between the side elevations of the building and the site boundary would not be out of keeping given some dwellings with similar characteristics in the vicinity. Moreover, given the extensive frontage hardstanding of houses in this length of North Lane the absence of extensive landscaping forward of the proposed building would be acceptable.

6. However, the considerable depth of the proposed building would be notably uncharacteristic of housing in the area. As such, notwithstanding the lengthy single-storey community hall to the south of the site, it would appear out of keeping. Added harm would arise from the odd proportions and design of the front elevation of the proposed building. It appears to have been designed to look like a semi-detached house. However, the separation of the proposed 2 bay windows by the wide archway/undercroft leading to the car parking at the rear is uncharacteristic of such housing and would appear most incongruous. References were made by the appellant to archways/undercrofts in other the new residential development in Aldershot. However, these developments are significantly different in scale and type to that proposed in this instance. They offer no guide as to the acceptability of the proposal before me.

7. It is concluded that the proposed development would detract from the character and appearance of the surrounding area. As such there would be conflict with Policy CP2 of the Rushmoor Plan Core Strategy (CS) (2011) which seeks high quality design respecting the character and appearance of the local area and Policy ENV17 of the Rushmoor Local Plan Review 1996-2011 (LP) (2011) with similar objectives.

Neighbours' living conditions

8. The sole concern of the Council on this issue is the impact of the proposed parking at the rear of the building with reference to noise and disturbance. The proposed parking spaces would be close to the rear garden boundaries of no. 67, North Lane and nos. 1 and 3 Calvert Close. However, the parking spaces would be reasonably well removed from the houses themselves. Moreover, with only 4 parking spaces proposed the amount of traffic manoeuvring and entering the site would be relatively small. In this urban area this degree of activity would be insufficient to give rise to unacceptable levels of noise and disturbance. There is no substantial evidence before me to support local concerns on the amplifying effect on noise of the proposed undercoft. Nor, having regard to some neighbours' concerns, would traffic movements associated with the level of traffic generated cause unacceptable harm through pollution.

9. Turning to other concerns locally the degree of separation between the rear elevation of the proposed building and houses in Calvert Close would be sufficient to prevent unacceptable harm through loss of privacy, loss of light and visual impact. The degree of rearward protection of the proposed building beyond the rear elevation of No. 67 North Lane would not be such as to cause unacceptable harm through loss of light and visual impact. There would be

some loss of light through a side kitchen window of No. 67. However, this would not be unacceptable as this is only a secondary window.

10. It is concluded that there would be no unacceptable effect on the living conditions of neighbours. As such there would be no conflict with CS Policy CP2 and LP Policy ENV17 which require no demonstrable harm to amenity.

Living conditions of future occupants

11. The Council's concerns on this issue relate to the outlook from the frontage houses and the provision of garden space for them. On the matter of outlook the view from these houses would be fairly directly onto a low wall with car parking beyond. However, this is not uncommon in residential development and unacceptable living conditions would not thereby arise.

12. However, the Council's concern on the garden space for the frontage houses is justified. The appellant proposes that rear garden space be provided to the rear of the proposed building in tandem form. The 2 gardens for the houses at the rear would abutt the rear elevation of the building. The 2 gardens for the frontage houses would lie to the back of these gardens. I have two concerns with this arrangement. First, these gardens will be closely overlooked by first floor windows in the rearmost houses. Second, these gardens are too far removed from the frontage houses to be readily used by them and there would be inadequate surveillance of the gardens from them. This would be of particular concern given the appellant's acknowledgement that the proposed development would be targeted at first-time buyers probably with young families.

13. The appellant has provided a list of developments in Aldershot, some of which provide only small gardens and some which provide no gardens. However, limited evidence has been given on the nature or context of these developments and these references do not justify the poor layout of the amenity space to be provided.

14. It is concluded that satisfactory living conditions would not be provided for future occupants of the proposed development. This would conflict with CS Policy CP2 which requires high quality usable open spaces and LP Policy H14 which has similar objectives.

Financial contributions

15. The appellant says that it is his intention to provide a Unilateral Undertaking after permission is granted for the contributions sought by the Council. However, such agreements need to be in place before applications are determined. This decision must, therefore, be made on the basis of the contributions sought being absent.

Thames Basin Heaths (TBH)

16. The whole of Rushmoor Borough Council is within 5 km of a Thames Basin Heaths Special Protection Area (TBHSPA). It is the Natural England's (NE) view that any increase in population in such areas may, through impacting on their recreational use, be harmful to heathland bird species. Hence Policy CP13 of the CS says that new development likely to have a significant effect on the ecological integrity of the TBH SPA, including all new net dwellings, must demonstrate that adequate measures are in place to avoid or mitigate any

potential adverse effects. The mechanism for delivering this Policy is set out in the Council's Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy and the Thames Basin Heaths Delivery Framework.

17. The above strategies provide an appropriate mitigation strategy in the form of the provision of Suitable Alternative Natural Green Space (SANGS) and Strategic Access Management and Monitoring measures (SAMM) on which developers, of schemes involving a net increase in housing, are required to make a financial contribution. NE(s) lack of objection to the proposed development is contingent on this strategy being complied with.

18. In light of the above the absence of a TBHSPA contribution must stand against this application.

Highways/Open space

19. The Council is seeking a financial contribution of £14,980 on transport improvements. CS Policies CP16 and CP17 allow for financial contributions to mitigate the adverse effects of a proposal on the highway network and seek necessary public transport improvements. This is broadly in line with LP Policy TP10. The Council is also seeking £7,600 towards off-site open space provision. However, both contributions sought seem to me to be tariff style contributions, that is for pooled funding "pots" intended to provide communal types of infrastructure for the wider area. The Planning Policy Guidance (PPG) on Obligations says that such contributions should not be sought for developments, such as this proposal, of 10 units or less. Unlike the THBSPA contribution they are not required to facilitate development that would otherwise be unable to proceed due to regulatory or EUC directive requirements and are thus acceptable.

Conclusion

20. It is concluded that the absence of financial contributions towards Thames Basin Heaths mitigation measures should stand against the proposal, but not the absence of the public open space/transport contributions. There would be conflict with the development plan Policies referred to above seeking TBHSPA contributions.

Other matters

Matters in support of proposal

21. The proposal would provide new housing in an urban area of a kind for which the appellant says there is a demand. This would accord with the development plan and the approach in the Framework of seeking to significantly boost the supply of housing. Jobs would be created in the construction period. However, such social and economic benefits would not outweigh the environmental and other harm identified.

Third party concerns against the scheme in addition to those raised by the Council

22. Regarding concerns to wildlife I am satisfied that a sufficiently comprehensive bat survey, indicating the presence of bats, was conducted. There is no substantial evidence to support views on the presence of other protected species and nothing I saw supported local concerns. Nor in my experience, and given what I have read and seen, should unacceptable harm arise to

neighbouring trees, light from car headlights, noise from the residential use of the proposed gardens and highway safety from leaving and entering the site. Cars parked at the rear of the site would result in no greater fire hazard than in many other developments. Had I been minded to allow the appeal concerns over noise during construction works could have been dealt with by condition. However, lack of harm in these respects does not make the development acceptable given the harm found on the main issues.

Conclusion

23. There are factors in favour of the proposal and not all of the Council's case has been made out. However, the harm identified with regard to the first, third and fourth issues outweighs these considerations and is decisive in my decision. The appeal is therefore dismissed.

R J Marshall

INSPECTOR

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.	16/00208/FULPP
Date Valid	19th April 2016
Expiry date of consultations	24th May 2016
Proposal	Partial demolition of existing garage and erection of a single storey front extension with pitched roof and two, two storey side extensions
Address	**32 The Crescent Farnborough Hampshire GU14 7AS**
Ward	Knellwood
Applicant	Mr L Bartrum
Agent	Mr R Bayley
Recommendation	**GRANT**

Description

The property is sited within Farnborough Park on the South side of The Crescent backing on to Cedar Road. It comprises a rectangular plot of land measuring 37 metres wide by 67 metres deep. The property is a detached house set back 10 metres from the highway with an attached garage and an in and out driveway. There are gates and a 1.5 metres high brick wall on the front elevation.

The property has been extended previously with a single storey garage, playroom and canopy housing an open outdoor area and with a conservatory to the rear and decking extending across the rear of the house. There is a group of protected trees at the front of the property.

There is a varied planning history for this site. A double garage and single storey side extension received permission 1985, a single storey side extension in 1986, a ground floor and first floor side extension was granted permission in 1990, and the covered outdoor area was granted permission in 1992.

Planning permission (06/00614/FUL) was refused in October 2006 for erection of two blocks of six flats with parking to rear following demolition of the existing house and garage. In January 2007, permission was refused for a revised scheme again proposing a total of 12 flats in two blocks with parking to the rear (06/00781/FUL). An appeal against the first at

refusal was dismissed in May 2007 and an appeal against the second decision was withdrawn in July 2007.

The current proposal is to replace the existing single storey element at the east end of the property with a two storey element. This would replace a garage and playroom with a lounge, consulting room for the occupier and create two first floor bedrooms. At the west end of the property a two storey extension with a half hipped end roof would create a first floor bedroom with a new garage below. Internal alterations would result in the current five bedroom arrangement being replaced by seven bedrooms with a large first floor reception room, described as a 'snug' on the plans.

Consultee Responses

Transportation Strategy Officer	No objection
Aboricultural Officer	No object subject to a condition

Neighbours notified

In addition to posting a site notice and press advertisement, 5 individual letters of notification were sent to properties physically adjoining the site.

Neighbour comments

There have been 11 letters of objection to this application from 7 respondents. The matters raised are:

Unacceptable size and extension to both side boundaries – Whilst the extended house would have elements of the flank walls within 700mm of either side of the property, the first floor element at the eastern end would be set in further giving greater separation from number 36. The western extension flanks a boundary occupied by a backland property (No.28) which stands behind no 26 which is also set back behind the application property.

Not in keeping with the area, out of character, terraced effect - The extended building would be physically separated from adjoining properties, the extensions are of a sympathetic design and there are varied styles of property in the surrounding area. Materials would match those of the existing property and it is considered to be acceptable in terms of visual amenity

Overlooking - The roof windows facing the east elevation are secondary windows and can be specified as obscurely glazed and fixed closed by condition. The roof window in the roof of the larger extension would face west across the application site and would be 26 metres away from the opposite boundary. It is not considered the proposal would facilitate harmful overlooking.

Destabilising adjoin property with excavation – This is not a matter relevant to the determination of the planning application.

Mass and bulk on the boundary on the boundary with number 36 - The proposed two storey element would project forward of 36 The Crescent by 3.2 metres and project beyond the rear by 4.2 metres. Number 36 has a two storey side extension along the boundary with the application site consisting of a double garage with accommodation above. The siting of number 32 and the nature and form of the proposed first floor extension is considered to have a minimal adverse effect in terms of mass and bulk on the boundary.

Possible commercial use/change of use to flats - The ground floor plan shows a consultation room which has given rise to concern from neighbours. One of the applicants is a doctor who treats private patients at the property on occasions. This has never given rise to complaints and does not constitute a material change of use. A statement from the Doctor has indicated that there are no plans to turn the property in to a Surgery and that the consultation room would be used more as an additional family room. If the private practice increased in intensity to the point that planning permission was required this would be a matter for separate consideration in that event. No such proposal forms part of the current application. Similarly the current proposal does not contemplate conversion into flats, and this is a matter which would be the subject of a separate planning application and appropriate consultation should it ever be proposed.

Garage door to the rear, possible parking in the rear garden – The new garage would have front and rear doors maintaining a route of access to the rear garden. The proposal does not feature rear parking (which in any event would not require planning permission) and the property has an extensive parking area at the front

Policy and determining issues

The property lies within the built up area in Farnborough.

The Rushmoor Core Strategy was adopted by the Council in October 2011 and, as such, has replaced the Rushmoor Local Plan Review (1996-2011) as being part of the Development Plan for the area. To this end Core Strategy Policies CP2 (Design and Heritage) and CP16 (Reducing and Managing Travel Demand) are relevant to the consideration of the current proposals.

Whilst the Core Strategy introduced new policies replacing specific Local Plan policies, a number of Local Plan policies continue to be 'saved' and therefore remain in use for the time being. In this respect, Local Plan Policies ENV 13 (Trees), ENV17 (smaller sites) and H15 (Home extensions) are 'saved' policies that remain relevant to the consideration of this application.

Also relevant is the Council's adopted Supplementary Planning Document (SPD) Car and Cycle Parking Standards 2012.

Commentary

Taking into consideration the unique designs of the properties within The Crescent, the proposal is considered to have no adverse visual impact on the appearance of the street scene or on the character of the area. It is acceptable in amenity, visual and highway safety terms and has no significant material or harmful impact on neighbours or the protected trees. The proposal is therefore considered acceptable having regard to policy CP2 and CP16 of the Rushmoor Core Strategy and "saved" policies ENV 13, ENV17 and H15 of the of the Rushmoor Local Plan, and the Council's supplementary planning document Car and Cycle Parking Standards 2012.

Full Recommendation

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

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

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

2 Notwithstanding the details shown on the submitted plans, the two roof windows facing 36 The Crescent as shown on plan E300/033 REV A shall be obscurely glazed in their entirety and fixed closed.

Reason - To protect the amenities of neighbouring residential properties.

3 No development, including demolition works, shall start on site until the submission of a satisfactory site specific construction method statement for the low impact construction of the proposed garage foundation and driveway modification within the root protection area (RPA) of the protected trees to include a scheme of supervision by an appropriately qualified arboriculturist to ensure compliance have been submitted to and approved in writing by The Local Planning Authority. The development shall be carried out strictly in accordance with the details so approved.

Reason - To ensure the amenity value of the tree(s) and shrubs in the vicinity of the development is maintained.*

4 The permission hereby granted shall be carried out in accordance with the following approved drawings - E300/001 - E300/002 REV A and E300/003 REV A

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

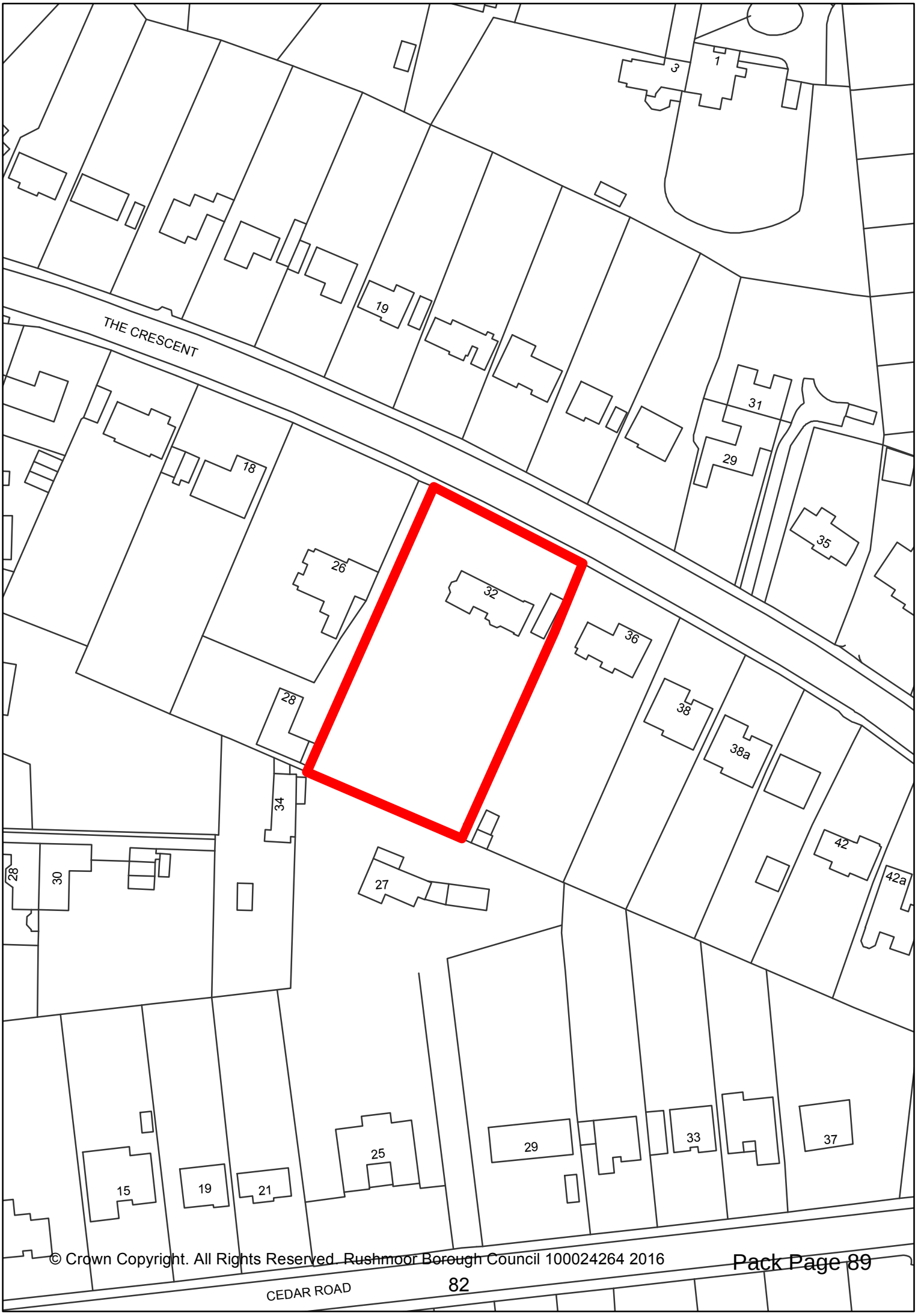
Informatives

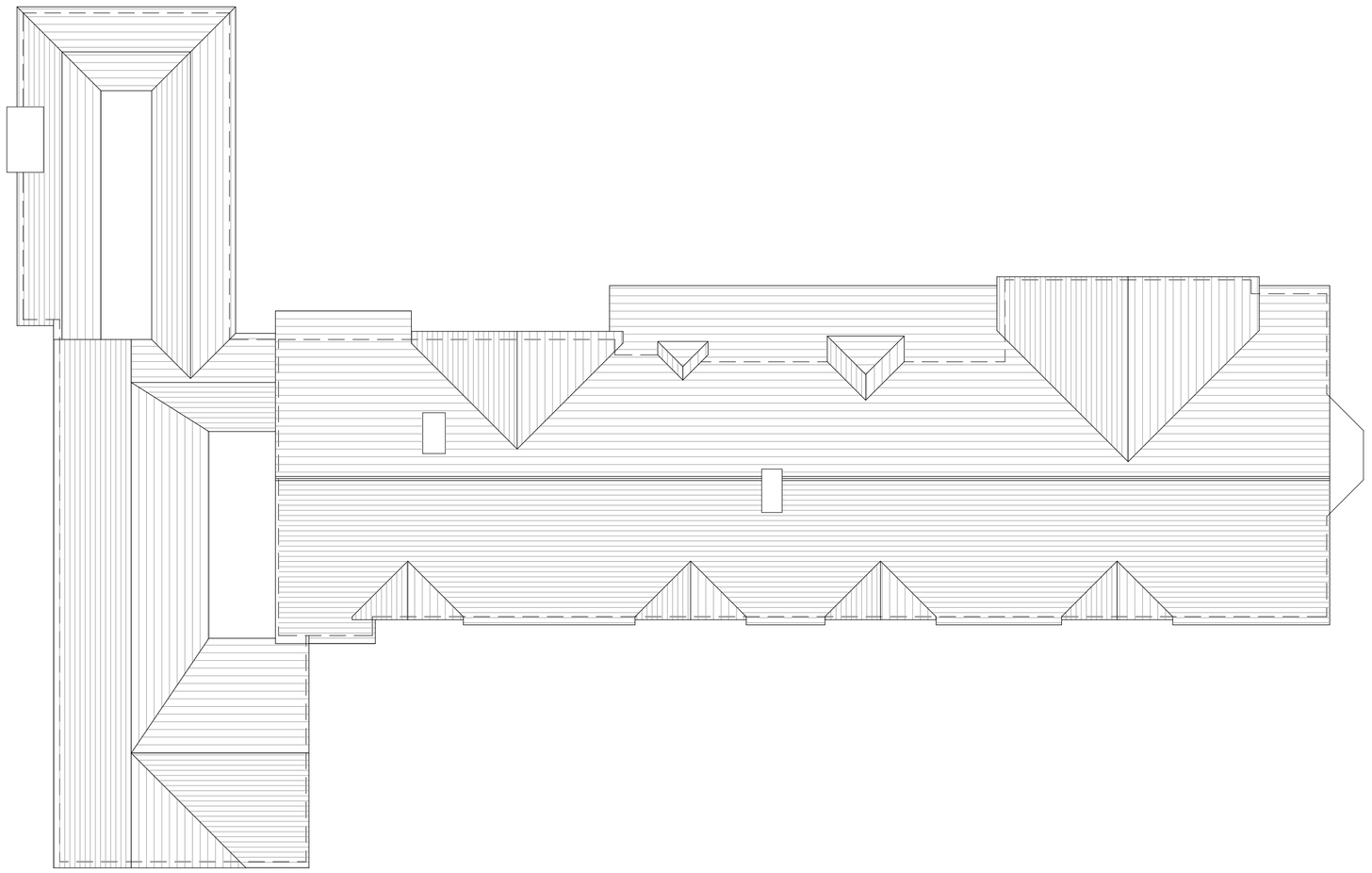
1 INFORMATIVE - The Local Planning Authority's commitment to working with the applicants in a positive and proactive way is demonstrated by its offer of pre-application discussion to all, free of charge, and assistance in the validation and determination of applications through the provision of clear 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 street scene or on the character of the area. It is acceptable in amenity, visual and highway safety terms and has no significant material or harmful impact on neighbours or the protected trees. The proposal is therefore considered acceptable having regard to policy CP2 and CP16 of the Rushmoor Core Strategy and "saved" policies ENV 13, ENV17 and H15 of the 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.

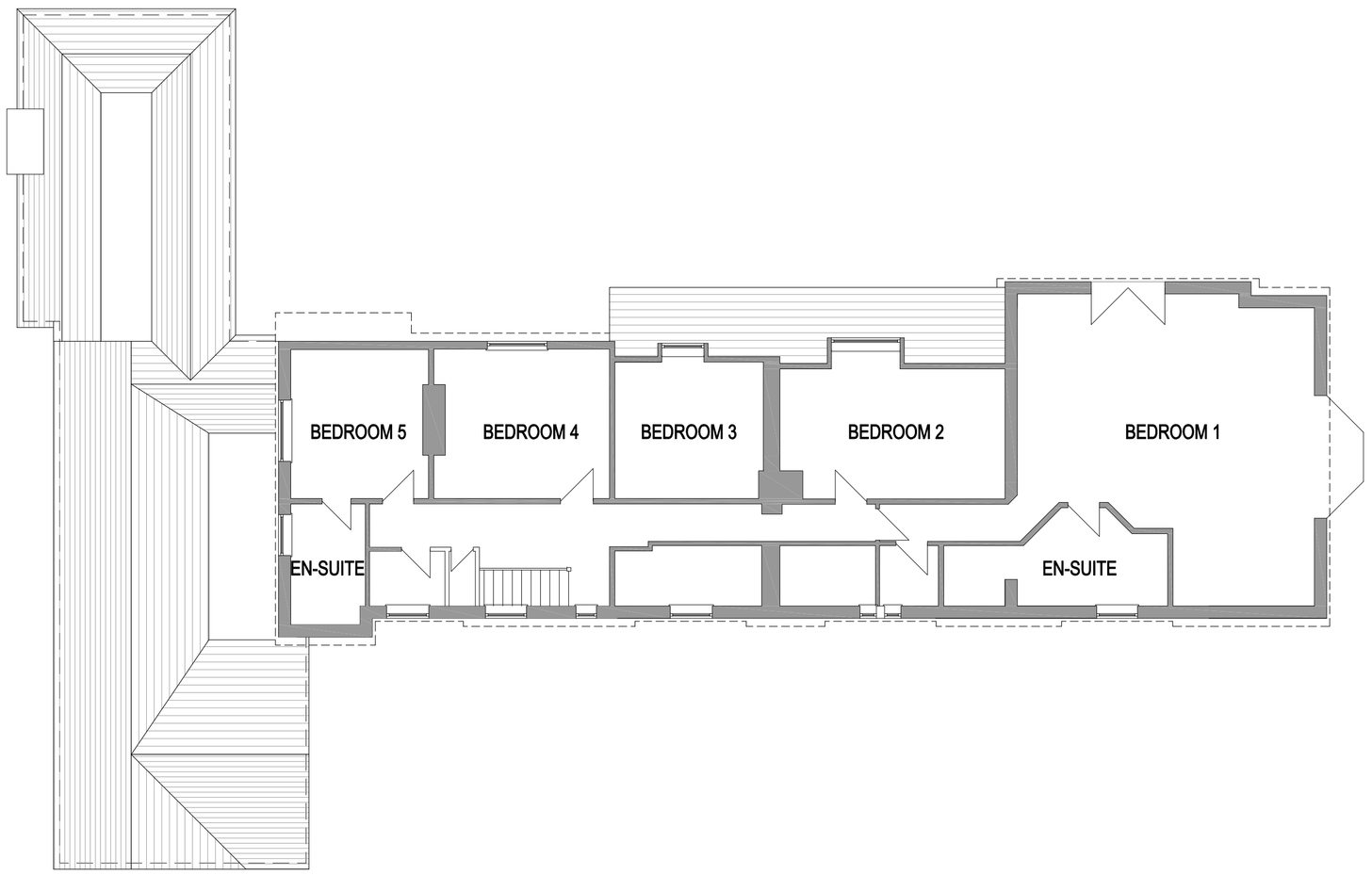
3 INFORMATIVE - The applicant is advised that there may be a need to comply with the requirements of the Party Wall (etc.) Act 1996 before starting works on site. The Party Wall (etc.) Act is not enforced or administered by the Council but further information can be found on the Planning Portal website https://www.gov.uk/guidance/party-wall-etc-act-1996-guidance and you are able to download The party Wall Act 1996 explanatory booklet.

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





EXISTING ROOF PLAN
1:100



EXISTING FIRST FLOOR PLAN
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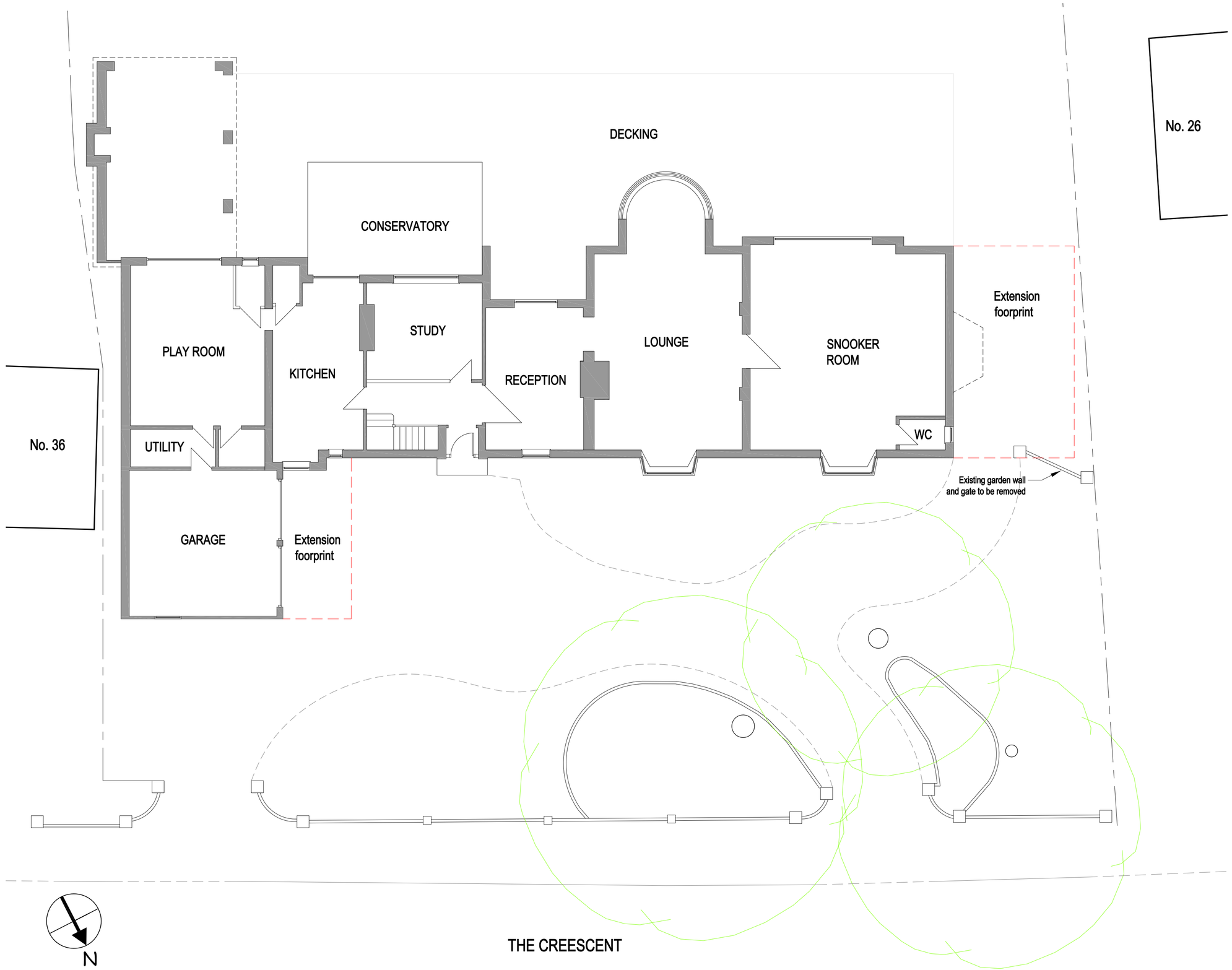
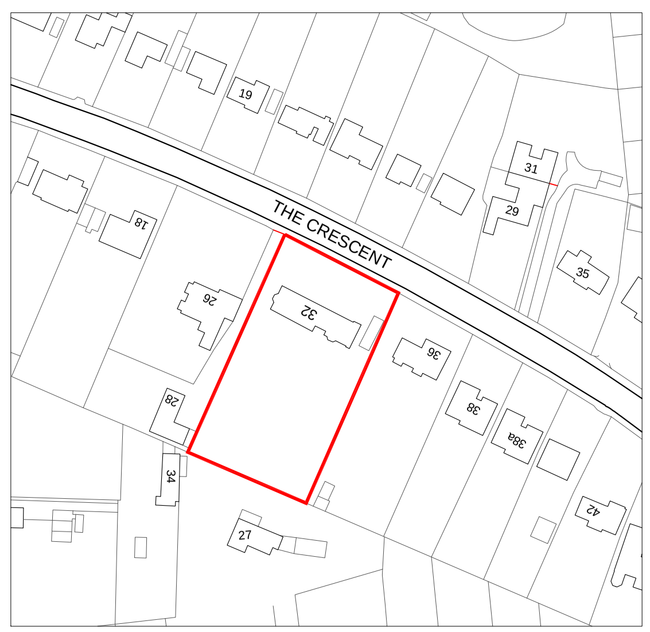


SITE PLAN AND EXISTING GROUND FLOOR PLAN
1:100



Project Ref: 32 The Crescent

LOCATION PLAN
1:1250

1:1250 0 10 20 30 40 50 METRES

1:100 0 1 2 4 6 8 10 METRES

Client
Mr L Bartrum
32 The Crescent
FARNBOROUGH
Hampshire
GU14 7AS

Project
Two Storey Side Extension

Drawing Title
Planning Application Details
EXISTING FLOOR PLANS

Agent
Richard Bayley Associates Ltd
12A Church Circle
Farnborough
Hampshire
GU14 6DY
T: 07831 189 463
E: richard@richardbayley.com

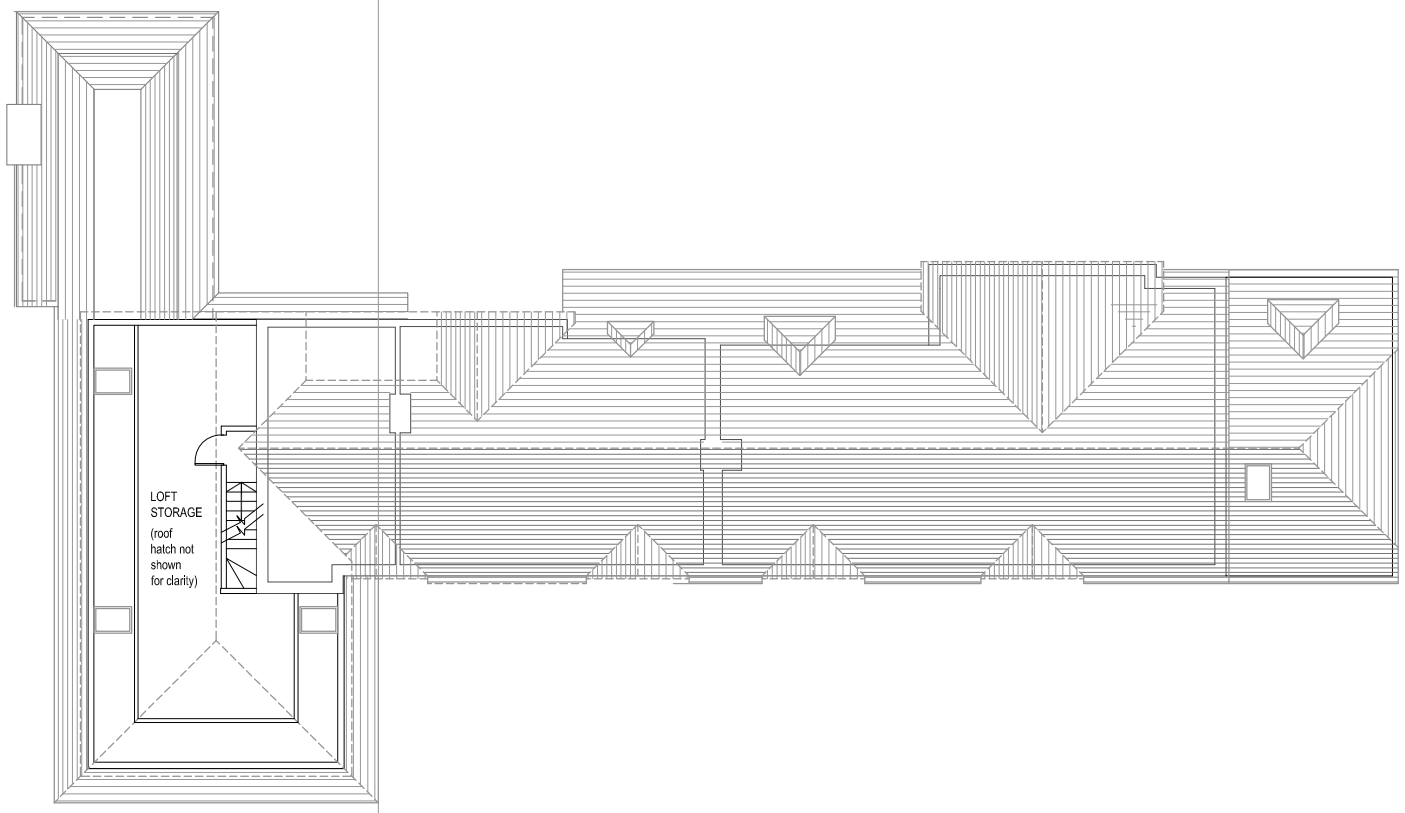
Status

Date May 2015

Scale 1:100 @ A1 1:200 @ A3

Drawing Number E300/001

Revision



PROPSOED ROOF PLAN
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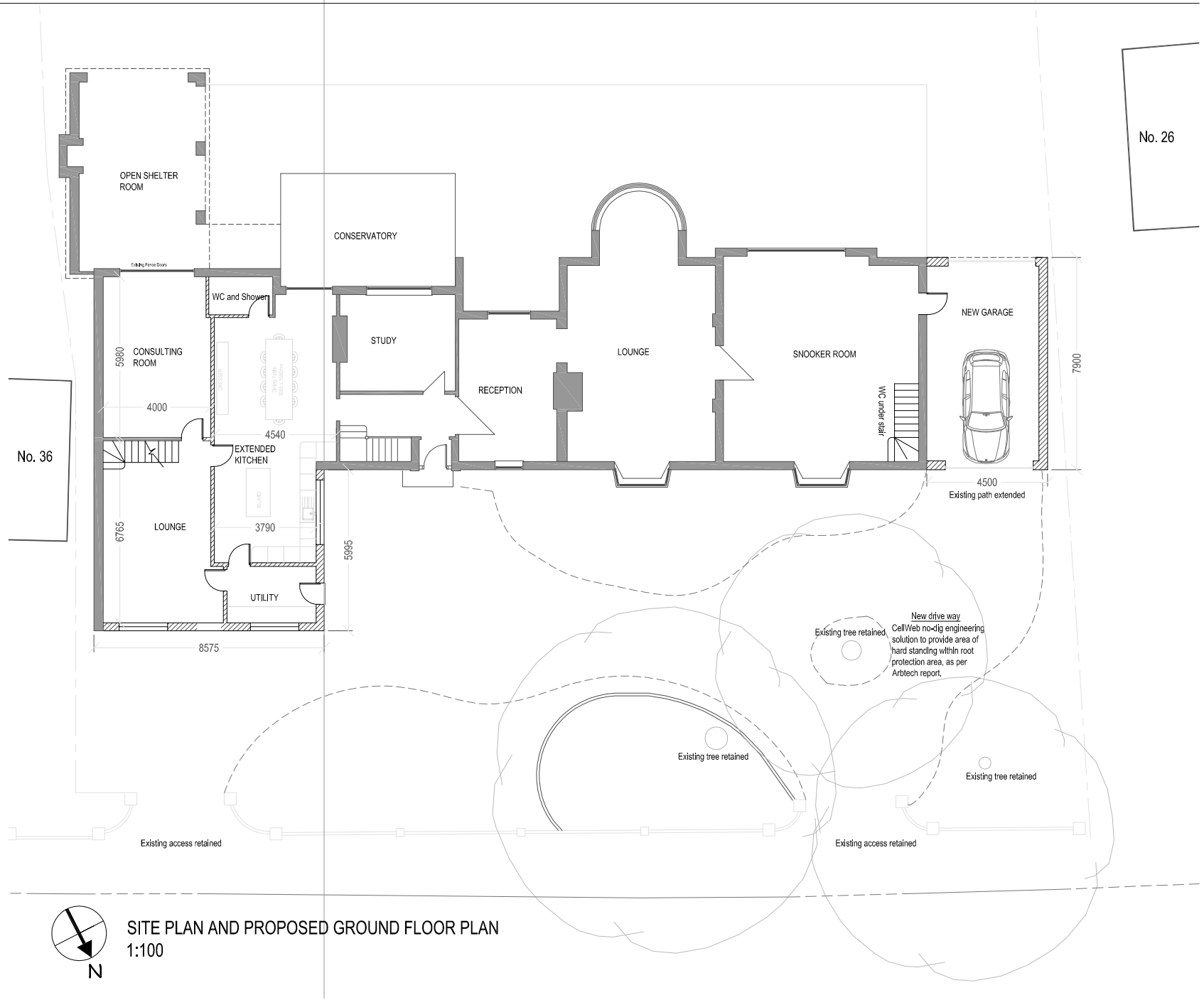


SITE PLAN AND PROPOSED GROUND FLOOR PLAN
1:100

PROPOSED FIRST FLOOR PLAN
1:100

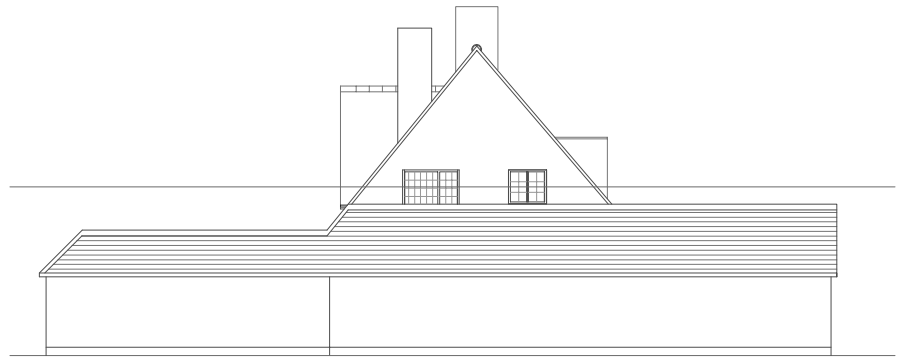
1:100 0 1 2 4 6 8 10
METRES

Client	Mr L Bartrum 32 The Crescent FARNBOROUGH Hampshire GU14 7AS
Project	Two Storey Side Extension
Drawing Title	**Planning Application Details** PPROPOSED FLOOR PLANS
Agent	Richard Bayley Associates Ltd 12A Church Circle Farnborough Hampshire GU14 6DY T: 07831 189 463 E: richard@richardbayley.com
Status	
Date	May 2015
Scale	1:100 @ A1 1:200 @ A3
Drawing Number	E300/002
Revision	A

EXISTING NORTH ELEVATION
1:100

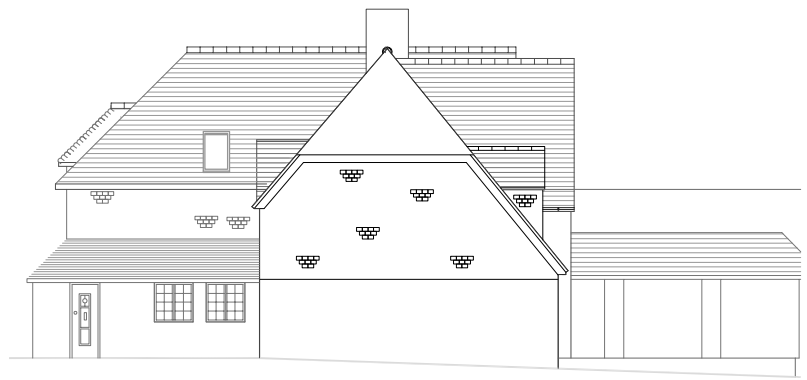
EXISTING WEST ELEVATION
1:100

EXISTING SOUTH ELEVATION
1:100



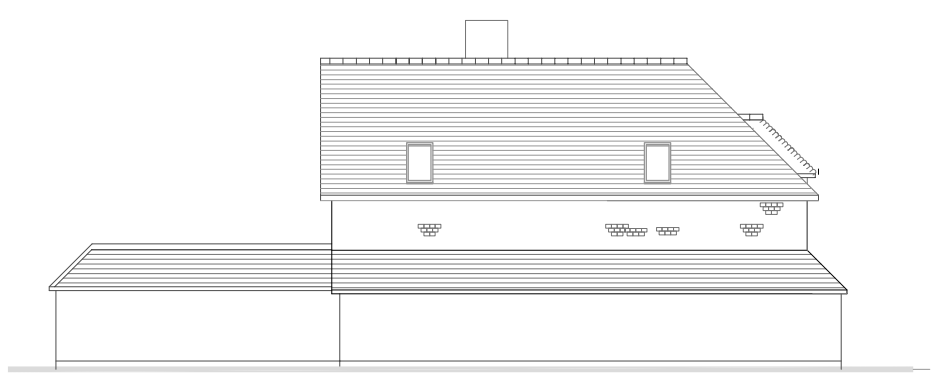
EXISTING EAST ELEVATION
1:100

PROPOSED NORTH ELEVATION
1:100



PROPOSED WEST ELEVATION
1:100

PROPOSED SOUTH ELEVATION
1:100



PROPOSED EAST ELEVATION
1:100

Client
Mr L Bartrum
32 The Crescent
FARNBOROUGH
Hampshire
GU14 7AS

Project
Two Storey Side Extension

Drawing Title
Planning Application Details
EXISTING & PROPOSED ELEVATIONS

Agent
Richard Bayley Associates Ltd
12A Church Circle
Farnborough
Hampshire
GU14 6DY
T: 07831 189 463
E: richard@richardbayley.com

Status

Date May 2015

Scale 1:100 @ A1 1:200 @ A3

Drawing Number E300/003

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	Tara Cowell
Application No.	16/00456/RBC3PP
Date Valid	9th June 2016
Expiry date of consultations	30th June 2016
Proposal	Display of four, free standing board signs
Address	**Queens Gate Roundabout Queens Gate Road Farnborough Hampshire**
Ward	St Mark's
Applicant	Rushmoor Borough Council
Agent	Ms L Thornett
Recommendation	**Grant subject to expiry of consultation period**

Description

The roundabout is located within the new Queens Gate development at the junction of Queens Gate Road, ETPS Road and Cottesmore Place. Planning permission 02/00685/FUL was granted for the construction of the Southern Access Road in 2003 and the roundabout was built in 2008.

This proposal is for the display of four 'Rushmoor in Bloom' sponsored signs beneath each of the free-standing roundabout name boards around the perimeter of the roundabout. Each sign will have the Rushmoor in Bloom logo on a blue background with white lettering, a white and yellow flower and the sponsor's name and logo, which is not yet known.

Each proposed sign would be 1 metre wide x 400mm high x 40mm wide supported on 2 posts measuring 800mm. The overall height of the signage including the street name sign is 1.2 metres from ground level.

Consultee Responses

Transportation Strategy Officer No comments

Neighbours notified

In addition to posting two site notices at the junctions of ETPS Road and Cottesmore Place and a press advertisement, 35 individual letters of notification were sent to properties close to the site. To date no responses have been received.

Neighbour comments

No comments received at the time of writing the report

Policy and determining issues

Core Strategy Policy CP1(sustainable development principles) is of relevance to the consideration of this application.

Commentary

The main determining issues are the impact on the visual appearance of the area and on highway safety.

The roundabout is 31.5 metres wide and is a flat-grassed area. On the roundabout are 8 flagpoles advertising the development of Queens Gate as well as some street furniture. The proposed signs will be located opposite each of the entry points to the roundabout and will advertising Rushmoor in Bloom and its sponsor. Being sited beneath the roundabout name boards, the signs would blend in with the surroundings and are considered to have no adverse impact.

Full Recommendation

It is recommended that subject to no new or substantial objections being received before the expiry of the consultation period on 1st July 2016, the Head of Planning in consultation with the Chairman be authorised to **GRANT** advertisement consent subject to the following conditions and informatives:

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 conditions

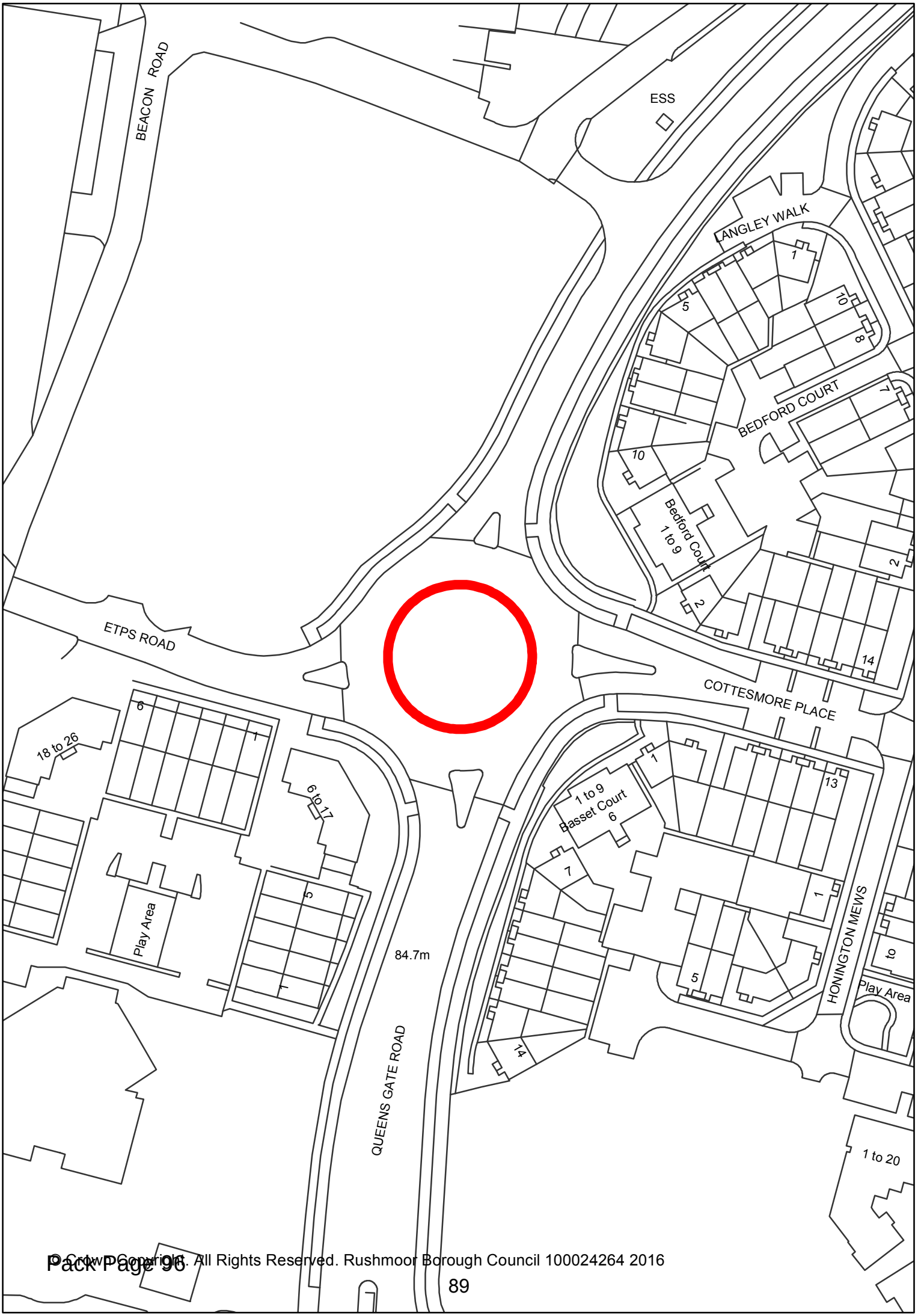
6. The permission hereby granted shall be carried out in accordance with the following approved drawings - Plan 01 and Plan 02

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 street scene or highway safety and has no significant material or harmful impact on neighbours. The proposal is therefore considered acceptable having regard to policy CP1 of the Rushmoor Core Strategy. 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.



Plan 01

Contracts GM Map Page

Date: 18/05/2016
Created using M:app

Ref: Plan 02

RUSHMOOR BOROUGH COUNCIL

QUEENS GATE ROUNDABOUT

Rushmoor In Bloom

RUSHMOOR BOROUGH COUNCIL

supported by

40mm

400mm

400mm

666mm

1000mm

400mm

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	16/00029/COND	Ward:	St John's
Applicant:	Rio Homes And Estates Limited		
Decision:	**Conditions details approved**		
Decision Date:	18 May 2016		
Proposal:	Submission of details to comply with conditions 3 (external materials), 4 (surfacing materials), 5 (levels) 6 (boundary treatment), 8 (construction method statement) and 9 (landscaping) attached to planning permission 14/00409/FULPP allowed on appeal dated 13 October 2015 as amended by appeal decision dated 11 February 2016 in respect of 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		
Address	**113 - 121 Fleet Road Farnborough Hampshire**		

Application No	16/00031/CONDPP	Ward:	Wellington
Applicant:	SeeAbility		
Decision:	**Conditions details approved**		
Decision Date:	20 May 2016		
Proposal:	Submission of details to comply with conditions 2 (external materials), 11 (SUDS strategy), 12 (BREEAM), 14 (construction method statement) and 20 (facing brick) attached to planning permission 15/00097/FUL dated 2 April 2015 in respect of the demolition of existing community centre and erection of a 12 bed residential care and congregate living accommodation with associated car parking, bin and cycle storage and access from Victoria Road		
Address	**207 - 211 High Street Aldershot Hampshire GU11 1TS**		

Application No	16/00082/COU	Ward:	Manor Park
Applicant:	Mr & Mrs John And Bernadette Boon		
Decision:	**Permission Granted**		
Decision Date:	03 June 2016		
Proposal:	Change of use from a dental surgery to two two-bedroom flats		
Address	**133A Victoria Road Aldershot Hampshire GU11 1JW**		

Application No	16/00119/COND	Ward:	Rowhill
Applicant:	Mr S Tracey		
Decision:	**Conditions details approved**		
Decision Date:	17 May 2016		
Proposal:	Submission of details to comply with condition 2 (external materials including rainwater goods and ironwork), 3 (damp survey), 5 (boundary treatment) and 6 (obscure glazing) attached to planning permission 14/00474/FUL, dated 23 September 2014 for the erection of a two storey rear extension including dormer windows in the roof with associated alterations, demolition of existing garage and erection of a new garage.		
Address	**Marlborough House Winton Road Aldershot Hampshire GU11 3DH**		

Application No	16/00181/FULPP	Ward:	Empress
Applicant:	Mr Mark Wright		
Decision:	**Permission Granted**		
Decision Date:	25 May 2016		
Proposal:	Change of use from Use Class B1 and B8 to MoT testing station with ancillary vehicle repairs		
Address	**24A Invincible Road Farnborough Hampshire GU14 7QU**		

Application No	16/00189/MMA	Ward:	Manor Park
Applicant:	Mr S Sandhu		
Decision:	**Permission Granted**		
Decision Date:	27 May 2016		
Proposal:	Minor Material Amendment to Planning Approval 15/00322/FULPP to allow amendment to the design of the roof of the garage, amendments to the finished floor level of the garage and the height of the forecourt parking spaces and the retention of the porch added to the dwellinghouse		
Address	**4 Samson Close Aldershot Hampshire GU11 3FR**		

Application No	16/00194/REVPP	Ward:	Empress
Applicant:	Fishron Farnborough Limited		
Decision:	**Permission Granted**		
Decision Date:	31 May 2016		
Proposal:	Removal of Condition No.13 (sustainability rating certification) imposed by planning permission 13/00306/FULPP dated 16 October 2013		
Address	**Development Site At 27 And Adjacent Land Victoria Road Farnborough Hampshire**		

Application No	16/00198/CONDPP	Ward:	St Mark's
Applicant:	Millstone Homes		
Decision:	**Conditions details approved**		
Decision Date:	17 May 2016		
Proposal:	Submission of details to comply with conditions 2 (external materials), 3 (surfacing materials), 4 (levels), 5 (boundary treatment), 8 (construction method statement), 9 (landscaping), 12 (closure of existing access), 14 (SUDS), 15 (energy performance), 17 (allocation of parking spaces) and 19 (safeguarding of access onto Queens Road) attached to planning permission 15/00606/FULPP for the demolition of existing buildings and erection of 8 three bedroom houses and 5 two bedroom apartments with associated car parking and formation of new vehicular access onto Queens Road.		
Address	**31 To 33 Queens Road And 62 Peabody Road Farnborough Hampshire**		

Application No	16/00219/COND	Ward:	Empress
Applicant:	Bride Hall Holdings		
Decision:	**Conditions details approved**		
Decision Date:	23 May 2016		
Proposal:	Submission of details to comply with condtion 16 (insulation of plant and machinery for Premier Inn and Beefeater restaurant) pursuant to planning permission 13/00024/FULPP dated 25 October 2013 in respect of the demolition and redevelopment of properties at 1-5 Firgrove Parade to provide 14 residential units (use class C3) with 490 sqm of ground floor retail space (use classes A1-A3) and development of an 80 bed hotel (use class C1) with 726 sqm ground floor restaurant/bar (use class A3/A4) with associated car parking and landscaping works		
Address	**1 - 5 Firgrove Parade Farnborough Hampshire**		

Application No	16/00221/FULPP	Ward:	St Mark's
Applicant:	Shell UK Retail		
Decision:	**Permission Granted**		
Decision Date:	26 May 2016		
Proposal:	Erection of new side extension to existing sales building		
Address	**22 Farnborough Road Farnborough Hampshire GU14 6AY**		

Application No	16/00228/COND	Ward:	St Mark's
Applicant:	Mr Rodney Raggett		
Decision:	**Conditions details approved**		
Decision Date:	16 May 2016		
Proposal:	Approval of matters reserved by condition 6 (boundary treatments) of planning permission 15/00339/FULLPP dated 24 August 2015 to allow an amened bourdary treatment scheme		
Address	**Land Adjacent To 37 To 41 Cross Street And To The Rear Of 59 - 61 Southampton Street Farnborough Hampshire**		

Application No	16/00233/TPO	Ward:	West Heath
Applicant:	Haig Homes		
Decision:	**Permission Granted**		
Decision Date:	17 May 2016		
Proposal:	Three Birch trees (part of group G2 of TPO 142) crown reduce by 2 metres and thin by 15%, one Oak (T1 of TPO 229) sever ivy and clear 500 mm gap, one Oak (T28 of TPO 219) trim to clear overhead cables by 2 metres, two Birches (part of group G1 of TPO 142) crown thin by 15%, one Oak (T27 of TPO 219) trim to clear overhead cables and building by 1 metre		
Address	**Land Affected By TPOs 142 219 And 229 At Romayne Close And Douglas Place Farnborough Hampshire**		

Application No	16/00246/COU	Ward:	Manor Park
Applicant:	Mr Marcin Wiejaczka		
Decision:	**Permission Granted**		
Decision Date:	18 May 2016		
Proposal:	Change of use of part of first floor office to tattoo parlour		
Address	**4 Heathland Street Aldershot Hampshire GU11 1NS**		

Application No	16/00247/FULPP	Ward:	North Town
Applicant:	Mr Graham Fitzgerald		
Decision:	**Permission Granted**		
Decision Date:	24 May 2016		
Proposal:	Erection of infill extension with roller shutter door		
Address	**Unit 3 North Town Trading Estate North Lane Aldershot Hampshire GU12 4UB**		

Application No	16/00249/ADVPP	Ward:	Empress
Applicant:	Whitbread Plc		
Decision:	**Permission Granted**		
Decision Date:	19 May 2016		
Proposal:	Display an externally illuminated double sided display unit		
Address	**1 Kingsmead Farnborough Hampshire**		

Application No	16/00250/NMAPP	Ward:	Knellwood
Applicant:	Mr Phil Davey		
Decision:	**Permission Granted**		
Decision Date:	09 June 2016		
Proposal:	NON-MATERIAL AMENDMENT : Amendments to development approved with planning permission 15/00793/FUL dated 1 December 2015 to add porches to front elevation and re-location of bin and cycle storage to rear gardens		
Address	**Land To The Rear Of 141 - 143 Alexandra Road Farnborough Hampshire**		

Application No	16/00253/FULPP	Ward:	St Mark's
Applicant:	Mr Mohammad Raja		
Decision:	**Permission Granted**		
Decision Date:	03 June 2016		
Proposal:	Demolish existing garage and erection of a part single part two storey side/rear extension to include a one bedroom granny annexe, a rear dormer window to facilitate the conversion of the roof space into additional bedroom accommodation and increase height of roof/chimney		
Address	**18 York Road Farnborough Hampshire GU14 6NF**		

Application No	16/00256/TPOPP	Ward:	Fernhill
Applicant:	Mrs Tracy Yates		
Decision:	**Permission Granted**		
Decision Date:	27 May 2016		
Proposal:	One Oak (T12 of TPO 357A) a crown lift of no more than 2 metres and a lower canopy reduction of no more than 2 metres to the aspect of 20 Blackstone Close and removal of lower branch stubs		
Address	**28 The Potteries Farnborough Hampshire GU14 9JR**		

Application No	16/00259/COND	Ward:	Empress
Applicant:	Bride Hall Holdings		
Decision:	**Conditions details approved**		
Decision Date:	23 May 2016		
Proposal:	Submission of details to comply with condition 18 (odour abatement) attached to planning permission 13/00024/FULPP dated 25 October 2013 in respect of the demolition and redevelopment of properties at 1-5 Firgrove Parade to provide 14 residential units (use class C3) with 490 sqm of ground floor retail space (use classes A1-A3) and development of an 80 bed hotel (use class C1) with 726 sqm ground floor restaurant/bar (use class A3/A4) with associated car parking and landscaping works		
Address	**1 - 5 Firgrove Parade Farnborough Hampshire**		

Application No	16/00268/TPO	Ward:	West Heath
Applicant:	Mr Chris Foster		
Decision:	**Permission Granted**		
Decision Date:	03 June 2016		
Proposal:	One Oak (T2 of TPO 282) crown lift to 6 metres from ground level		
Address	**42 Newfield Avenue Farnborough Hampshire GU14 9PL**		

Application No	16/00269/REVPP	Ward:	Fernhill
Applicant:	Gracewell Healthcare		
Decision:	**Permission Granted**		
Decision Date:	09 June 2016		
Proposal:	Removal of Condition No.13 (sustainability rating certification) imposed by planning permission 13/00343/FULPP dated 9 August 2013		
Address	**Proposed Redevelopment At Abercorn House Randell House And Hamilton Court Fernhill Road Blackwater Camberley Hampshire**		

Application No	16/00273/FULPP	Ward:	Rowhill
Applicant:	Mr Andrey Romanovitch		
Decision:	**Permission Granted**		
Decision Date:	19 May 2016		
Proposal:	Replace existing dormer window at rear with new larger domer window and Juliet balcony		
Address	**37 Cargate Avenue Aldershot Hampshire GU11 3EW**		

Application No	16/00276/FULPP	Ward:	Cherrywood
Applicant:	The Sixth Form College		
Decision:	**Permission Granted**		
Decision Date:	27 May 2016		
Proposal:	Erection of detached single-storey soundproofed recording studio building with associated wheelchair access ramp		
Address	**The Sixth Form College Prospect Avenue Farnborough Hampshire GU14 8JX**		

Application No	16/00279/FUL	Ward:	Aldershot Park
Applicant:	Mr Patrick Blake		
Decision:	**Permission Granted**		
Decision Date:	18 May 2016		
Proposal:	Demolition of 4 garages followed by the erection of 4 replacement garages		
Address	**Garages M To P Alfonso Close Aldershot Hampshire**		

Application No	16/00281/TPOPP	Ward:	Fernhill
Applicant:	Miss Marie Forkan		
Decision:	**Permission Granted**		
Decision Date:	06 June 2016		
Proposal:	One Oak (at 38 The Potteries, Farnborough) and three Oak trees (201 Sandy Lane, Farnborough) part of groups G6 and G7 of TPO 357A, remove deadwood, reduce height and sides by no more than 3 metres, cutting back to growth points and crown lift to no more than 5 metres. One Lime (at 39 The Potteries) T10 of TPO 357A crown lift to no more than 4 metres		
Address	**Land Affected By TPO 357A 38-39 The Potteries And 201 Sandy Lane Farnborough Hampshire**		

Application No	16/00282/FULPP	Ward:	Fernhill
Applicant:	Mr Robert Kormos		
Decision:	**Permission Granted**		
Decision Date:	17 May 2016		
Proposal:	Demolition of existing garage and erection of fencing and new outbuilding to rear		
Address	**111 Pinewood Park Farnborough Hampshire GU14 9LE**		

Application No	16/00284/TPO	Ward:	St John's
Applicant:	Mrs Sarah Tucker		
Decision:	**Permission Refused**		
Decision Date:	07 June 2016		
Proposal:	One Oak tree (Part of TPO 358A group G21) in rear garden of 2 The Birches, Farnborough, fell and replace with another Oak tree		
Address	**2 The Birches Farnborough Hampshire GU14 9RP**		

Application No	16/00286/REVPP	Ward:	Wellington
Applicant:	Seeability		
Decision:	**Permission Granted**		
Decision Date:	09 June 2016		
Proposal:	Variation to conditions 2 and 17 attached to planning permission 15/00097/FUL dated 2 April 2015 in respect of the demolition of existing community centre and erection of a 12 bed residential care and congregate living accommodation with associated car parking, bin and cycle storage and access from Victoria Road to allow for the use of different external materials and a different foundation design in proximity to Norway Maple and associated tree works		
Address	**207 - 211 High Street Aldershot Hampshire GU11 1TS**		

Application No	16/00290/FULPP	Ward:	North Town
Applicant:	YBC Cleaning Services Ltd		
Decision:	**Permission Granted**		
Decision Date:	03 June 2016		
Proposal:	Change of use of existing ground floor flat to office to increase the size of the existing office, including retention of storage space and redesign of car parking layout and garden space to provide the required number of car parking spaces on site with reference to planning permission 12/00908/COUPP dated 8 February 2013 as amended by parking layout approved by planning permission 15/00765/REVPP dated 2 December 2015		
Address	**161 North Lane Aldershot Hampshire GU12 4TA**		

Application No	16/00296/SCREEN	Ward:	Wellington
Applicant:	Grainger Plc		
Decision:	**Environmental Assessment Not Required**		
Decision Date:	07 June 2016		
Proposal:	EIA SCREENING OPINION: Minor infrastructure works including additional earthwork embankments relating to the provision of approved Government Road highway works, including replacement canal bridge (Aldershot Urban Extension).		
Address	**Land Including Canal Bridge At Government Road Aldershot Hampshire**		

Application No	16/00300/FULPP	Ward:	St John's
Applicant:	PCC of St. John the Baptist, Cove PCC of		
Decision:	**Permission Granted**		
Decision Date:	23 May 2016		
Proposal:	Erection of a single storey side extension to provide a new narthex		
Address	**Parish Church Of St John The Baptist St Johns Road Farnborough Hampshire**		

Application No	16/00301/FULPP	Ward:	Rowhill
Applicant:	Mr Adam Jeremy		
Decision:	**Permission Granted**		
Decision Date:	01 June 2016		
Proposal:	Erection of a front porch		
Address	**151 Alexandra Road Aldershot Hampshire GU11 3PP**		

Application No	16/00303/REVPP	Ward:	St Mark's
Applicant:	Mr & Mrs J Nasmith		
Decision:	**Permission Granted**		
Decision Date:	17 May 2016		
Proposal:	Variation of condition13 attached to planning application RSH01372/3 dated 31 January 1984 (erection of 26 houses) to allow the conversion of the existing garage to a habitable room		
Address	**16 Hermitage Close Farnborough Hampshire GU14 6UQ**		

Application No	16/00309/PDC	Ward:	Empress
Applicant:	Art Stuart		
Decision:	**Development is Lawful**		
Decision Date:	18 May 2016		
Proposal:	Certificate of Lawfulness for Proposed Development: Erection of 2 single storey rear extensions		
Address	**57 Elm Grove Road Farnborough Hampshire GU14 7RD**		

Application No	16/00311/CONDPP	Ward:	St John's
Applicant:	Whitman Builders		
Decision:	**Conditions details approved**		
Decision Date:	02 June 2016		
Proposal:	Submission of details pursuant to Condition Nos.8 (SUDs drainage details), 10 (levels), 13 (operatives parking and turning during construction period) and 14 (landscaping scheme details) of planning permission 15/00969/FULPP dated 10 February 2016		
Address	**Garages Cripley Road Farnborough Hampshire**		

Application No	16/00313/REV	Ward:	Cove And Southwood
Applicant:	Mr Antony Harbor		
Decision:	**Permission Granted**		
Decision Date:	27 May 2016		
Proposal:	Relief of condition 19 of planning permission RSH03980 dated 3rd May 1984 (Construction of 48 Houses and 29 garages with access roads and hardstandings) for the erection of a two storey rear extension, conversion of garage to habitable room, enlarge the front bay window and install a wood burning stove		
Address	**3 Gleneagles Drive Farnborough Hampshire GU14 0PH**		

Application No	16/00314/FULPP	Ward:	St John's
Applicant:	Ms P Gomez		
Decision:	**Permission Granted**		
Decision Date:	18 May 2016		
Proposal:	Erection of a single storey rear extension following removal of existing rear lean-to extension		
Address	**12 Howard Drive Farnborough Hampshire GU14 9TQ**		

Application No	16/00315/REXPD	Ward:	Fernhill
Applicant:	Mr Duncan Cree		
Decision:	**Prior approval is NOT required**		
Decision Date:	17 May 2016		
Proposal:	Erection of single storey rear extension measuring 4 metres from the original dwelling house, 2.3 metres to the eaves and 3.7 metres in overall height		
Address	**14 Cambrian Road Farnborough Hampshire GU14 9JF**		

Application No	16/00317/FUL	Ward:	Cove And Southwood
Applicant:	Mr Paul Williams		
Decision:	**Permission Granted**		
Decision Date:	19 May 2016		
Proposal:	Erection of two storey side and rear extension		
Address	**41 Larch Way Farnborough Hampshire GU14 0QN**		

Application No	16/00319/FULPP	Ward:	St John's
Applicant:	Mr E Bain		
Decision:	**Permission Granted**		
Decision Date:	25 May 2016		
Proposal:	Erection of a single storey rear extension		
Address	**26 Woodlands Road Farnborough Hampshire GU14 9QJ**		

Application No	16/00322/FULPP	Ward:	St John's
Applicant:	Mr MIKE FIELD		
Decision:	**Permission Granted**		
Decision Date:	09 June 2016		
Proposal:	Erection of single storey front extensions and conservatory to rear		
Address	**53 Whetstone Road Farnborough Hampshire GU14 9SX**		

Application No	16/00325/FULPP	Ward:	Fernhill
Applicant:	Mr Bernard Watsulu		
Decision:	**Permission Granted**		
Decision Date:	20 May 2016		
Proposal:	Erection of a single storey side extension and partial conversion of existing detached garage (revised scheme to planning application15/00743/FULPP dated 20 October 2015)		
Address	**18 Sidlaws Road Farnborough Hampshire GU14 9JL**		

Application No	16/00327/ADVPP	Ward:	Knellwood
Applicant:	Farnborough College Of Technology		
Decision:	**Permission Granted**		
Decision Date:	02 June 2016		
Proposal:	Display a high level set of halo illuminated letters on front elevation of University Centre building		
Address	**Proposed University Centre Farnborough College Of Technology Boundary Road Farnborough Hampshire GU14 6SB**		

Application No	16/00328/FULPP	Ward:	Knellwood
Applicant:	Mr & Mrs Philp		
Decision:	**Permission Granted**		
Decision Date:	19 May 2016		
Proposal:	Erection of single storey rear extension		
Address	**2 Corfe Way Farnborough Hampshire GU14 6TS**		

Application No	16/00329/FULPP	Ward:	St Mark's
Applicant:	Mr Phil Belcher		
Decision:	**Permission Granted**		
Decision Date:	19 May 2016		
Proposal:	Erection of a first floor rear extension		
Address	**50 High Street Farnborough Hampshire GU14 6HP**		

Application No	16/00332/FUL	Ward:	Cove And Southwood
Applicant:	Ms Heidi Freeman		
Decision:	**Permission Granted**		
Decision Date:	20 May 2016		
Proposal:	Relief of Condition 32 of Planning Application 96/00079/FUL dated 03.10.1996 to allow the erection of single storey rear extension		
Address	**12 Heather Gardens Farnborough Hampshire GU14 0RU**		

Application No	16/00333/FULPP	Ward:	North Town
Applicant:	Mr L Bookham		
Decision:	**Permission Granted**		
Decision Date:	20 May 2016		
Proposal:	Erection of outbuilding to rear		
Address	**37 Field Way Aldershot Hampshire GU12 4UJ**		

Application No	16/00337/FULPP	Ward:	Rowhill
Applicant:	Mr Keith Holyoake		
Decision:	**Permission Granted**		
Decision Date:	01 June 2016		
Proposal:	Retention of 2.12 metre high fencing		
Address	**158 Alexandra Road Aldershot Hampshire GU11 3PP**		

Application No	16/00342/FULPP	Ward:	Empress
Applicant:	Mr David Ley		
Decision:	**Permission Granted**		
Decision Date:	08 June 2016		
Proposal:	Demolition of existing conservatory and erection of a single storey rear extension		
Address	**18 Pierrefondes Avenue Farnborough Hampshire GU14 8NF**		

Application No	16/00346/PDC	Ward:	Cove And Southwood
Applicant:	Mr M Campbell And Ms C Ruby		
Decision:	**Development is Lawful**		
Decision Date:	25 May 2016		
Proposal:	Certificate of Lawfulness for Proposed Development: Formation of a dormer within rear roof slope and installation of three velux windows within the front roof slope		
Address	**2 Ambleside Close Farnborough Hampshire GU14 0JY**		

Application No	16/00347/PDCPP	Ward:	Knellwood
Applicant:	Mr D Foley		
Decision:	**Development is Lawful**		
Decision Date:	01 June 2016		
Proposal:	Certificate of Lawfulness for Proposed Development Formation of a dormer within rear roof elevation and two roof lights within front roof slope		
Address	**30 Sycamore Road Farnborough Hampshire GU14 6PQ**		

Application No	16/00348/FULPP	Ward:	Knellwood
Applicant:	Mr D Foley		
Decision:	**Permission Granted**		
Decision Date:	01 June 2016		
Proposal:	Demolition of existing extension and erection of a single storey rear extension		
Address	**30 Sycamore Road Farnborough Hampshire GU14 6PQ**		

Application No	16/00349/FUL	Ward:	Fernhill
Applicant:	Mr Griffin		
Decision:	**Permission Granted**		
Decision Date:	03 June 2016		
Proposal:	Erection of 2.4 metre high boundary fencing with sliding gate to front and single storey rear extension		
Address	**Briarwood 40 Sandy Lane Farnborough Hampshire GU14 9HJ**		

Application No	16/00351/FULPP	Ward:	Knellwood
Applicant:	Mr Lewis Miller		
Decision:	**Permission Granted**		
Decision Date:	01 June 2016		
Proposal:	Erection of outbuilding to rear		
Address	**142 Farnborough Road Farnborough Hampshire GU14 7JH**		

Application No	16/00353/COND	Ward:	Knellwood
Applicant:	Mr Driss Naffati		
Decision:	**Conditions details approved**		
Decision Date:	06 June 2016		
Proposal:	Submission of details pursuant to Condition Nos.4 (extraction system details) and 7 (customer refuse bin) of planning permission 15/00958/COU dated 20 January 2016		
Address	**70 Farnborough Road Farnborough Hampshire GU14 6TH**		

Application No	16/00355/PRIOR	Ward:	Cherrywood
Applicant:	Camberley Group PLC		
Decision:	**Prior Approval Required and Granted**		
Decision Date:	27 May 2016		
Proposal:	PRIOR APPROVAL : Demolition of building		
Address	**Hawley Lane Methodist Church 68 Hawley Lane Farnborough Hampshire GU14 8EH**		

Application No	16/00359/FUL	Ward:	Cherrywood
Applicant:	Hawley Community Garden		
Decision:	**Permission Granted**		
Decision Date:	02 June 2016		
Proposal:	Erection of one wooden shed, one metal storage shed (tool store), one greenhouse and one composting toilet, to facilitate use of land as community garden		
Address	**Part Of Former Garage Site Prince Charles Crescent Farnborough Hampshire**		

Application No	16/00361/REV	Ward:	St John's
Applicant:	Mr And Mrs Garfoot		
Decision:	**Permission Granted**		
Decision Date:	01 June 2016		
Proposal:	Relief of Condition 6 of planning permission 04/00010/Rem dated 2nd April 2004 to allow the erection of single storey rear extension		
Address	**31 Maple Avenue Farnborough Hampshire GU14 9UR**		

Application No	16/00362/FUL	Ward:	St John's
Applicant:	Mr C Couzens		
Decision:	**Permission Granted**		
Decision Date:	01 June 2016		
Proposal:	Erection of a single storey rear extension		
Address	**16 Melrose Avenue Farnborough Hampshire GU14 9UL**		

Application No	16/00363/FUL	Ward:	North Town
Applicant:	Mrs C Stephens		
Decision:	**Permission Granted**		
Decision Date:	06 June 2016		
Proposal:	Erection of a single storey side and rear extension		
Address	**1 Calvert Close Aldershot Hampshire GU12 4QX**		

Application No	16/00364/FUL	Ward:	Knellwood
Applicant:	Mr J Hargreaves		
Decision:	**Permission Granted**		
Decision Date:	09 June 2016		
Proposal:	Erection of a single storey and first floor side extension and formation of a dormer window to the rear		
Address	**21 Windsor Road Farnborough Hampshire GU14 6QZ**		

Application No	16/00365/FUL	Ward:	Cove And Southwood
Applicant:	Mr Stuart Upton		
Decision:	**Permission Granted**		
Decision Date:	01 June 2016		
Proposal:	Retention of single storey rear extension		
Address	**50 Southwood Road Farnborough Hampshire GU14 0JJ**		

Application No	16/00366/CONDPP	Ward:	St Mark's
Applicant:	HEREF Farnborough Ltd		
Decision:	**Conditions details approved**		
Decision Date:	09 June 2016		
Proposal:	Submission of details pursuant to conditions 14 (odour) and 16 (emissions to air) attached to outline 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**		

Application No	16/00368/PRIORPP	Ward:	Empress
Applicant:	Farnborough Propco Lux S.a.r.l.		
Decision:	**Prior Approval Required and Granted**		
Decision Date:	03 June 2016		
Proposal:	Prior approval under Schedule 2 Part 11 Class B of the Town and Country Planning (General Permitted Development)(England) Order 2015 as amended for the demolition of the buildings known as Pyramid House, PC World, Jolen House and Oaklands House.		
Address	**Land At Solartron Road And Westmead Farnborough Hampshire**		

Application No	16/00371/FULPP	Ward:	Empress
Applicant:	Mr Andrew Rose		
Decision:	**Permission Granted**		
Decision Date:	07 June 2016		
Proposal:	Erection of two storey rear extension		
Address	**Woodridge 25 Pierrefondes Avenue Farnborough Hampshire GU14 8PA**		

Application No	16/00374/FULPP	Ward:	Fernhill
Applicant:	Mr BRIAN DEAKIN		
Decision:	**Permission Granted**		
Decision Date:	06 June 2016		
Proposal:	Erection of a single storey side extension within existing car port		
Address	**2 Henley Close Farnborough Hampshire GU14 9HE**		

Application No	16/00376/REXPD	Ward:	Cove And Southwood
Applicant:	Mr B Clark		
Decision:	**Prior approval is NOT required**		
Decision Date:	03 June 2016		
Proposal:	Erection of rear extension measuring 3.66 metres from the rear of the integral garage, 2.25 metres to the eaves and 3.54 metres in overall height		
Address	**8 Langdale Close Farnborough Hampshire GU14 0LQ**		

Application No	16/00380/SCREEN	Ward:	Empress
Applicant:	Farnborough Propco Lux S.a.r.l.		
Decision:	**Environmental Assessment Not Required**		
Decision Date:	23 May 2016		
Proposal:	SCREENING OPINION in respect of variation of condition numbers 2, 3, 4, 5, 9, 12, 16, 17, 20, 24, 25, 26, 28, 32, 34, and removal of condition 15 pursuant to planning permission 14/00016/FULPP, dated 9 April 2014, for the demolition of Pyramid House, Jolen House, Oaklands House and PC World and erection of two retail/retail warehouse buildings with mezzanine floors to be subdivided into up to five units, with new parking area, access from Solartron Road, servicing access from Westmead and site levelling and associated works to allow for small scale changes to the external appearance and layout of the development and associated changes to floor space and the submission of details of external/surfacing materials, levels, boundary treatment, landscaping, cycle parking, demolition and lighting strategies and documents/completion of works post demolition or on occupation		
Address	**Land At Solartron Road And Westmead Farnborough Hampshire**		

Application No	16/00381/FULPP	Ward:	Empress
Applicant:	Mr & Mrs Wake		
Decision:	**Permission Granted**		
Decision Date:	10 June 2016		
Proposal:	Erection of a conservatory to the side		
Address	**2 Ringwood Road Farnborough Hampshire GU14 8BG**		

Application No	16/00389/FUL	Ward:	Knellwood
Applicant:	Mr B Rowlands		
Decision:	**Permission Granted**		
Decision Date:	10 June 2016		
Proposal:	Demolition of existing conservatory and erection of part two and single storey rear extension		
Address	**61 Fellows Road Farnborough Hampshire GU14 6NU**		

Application No	16/00392/REXPD	Ward:	West Heath
Applicant:	Mr Mark Donne		
Decision:	**Prior approval is NOT required**		
Decision Date:	10 June 2016		
Proposal:	Erection of rear conservatory measuring 5 metres in depth from the original rear wall of the house ,2.4m to the eaves and 3.4m in overall height		
Address	**8 Horn Road Farnborough Hampshire GU14 8RW**		

Application No	16/00399/NMA	Ward:	Cherrywood
Applicant:	Mr S Jordan		
Decision:	**Permission Granted**		
Decision Date:	19 May 2016		
Proposal:	Non material amendment to planning permission 16/00285/FUL dated 09th May 2016 to allow the re-positioning of the skylights		
Address	**19 Longfield Close Farnborough Hampshire GU14 8HQ**		

Application No	16/00400/PDC	Ward:	Manor Park
Applicant:	Mr And Mrs M. Silver		
Decision:	**Development is Lawful**		
Decision Date:	10 June 2016		
Proposal:	Certificate of Lawfulness for Proposed Development: Erection of a single storey rear extension		
Address	**8 Church Hill Aldershot Hampshire GU12 4JS**		

Application No	16/00403/NMAPP	Ward:	Knellwood
Applicant:	Mr P Davey		
Decision:	**Permission Granted**		
Decision Date:	01 June 2016		
Proposal:	NON-MATERIAL AMENDMENT : Retention of amendments to development approved by planning permission 15/00376/FULPP dated 20 August 2015 comprising the widening and alteration of existing roof dormers on front and rear roof slopes		
Address	**141 - 143 Alexandra Road Farnborough Hampshire GU14 6RR**		

Application No	16/00412/TPOPP	Ward:	St Mark's
Applicant:	Mrs Symcox		
Decision:	**Planning Permission not required**		
Decision Date:	23 May 2016		
Proposal:	Horse Chestnut (Tree 1) fell because it has died. No suggestion of replanting because there are currently others trees located in the garden area.		
Address	**42 Southampton Street Farnborough Hampshire GU14 6BG**		

Agenda Item 6

Development Management Committee
22nd June 2016

Directorate of Community and Environment
Planning Report No. PLN1623

VARIATION OF LEGAL AGREEMENT RELATING TO FORMER TA CENTRE REDAN ROAD ALDERSHOT

1. Introduction

This rectangular development site is located on the south side of Redan Road. The purpose of this report is to consider a request to vary the terms of the 2015 legal agreement relating to the timing of the payment of the financial contributions secured by way of this agreement.

2. Background

In March 2015 planning permission, 14/00028/FULPP, was granted for the erection of 4 two bedroom, 6 three bedroom and 4 four bedroom houses and a block of 8 two bedroom flats with associated access and parking This permission was granted subject to a section 106 legal agreement which included the following:

– a financial contribution of £142,041.00 towards mitigation at Southwood II relating to the Thames Basin Heaths Special Protection Area
– a financial contribution of £41,800 towards the provision of open space;
– a financial contribution of £89,238.00 towards transport;
– a financial contribution of £12,610.20 towards monitoring and
– a clause relating to the future need for an updated economic viability assessment

The permission was observed to have been implemented in March 2015 and an invoice was therefore issued in respect of the financial contributions which the developer had committed to in signing the agreement. These are SPA mitigation, open space and monitoring totalling £196,451.20.

3. Proposed amendment to the legal agreement

A request has been received on behalf of the applicant seeking a deed of variation to the legal agreement to allow the timing of the payments payable to Rushmoor Borough Council in two stages as follows:

- Payment 1 of £100,000 would be paid by the owner on the successful completion of the sale of the first property

- Payment 2 of £96,451.20 would be paid by the owner on the successful completion of the sale of the second property.

4. Planning considerations

Section 106A of the Town and Country Planning Act 1990 relates to the modification and discharge of planning obligations.

It states, inter alia, that a planning obligation may not be modified or discharged except by agreement between the Local Planning Authority and the person(s) against whom the obligation is enforceable. It further states that a person against a person whom a planning obligation is enforceable may at any time after the expiry of the relevant period apply to the Local Planning Authority for the obligation to have effect subject to such modifications as may be specified in the application or to be discharged. In this case the relevant period is 5 years beginning with the date on which the obligation is entered into. This means that the planning obligation may only be varied with the agreement of the Local Planning Authority.

The site has been allocated as a housing site since 2000 ("saved local plan policy H2 refers). It has lain vacant for many years and has been the subject of complaint concerning its untidy appearance. Whilst it is noted that sufficient works have taken place to implement the permission, no further development has taken place.

The test to be applied in this case is whether the obligation continues to serve a useful purpose. The obligation is considered to continue to serve a useful purpose in that it enables the developer to mitigate the effect of additional residential development on the features of interest within the Thames Basin Heaths Special Protection Area, addresses the requirements of public open space generated by the development and allows for monitoring. There is no indication of when construction works will commence in earnest nor when the first houses will be ready for sale. Given this, there is also a concern that the site will remain undeveloped for some time with no contributions being secured. On this basis it is recommended that the request to vary the legal agreement be refused.

5. Recommendation

The request to vary the existing 106 agreement with a deed of variation as outlined above be REFUSED

Keith Holland
Head of Planning

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