

# Public Document Pack



## RUSHMOOR BOROUGH COUNCIL

### DEVELOPMENT MANAGEMENT COMMITTEE

*at the Council Offices, Farnborough on  
Wednesday, 20th July, 2016 at 7.00 pm*

To:

#### **VOTING MEMBERS**

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

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

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

Cllr D.S. Gladstone  
Cllr C.P. Grattan  
Cllr 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](mailto: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 - 134)**

To confirm the Minutes of the Meeting held on 22nd June, 2016 (copy attached).

### ***Items for decision***

## **3. PLANNING APPLICATIONS –**

To consider the Head of Planning's Report No. PLN1625 on planning applications recently submitted to the Council (copy attached with a copy of the index appended to the agenda).

## **4. ENFORCEMENT AND POSSIBLE UNAUTHORISED DEVELOPMENT –**

To consider the Head of Planning's Report No. PLN1626 (copy attached) which reports on cases of planning enforcement and possible unauthorised development.

### **MEETING REPRESENTATION**

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

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

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# DEVELOPMENT MANAGEMENT COMMITTEE

Meeting held on Wednesday, 22 June 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	a Cllr Sue Dibble	Cllr D.S. Gladstone
Cllr D.M.T. Bell	Cllr Jennifer Evans	Cllr C.P. Grattan
Cllr Sophia ChoudharyR. Cooper	Cllr D.S. Gladstone	Cllr A.R. Newell

## Non-Voting Members

Councillor Martin Tennant (ex-officio)

Apologies for absence were submitted on behalf of Councillor Rod Cooper and Councillor Peter Crerar.

Cllr S.J. Masterson attended as standing deputy in place of Councillor Rod Cooper.

## 8. DECLARATION OF INTEREST

There were no declarations of interest.

## 9. MINUTES

The Minutes of the Meeting held on 25th May, 2016 were approved and signed by the Chairman.

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

16/00027/FUL (ASDA Westmead, Farnborough, Hampshire, GU14 7LT);

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

- 16/00208/FULPP (32 The Crescent, Farnborough, Hampshire, GU14 7AS);
- \* 16/00307/FULPP (The Potters Arms, 182 Cove 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. PLN1620, be noted;
  - (iii) the following applications be determined by the Head of Planning, in consultation with the Chairman:
    - \* 16/00456/RBC3PP (Queens Gate Roundabout, Queens Gate Road, Farnborough, Hampshire);
    - (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
      - 16/00408/ADVPP (225 Ash Road, Aldershot);
      - 16/00409/ADVPP (225 Ash Road, Aldershot);
      - 16/00410/ADVPP (225 Ash Road, Aldershot);
      - 16/00411/FULPP (225 Ash Road, Aldershot); and
    - (v) the receipt of a petition in respect of the following application be noted:
      - 16/00359/FUL (Part of Former Garage Site, Prince Charles Crescent, Farnborough).
  - \* The Head of Planning's Report No. PLN1620 in respect of these applications was amended at the meeting.

## 11. 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:

<b>Application No.</b>	<b>Address</b>	<b>Representation</b>	<b>In support of or against the application</b>
16/00027/FUL	(ASDA Westmead, Farnborough)	Mr. B. Parkes	In Support
16/00208/FULPP	(32 The Crescent, Farnborough)	Mr. A. Bramwell	Against

12. **APPLICATION NO. 16/00456/RBC3PP – QUEENS GATE ROUNDABOUT, QUEENS GATE ROAD, FARNBOROUGH, HAMPSHIRE**

The Committee received the Head of Planning's Report No. PLN1620 (as amended at the meeting) regarding the display of four, free standing board signs. It was noted that the recommendation was to grant planning permission, subject to the expiry of the consultation period.

**RESOLVED:** 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 conditions and informatives set out in the Head of Planning's Report No. PLN1620.

13. **APPOINTMENTS TO STANDING CONSULTATION GROUP**

**RESOLVED:** That the Chairman or the Vice-Chairman and Crs. D.M.T. Bell, Sue Dibble and J.H. Marsh be appointed to the Standing Consultation Group for the 2016/17 Municipal Year.

14. **APPOINTMENTS TO DEVELOPMENT MONITORING GROUPS**

(1) **Farnborough Town Centre –**

**RESOLVED:** That the Chairman or Vice-Chairman and the three Empress Ward Councillors be appointed to the Farnborough Town Centre Development Monitoring Group for the 2016/17 Municipal Year.

(2) **North Town – Aldershot –**

**RESOLVED:** That the Chairman or Vice-Chairman and the three North Town Ward Councillors be appointed to the North Town Development Monitoring Group for the 2016/17 Municipal Year.

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

**RESOLVED:** That the Chairman or Vice-Chairman and the three Wellington Ward Councillors be appointed to the Wellesley Development Monitoring Group for the 2016/17 Municipal Year.

15. **VARIATION OF THE LEGAL AGREEMENT RELATING TO FORMER TA CENTRE  
REDAN ROAD ALDERSHOT**

The Committee received the Head of Planning's Report No. PLN1623, as amended at the meeting. The Report sought authority to vary the terms of the 2015 legal agreement relating to the timing of the payment of the financial contributions secured, with regard to Planning Permission 14/00028/FULPP granted in March, 2015.

The Report set out in detail the amendment to the legal agreement and the planning considerations.

The Committee noted that a further request had been made by the owner asking that consideration of the report should be deferred in order to allow him to take legal advice. The owner had been informed that the report would remain on the agenda and that the request to defer consideration was a matter for the Committee.

**RESOLVED:** That, the request to defer consideration and to vary the existing Section 106 agreement with a deed of variation be refused.

The meeting closed at Time Not Specified.

CLLR G.B. LYON  
CHAIRMAN

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# RUSHMOOR BOROUGH COUNCIL

## ***DEVELOPMENT MANAGEMENT COMMITTEE***

***Wednesday, 20th July, 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. D.M.T. Bell  
Cr. R. Cooper

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

Cr. D.S. Gladstone  
Cr. C.P. Grattan  
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







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, 20th July, 2016 at 7.00 p.m. for the transaction of the business set out below.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'A.E. Colver', written over a horizontal line.

A.E. COLVER  
Head of Democratic Services

Council Offices  
Farnborough

12th July, 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](mailto:lauren.harvey@rushmoor.gov.uk))

A full copy of this agenda can be found at the following website:  
<http://www.rushmoor.gov.uk/8924>

## A g e n d a

### 1. **Declarations of interest –**

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

2. **Minutes –**

To confirm the Minutes of the Meeting held on 22nd June, 2016 (copy attached).

***Items for decision***

3. **Planning applications –**

To consider the Head of Planning's Report No. PLN1625 on planning applications recently submitted to the Council (copy attached with a copy of the index appended to the agenda).

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

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**Index to Development Management Committee Agenda  
20th July 2016  
Report No. PLN1625**

<b>Item No.</b>	<b>Reference Number</b>	<b>Address</b>	<b>Recommendation</b>	<b>Page No.</b>
1	15/00897/REMPP	Zone C - Cambridge Military Hospital Aldershot Urban Extension Alisons Road Aldershot	For Information	27
2	15/00898/REMPP	Zone C - Cambridge Military Hospital Aldershot Urban Extension Alisons Road Aldershot	For Information	27
3	15/00930/LBC2PP	Zone C - Cambridge Military Hospital Aldershot Urban Extension Alisons Road Aldershot	For Information	28
4	15/00931/LBC2PP	Zone C - Cambridge Military Hospital Aldershot Urban Extension Alisons Road Aldershot	For Information	28
5	16/00411/FULPP	225 Ash Road Aldershot	Grant	30
6	16/00408/ADVPP	225 Ash Road Aldershot	Grant	64
7	16/00409/ADVPP	225 Ash Road Aldershot	Grant	64
8	16/00410/ADVPP	225 Ash Road Aldershot	Grant	65
9	16/00451/FULPP	10 Queens Road Farnborough	Grant	86



Development Management Committee  
20th July 2016

Head of Planning

Declarations of interest

Name: Cllr \_\_\_\_\_

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

Agenda Item No.	Planning Application No.	Application Address	Reason



# DEVELOPMENT MANAGEMENT COMMITTEE

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Cr. J.H. Marsh (Vice-Chairman)

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

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Delivery) (ex officio)

Apologies for absence was submitted on behalf of Crs. R. Cooper and  
P.I.C. Crerar.

Cr. S.J. Masterson attended as standing deputy in place of Cr. R.  
Cooper.

## 8. DECLARATION OF INTEREST –

There were no declarations of interest.

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The Report set out in detail the amendment to the legal agreement and the planning considerations.

The Committee noted that a further request had been made by the owner asking that consideration of the report is deferred in order to allow him to take legal advice. The owner was informed that the report would remain on the agenda and that the request to defer consideration was a matter for the Committee.

**RESOLVED:** That, the request to defer consideration and to vary the existing Section 106 agreement with a deed of variation be REFUSED.

The Meeting closed at 7.57 p.m.

B.A. THOMAS  
CHAIRMAN

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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.

**Application No. & Date Valid:**      **16/00307/FULPP**                      **21st April 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 at **The Potters Arms 182 Cove Road Farnborough Hampshire**

**Applicant:**                      FPC (Farnborough) LLP

- Conditions:**                      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.

**Application No. & Date Valid:**      **16/00331/FULPP**                      **27th April 2016**

**Proposal:**                      **Erection of pair of 4-bedroom semi-detached houses following demolition of existing dwellinghouse at 65 North Lane Aldershot Hampshire GU12 4QF**

**Applicant:**                      **Ayyaz Homes Limited**

**Conditions:**                      **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 Rev.A; -PX-02 Rev.A; -EP-00; -EP-01; -EP-02; -EE-01; - EX-01; - PP-01 Rev.A; -PP-02 Rev.A; -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 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 The development hereby permitted shall be implemented and completed in full accordance with the details of provision for the parking and turning on site of operatives and construction vehicles during the construction and fitting out works submitted with the agent's emails of 16 and 20 June 2016. These measures shall be implemented throughout the duration of 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.

**Application No. & Date Valid: 16/00208/FULPP 15th March 2016**

Proposal: Partial demolition of existing garage and erection of a single storey front extension with pitched roof and two, two storey side extensions at **32 The Crescent Farnborough Hampshire GU14 7AS**

Applicant: Mr L Bartrum

- 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 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 obscure 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 -

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

## Planning Applications

### 1. Introduction

- 1.1 This report considers recent planning applications submitted to the Council, as the Local Planning Authority, for determination.

### 2. Sections In The Report

- 2.1 The report is divided into a number of sections:

#### **Section A – FUTURE Items for Committee – Pages 27 to 28**

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 – Pages 28 to 29**

#### **Section C – Items for DETERMINATION – Pages 30 to 102**

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 103 to 122**

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

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### *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	<p>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 and D1); 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.</p> <p><b>Zone C - Cambridge Military Hospital Aldershot Urban Extension Alisons Road Aldershot</b></p> <p>Revised submissions from the applicants are under discussion.</p>
2	15/00898/REMPP	<p>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.</p> <p><b>Zone C - Cambridge Military Hospital Aldershot Urban Extension Alisons Road Aldershot</b></p> <p>Revised submissions from the applicants are under discussion.</p>

3	15/00930/LBC2PP	<p>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).</p> <p><b>Zone C - Cambridge Military Hospital Aldershot Urban Extension Alisons Road Aldershot</b></p> <p>Revised submissions from the applicants are under discussion.</p>
4	15/00931/LBC2PP	<p>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).</p> <p><b>Zone C - Cambridge Military Hospital Aldershot Urban Extension Alisons Road Aldershot</b></p> <p>Revised submissions from the applicants are under discussion.</p>

### Section B

#### Petitions

Item	Reference	Description and address
1	16/00451/FUL	<p>Demolition of existing shop and erection of 1 x studio flat, 2 x one bedroom flats and 1 x two bedroom flat with associated car parking.</p> <p><b>10 Queens Road, Farnborough</b></p> <p>A petition containing 32 signatures has been received, which raises objection to the proposal on grounds of the impact of the proposed building on adjoining residents through loss of light, outlook and privacy; that</p>

		<p>the proposal would remove at least two parking bays from the road, in an area with high demand for on-street parking; that the number of parking spaces is insufficient and there is also insufficient room for manoeuvring within the site; the submitted plans do not show an existing telephone pole within the property boundary, that they do not show the development in relation to existing properties, that there is no elevation drawing for the rear of the building and no means of escape is shown for the first and second floor units; that the proposal would result in the closure of a vibrant, small, specialist business, which, with no suitable alternative premises in the area, will result in the unemployment of the staff and to their customers going outside the North Camp area, thus affecting other business in the area and thus undermining the vitality and viability of the North Camp village; that recent residential developments in North Camp have been taking place at the expense of commercial premises and that there are sufficient flats to meet demand; and that the proposal contains no information about proposed demolition or decontamination of the site.</p> <p><b>Recommendation: Petition be NOTED.</b></p>
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The information, recommendations and advice contained in this report are correct as at the date of preparation, which is more than two weeks in advance of the Committee meeting. Because of these time constraints some reports may have been prepared in advance of the final date given for consultee responses or neighbour comment. Any changes or necessary updates to the report will be made orally at the Committee meeting.

Case Officer	Sarita Jones
Application No.	16/00411/FULPP
Date Valid	25th May 2016
Expiry date of consultations	15 June 2016
Proposal	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)
Address	<b>225 Ash Road Aldershot Hampshire GU12 4DD</b>
Ward	North Town
Applicant	Cooper Estates Developments Limited& McDonald's Restaurants
Agent	Miss Jade Ellis
Recommendation	<b>GRANT subject to S106 undertaking</b>

### Description

The site, covering 0.27 ha, is located at the junction of North Lane and the A323 Ash Road. Ash Road is a dual carriageway with a traffic light controlled filter lane leading into North Lane. The site contains three detached buildings, with associated car parking, and part of the public highway. The largest building lies along the eastern site boundary. It is two storeys in height with flat and pitched roofs and is currently vacant. It was last used as a training centre (the previous occupier vacated the building on 31 May 2016 and relocated to Basingstoke). There is a car parking area comprising 33 spaces to the west of this building with a vehicular entrance from North Lane, some 23 metres south of its junction with North Close and 40 metres north of the junction with Ash Road. There is a grassed area with hardsurfacing to the south of the building up to the site boundary with Ash Road. The second building is located at the northern end of the site. It is single storey with a pitched roof and is currently vacant. The authorised use of this building was for indoor leisure but it was last used a children's nursery. A temporary portable building is also located at the northern end of the site. The two smaller buildings have vehicular access from North Close, a two lane highway which comes off North Lane. This leads to a hard surfaced area which provides 6 parking spaces for these buildings. There are no trees of amenity value within the site. Although the site is generally flat there is a slight fall across the site with the northern site boundary being about 0.3 metres higher than the southern site boundary. There are



parking restrictions on North Lane, North Close, Ash Road and Lower Newport Road. There is a disabled car parking space on North Close associated with a property on North Lane. Car parking provision for properties in Lower Newport Road is largely in the form of on-street parking bays.

Clyde Court lies to the east of the application site. It comprises two buildings containing seven flats and one bedsit. 1-6 Clyde Court is a part two part three storey building which fronts Ash Road. It has paved patio and car parking areas to the rear. Vehicular access from Ash Road is on the west boundary. 7-8 Clyde Court is a two storey building located adjacent to the north boundary comprising undercroft parking at ground floor with two one bedroom flats above.

A development site to the east of the site has been cleared of all previous buildings/structures. Planning permission was granted on appeal for the erection of a single storey building for use as a combined A3/A5 Use (restaurant/takeaway) with a drive through facility. Construction has commenced on site. It is envisaged that the premises, to be operated by KFC, will be opening in November this year.

The Southern Gas Networks complex lies to the north east and is in use as a works depot. It comprises various buildings and large areas of hardstanding which are being used for car parking or external storage. A two way gyratory system is in operation with vehicles entering and leaving the site onto North Close. There is also a gas regulator building and compound associated with the SGN site which lies to the east of the application site.

36 North Lane lies to the north of the site. The car parking for this two storey building is to the rear with access from North Close. It is in use for warehouse/retail purposes.

1 North Lane lies to the west of the site. This comprises a single storey building/two storey hall occupied by the Salvation Army. It is located on the junction with Lower Newport Road, a one way road between North Lane and Ash Road.

215 Ash Road also lies to the west of the site. This is a three storey building containing 6 flats which fronts Ash Road. Car parking for this building is at the rear with vehicular access from/onto North Lane.

A doctors surgery, a car dealership and a tyre fitting premises are located on the other side of the dual carriageway to the south of the site.

Relevant planning history is as follows. In June 2005 planning permission was granted for the change of use of 225 Ash Road and 1 North Close from laboratories, workshops and stores to apprenticeship training and assessment centre, 05/00308/COU. This permission was implemented and 225 Ash Road operated in accordance with this permission (a restriction for the use of the land/buildings for non-residential education or training centre and for no other purposes within Use Class D1 was imposed).

In May 2007 planning permission was granted for the continued use of the smaller building (1 North Close) as an indoor leisure/recreation facility (Use Class D2), 07/00243/COU. This permission was implemented and restricted to indoor leisure studios and for no other purpose within Use Class D2. This building was subsequently used as a day nursery without planning permission, however the lawful use remains as set out in the 2007 permission.

The planning permission granted on appeal in respect of 235 Ash Road which is in the process of being implemented is of relevance. The proposal was refused on three grounds

relating to loss of employment land, lack of information relating to bats and lack of a transport contribution. The appellants satisfactorily addressed the latter two reasons during the appeal process. The outstanding issue related to the loss of employment land. In allowing the appeal the Inspector stated:

"I am entirely sympathetic to the Council's intention to identify sufficient land and buildings for future employment development, as demonstrated by the CS policies summarised above. Whether the current extent of the designated KES land is excessive to meet reasonable demand is a matter which is more properly the subject of consideration when the Council's new Local Plan emerges. However at the present time there is a clear conflict with the policies in the adopted development plan.

However, turning to the site specific provision, there are material considerations, which taken together, clearly outweigh the policy conflict. In particular the fact that the site, when last occupied, was not in use within Class B - and this sui generis use was permitted by the Council despite the allocation of the site for employment purposes. The employment levels envisaged in the current proposal weigh in favour of the proposal. Of greatest importance is the highly constrained nature of the site, leading to very considerable doubt as to whether an employment development could realistically be accommodated. This adds to the evidence as to the unsuccessful marketing of the site. Overall the proposal would not harm the supply of employment land in the area."

It is also noted that the Inspector made specific reference to local concerns raised about noise and traffic associated with the development but did not raise objection to the proposal on these grounds.

The approved development was for erection of a single storey building for use as a combined A3/A5 Use (restaurant/takeaway) with a drive through facility with a gross internal floor area of 246 sq m which would provide seating for up to 84 diners. The approved opening hours for the restaurant/takeaway are 7am to 11pm and 7am to 12 midnight for the drive through.

The existing access arrangements onto North Close remain unchanged as a result of this permission. However a new left in left out entrance was approved on Ash Road close to the west site boundary with 235 Ash Road. This would also create a through route from North Lane onto Ash Road with the potential to bypass the North Lane/Ash Road traffic lights. A pedestrian entrance from Ash Road was also approved, centrally located within the frontage. The drive through has a single lane which would circulate around the approved building in a clockwise direction to allow for vehicles to queue whilst awaiting service without conflict with other users of the restaurant/takeaway or access road. The length of the drive through lane to the ordering window is 39.5 metres (six vehicles at 6 metres in length) and 103 metres to the collection window (17 vehicles at 6 metres in length). Vehicular access to the adjoining Southern Gas Networks site is retained.

38 car parking spaces were approved including 2 to disabled standard and 2 short term grill bays where customers can park temporarily whilst waiting for their orders. 8 cycle spaces are to be provided on the forecourt of the proposed building in the form of 4 secure Sheffield stands.

There are current applications for advertisement consent relating to the proposal as set out below, elsewhere on this agenda, 16/00408/ADVPP, 16/00409/ADVPP and 16/00410/ADVPP.

## The Proposal

The proposed development is for the demolition of all existing buildings (some 2206 sq m) and the erection of a part single part two storey building for use as a combined A3/A5 Use (restaurant/takeaway) with a drive through facility. The building would have a gross internal floor area of 546 sq m, of which 238 square metres would be available for customer dining and provide seating for up to 160 diners. The public areas of the building comprise dining areas, counter, male/female/disabled toilets, customer lift and circulation areas. The non-public areas comprise the kitchen, service counters, an office, two presenter booths (for a till and delivering orders on the drive through lane), a crew room with changing facilities, store, chiller and freezer. The chiller/freezer units, electrics and cash booth are provided within the single storey element of the building. An enclosed corral yard area is proposed at the northern end of the building to accommodate refuse storage facilities and receive deliveries. Separation distances of between 18 and 19 metres are proposed between the side (east) elevation and the common boundary with Clyde Court, some 7 metres between the side (west) elevation and North Lane, some 19 metres between the rear (north) elevation and North Close and some 27 metres between the south (front) elevation and Ash Road.

The proposed building has a rectangular shaped footprint with a contemporary design. It has a flat roof with a general height of some 7.3 metres. Roof top plant and photovoltaic panels are proposed which will be screened by an enclosure some 1.1 metres high resulting in a total development height of about 8.4 metres. The building would be predominantly glazed on the south and west elevations with strong vertical elements. It is proposed to be finished in natural stone tiles, 'Trespa Meteon' panels, timber effect battens, engineering brick, aluminium composite panels, glazing and steel supports. Photovoltaic cells are proposed on the roof. The colour palette to be used comprises natural stone, Italian walnut, dark grey, anthracite and slate grey. A small patio area is proposed to the south of the building with tables and seating for use by customers. New boundary treatment is proposed along the eastern side comprising a combination of 1.8 metre high close boarded fencing and a 3.5 metre high acoustic fence. 0.6 metre high timber knee rail fencing is proposed to enclose the remaining boundaries.

The application is accompanied by a detailed landscaping scheme which includes the planting of four *Crataegus monogyna* "Stricta" (Common Hawthorn) on the North Lane frontage and three *Acer Campestre* Elsrijk (Field Maple) on the Ash Road frontage, the use of Mobilane Green Screens at heights of one metre (North Lane and Ash Road boundaries) and 1.8 metres (part eastern boundary), hedgerow planting within the car park, shrub planting with cultivated grassed areas.

No specific opening hours are proposed but the Transport and Noise Assessments indicate that the expected opening hours for the premises would be 6am to midnight every day.

The existing access points on North Lane and North Close would be closed, with associated re-instatement of the footway. A new entrance from North Close would lie near the western site boundary. Pedestrian access on North Lane would be some 21 metres north of the junction with Ash Road. The drive-through has a single lane which requires customers to enter from the southern part of the car park and pass around the building in a clockwise direction. The route divides into two lanes at the proposed customer ordering points to facilitate side by side ordering, before turning left to exit into the customer car parking after collection. The length of the drive through lanes to the ordering window are some 42 metres and 50 metres, and some 73 metres and 83 metres to the collection window. The customer ordering structures have a pole design with a cantilever canopy 3 metres high and 3.5 metres wide. Vehicular access to the Southern Gas Networks site, 36 North Lane and the

KFC site remain as existing and approved.

40 car parking spaces are proposed including 2 to disabled standard and 2 grill bays where customers can park temporarily whilst waiting for their orders. 8 cycle spaces are proposed in proximity to the site boundary with Ash Road in the form of 4 secure Sheffield stands.

Servicing will be undertaken by the applicant's dedicated supplier, Martin Brower. Vehicles would enter the site from the new opening on North Close and pulling into the 7 parking spaces to the east of the building. In advance of a delivery, this area would be cordoned off until the operation has been completed. On departure the vehicle would turn at the south of the site and exit in forward gear onto North Close. Goods are delivered by articulated lorry, typically 16.5 metres in length. It is anticipated that the site will be serviced three times a week, with deliveries scheduled to arrive at quiet trading periods. Refuse collection would be undertaken by a private contractor 3 times per week. Off-site highway works are also proposed in the form of a realigned carriageway to North Close to enable the existing disabled bay to be relocated off the carriageway, and dropped kerbs/tactile paving at the North Lane/North Close junction.

Litter bins for customers will be placed next to the building and within the car park. It is understood that litter patrols by employees will take place on a regular basis.

The application is supported by a Planning and Retail statement including a sequential assessment, a Design and Access statement, a Transport Assessment and Store Travel Plan, an Environmental Noise Assessment and supplementary Noise Environment Information to include reference to the proposed KFC premises, a Flood Risk Assessment, a preliminary Ecological Assessment, details of ventilation and odour extraction including Kitchen Extract Odour Control Statement, an Air Quality Assessment and a Desk Study and Site Investigation Report.

Three separate applications for advertisement consent in respect of the associated signage form part of this agenda.

### **Consultee Responses**

Hampshire Fire & Rescue Service	advises that the development should be undertaken in accordance with Approved Document B5 of the Building Regulations and section 12 of the Hampshire Act. Recommendations are also made about access for high reach appliances, water supplies, the use of sprinklers, fire fighting and the environment and timber framed buildings.
Ecologist Officer	raises no objection to the proposal on grounds of biodiversity subject to the recommendations in the ecology report being implemented in full.
Environment Agency	Views awaited (consultation period expired on 15 June 2016).
Southern Gas Network (Formerly TRANSCO)	gives advice on the location of its infrastructure and advises that there should be no mechanical excavations taking place above or within 0.5 metre of a low/medium pressure system or above or within 3.0

	metre of an intermediate pressure system.
Scottish & Southern Energy	provides information on the electricity network in respect of the location of High Voltage and Low Voltage Mains cables in relation to the site.
Guildford Borough Council	has no comment to make on the proposed development.
Environmental Health	raises no objection to the proposal subject to conditions.
Planning Policy	raises no objection to the proposal.
Crime Prevention Design Advisor	makes recommendations about the location of the cycle parking and the access door to the crew room.
Surface Water Drainage Consultations	advises that as the site is less than one hectare in size, there is no need for them to comment and they refer to recommended surface water drainage techniques on their website.
Transportation Strategy Officer	raises no objection to the proposal.
Thames Water	advises that it is the responsibility of the developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water is required. There are public sewers crossing or close to the development and approval is required from Thames Water where the building would come within 3 metres of a public sewer. No objection is raised to the proposal on sewerage grounds. Properly maintained fat traps are recommended for all catering establishments. Petrol/oil interceptors are recommended in all car parking areas.

### **Neighbours notified**

In addition to posting two site notices (one on Ash Road and one on North Lane) and press advertisement, 164 individual letters of notification were sent to properties in Ash Road, Blackwater Way, Haig Road, Heath Close, Herretts Gardens, Lower Newport Road, Newport Road, North Lane and North Close, Belle Vue Infants School, Connaught School, Maple Vue Children's Centre, Newport County Junior School, Southlea Surgery, Ash Manor School

Ash, Walsh COE Memorial School Ash Walsh COE Junior School Ash and KFC Head Office Woking.

## Neighbour comments

Representations have been received from Cllrs Keith Dibble and Mike Roberts, the Aldershot Civic Society and the occupiers of 43 residential properties: 7 Alden Avenue, 15, 80 and 199 Ash Road, Clyde Court and 2 Clyde Court 233 Ash Road, 68 Belle Vue Road, 44 Brighton Road, 56 Brookfield Road, 46 Campbell Fields, 13 Christmas Place, 38 Connaught Road, 8b Eggars Hill, 4 and 15 Field Way, Flat 7 Whitley Court Grosvenor Road, 18 Herretts Gardens, 27 High Street, 49 Highfield Road, 5, 11, 26, 28 and 34 Lower Newport Road, 5, 7, 17, 19, 40 and 67 North Lane, 442 Selborne Avenue, 15 Stone Street, 132 Tongham Road, 8 Vixen Drive, 7 Westbury Way, 1 Willow Way and 7 and 140 Woodland Walk Aldershot, 5 Burnsall Close Farnborough, 13 May Crescent and 2 Woodlands Park Manor Road Ash, 3 Oaktrees Hale and 10 New Road Tongham objecting to the proposal on the following grounds:

- increased traffic congestion and resultant adverse impact particularly on Ash Road and North Lane junctions and main pedestrian route to schools and colleges in the vicinity;
- create bottleneck of traffic in the area;
- enough problems getting in and out of Sainsburys site;
- this location is not suitable as traffic for training college is already causing problems on North Lane and Ash Road in the morning;
- drive throughs have the tendency that customers find nearby "parking" after their purchase to consume their meals which more often than not causes littering and anti-social behaviour (see Farnborough Gate late in the evening)
- inappropriate access entering and exiting onto North Close;
- the junction of North Lane with North Close is not made to take constant traffic;
- North Lane is used as a cut through with traffic dominated by lorries;
- the proposal will worsen the existing traffic issues associated with vehicle movements into North Close from Ash Road or turning right from North Lane into Lower Newport Road;
- traffic congestion is already bad in this area and will be worse during Friday evening and Saturday (Aldershot Town football) match days;
- the existing road layout of Ash Road and the A331 already means congestion can reach the Greyhound roundabout in Ash and down Oxeden and Manor Road, both turnings out of Underwood Avenue can become dangerous because of this and a drive through will increase congestion and an already dangerous area will become worse;
- due to this type of food outlet it attracts younger people whose experience in driving is less;
- inadequate car parking resulting in customers parking in Lower Newport Road and depriving local residents of on street parking which is unsafe and unfair - resident only parking should be mandatory;
- the property is sited at the junction of a busy road so is unsuitable for a venture that would generate further traffic and cause more congestion;
- query whether the applicants have taken the KFC proposals into account as part of their proposal;
- recommendation to provide dropped kerb arrangement and tactile paving North Close/North Lane to accommodate anticipated pedestrian desire line as a minimum with a full pedestrian crossing preferred;
- recommendation to provide an additional pedestrian access point on Ash Road along the frontage of the proposed development to accommodate pedestrian desire line;
- query on the dates when the traffic surveys were undertaken;
- query on whether any contribution received will be used separately or jointly with the KFC contribution
- query about staff parking

- Lower Newport Road will become an additional car park for the restaurant for those who cannot be bothered to drive into their car park;
- the traffic report underestimates the impact;
- increase in traffic unacceptable in a town already suffering from over population and not enough exit routes out of town;
- traffic is bad enough as it is and have not yet seen the impact of the new KFC;
- Southern Gas Network in North Close attend to gas emergencies so if they have difficulty in getting out because of obstructed access this could have serious consequences;
- extensive glazing in building is more likely to be a distraction especially in the evening with lighting at such a busy junction;
- potential odour pollution creating bad air quality
- potential light pollution;
- litter and potential for vermin/disease;
- litter degrading the visual nature of the area;
- just another consumer eyesore against the wishes of local residents;
- increase in disturbance from noisy youths/boy racers/teenagers who will be around at night in proximity to houses or have nowhere else to go possibly causing trouble/accidents;
- blaring music;
- general antisocial behaviour;
- increased noise and disturbance including during demolition;
- increased noise levels after office hours (as no one works in the evening so flat is quiet);
- anticipated increase in antisocial behaviour;
- overlooking of communal area at Clyde Court;
- increased traffic congestion will make peaceful enjoyment of Clyde Court impossible;
- the site is not suitable for long opening hours - proposed opening hours could disturb residential areas;
- not appropriate business with unsociable hours as the previous use was 9-5;
- the proposed development and the new KFC would effectively surround residents at Clyde Court with additional noise/light pollution and smells;
- another rubbish food joint;
- proximity to 5 schools and colleges and potential detriment of healthy eating schemes in these places that will conflict with having a fast food establishment so near;
- promotion of less healthy food choices, why encourage more fast food;
- the NHS has never been under more strain and it isn't helped by the proliferation of junk food restaurants;
- the Council has to decide whether its supporting fast food or a healthy lifestyle;
- contrary to Government advice on obesity;
- should be used for something that benefits younger generations such as soft play or be a better use of the site;
- should be trying to help children live healthier lives;
- the 2011 White Paper makes explicit connections between health and planning;
- the NPPF makes it clear that local planning authorities have a responsibility to promote health communities and that local plans take account of and support local strategies to improve health;
- the NPPG refers to promoting access to healthier food and that a health impact assessment be used where it is inferred that there will be a significant impact to this;
- any more fast food outlets could exceed the council's Saturation Policy levels (officer note this is not planning restriction);
- fast food outlets are harmful for our populations health;
- contrary to Government advice and local plan policies;
- concern about impact of ground contamination on use of site particularly due to proximity of former Gasworks concern about whether ground contamination has been investigated in full especially in view of the nature of the business relating to food;

- the need to sort out flooding/drainage issues in area including particularly given flooding potential in an area with existing insufficient drainage;
- do not really need/want a McDonalds as Aldershot already more than adequately supplied with fast food eateries including the new KFC;
- struggle to see the benefits of two fast food restaurants being erected so close to each other
- food manufacturers now want to move out of inadequate populated town centre spaces and have an impact on environments elsewhere too;
- if this passed then Rushmoor Borough Council really will prove that they do not care about Aldershot;
- people think jobs will be created but this will be a temporary fix until the one in the town closes so there will job losses and people will have to travel further;
- Don't think the council will be satisfied until all we have are betting shops, pound shops and takeaway restaurants in the town and everything else converted into housing;
- why did Rushmoor Borough Council decide to close all the public houses in the area, reason because of the violence and huge amount of litter that was strewn across the area, all you are doing now is reversing that decision, great use of public money again;
- as Farnham is going to be regenerated and have M·&S there really won't be any point to going into Aldershot for shopping, once Argos say they are out it won't be long before Boots and WH Smith follow suit;
- no doubt the person who owns the McDonald's franchise does not even live locally so why not tell them to build it in their own town;
- loss of property value;
- adding another McDonald's to the town is bad for competition;
- look beyond the immediate gain of a small boost in jobs/commerce and to the long-term harm that these companies are causing;
- North Town is a small community that needs facilities which enhance the area, bring people together and offer useful products and services, a McDonald's does none of these;
- the proposal does not support the regeneration of Aldershot, may in fact discourage people to go into town to use leisure facilities if it is convenient to use the proposed development;
- why does this area require two drive through establishments;

The North Town Ward councillors undertook a survey of one hundred homes in the Ash Road (Clyde Court), North Lane (southern end), Newport Road (eastern end), Herretts Gardens and Lower Newport Road. 28 responses were received. In total 27 responses objected to the proposal on grounds of additional traffic on North Lane and Lower Newport Road, the proposed operating hours and additional litter on residential roads. Concerns were also raised about the increasing number of takeaways, the proximity of the location to local schools and growing obesity in Aldershot. One response was in support of the proposal.

Representations have been received from 15 Brookfield Road, 2 Chestnut Court, 173 Woodland Walk, 9 Broadmead Farnborough and 5 Derry Close Ash Vale in support of the proposal on the following grounds:

- will give local people jobs;
- better to have a building knocked down and re-used than an empty building sat doing nothing;
- good to see more business in the area;
- living on North Lane, can't see why so many people are complaining about smell/noise/mess as we don't have any of this with the shops we already have so why should they think we should have this with McDonald's;



## Policy and determining issues

The site is located within the built up area of Aldershot within a designated Key Employment Site. As such policies SS1 (The Spatial Strategy), SP7 (Neighbourhood Renewal), CP1 (Sustainable Development Principles), CP2 (Design and Heritage), CP3 (Renewable Energy and Construction), CP4 (Surface Water Flooding), CP9 (Skills and Training), CP10 (Infrastructure Provision), CP16 (Reducing and Managing Travel Demand) and CP17 (Investing in Transport) of the Rushmoor Core Strategy (CS) and "saved" policies ENV17 (General Development and Design Criteria), ENV20 (New Landscaping Requirements), ENV21 & 22 (Access for People with Disabilities), ENV48, ENV49, ENV50, ENV51 and ENV52 (Environmental Pollution and Noise), TR10 (Transport and Development), TR12 (Rear Servicing for Commercial Premises), S3 (Shopfronts) and S5 (Restaurants, Cafes and Take-away Hot Food Shops) of the Rushmoor Local Plan Review are relevant to the consideration of this application. The Council's adopted planning documents (SPD) on Sustainable Design and Construction (2006), 'Planning Contributions - Transport' (2008) and 'Car and Cycle Parking Standards', (2012), and the advice contained in the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG) are also relevant. Regard has also been taken of the Preferred Approach Rushmoor Local Plan.

The determining issues to be considered in this report are as follows:

1. the principle of the development
2. the impact on the character of the area;
3. the impact on neighbours;
4. highways considerations;
5. nature conservation;
6. the water environment;
7. health and wellbeing;
8. crime and disorder
9. climate change, renewable energy and sustainable construction and
10. access for people with disabilities

## Commentary

The principle of the development

The site is within a Key Employment Site. Given the proposal is not for a B class use it has been advertised as a departure from the development plan. The Planning Policy and Conservation Manager has been consulted on this application and advises that:

The site falls within the Holder Road and Blackwater Park Key Employment Site. The starting point for this is the protection of the site for traditional B-class employment uses. However, the NPPF is clear in its intention that planning policies should avoid the long-term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. It is in this context that the Preferred Approach Rushmoor Local Plan (PA RLP) proposes an amendment to the East of Aldershot Industrial Cluster designation. This reflects the fact that the southern-most part of the site, including the land the subject of this proposal, is in a mix of non B-class uses, including consent granted at appeal for a KFC drive through restaurant. Policy CP8 states that;

"The introduction of new non B-class uses will be permitted on Key Employment Sites where they would support, or not be detrimental to, the function and operation of the site. Where possible, non B-class uses should generate employment themselves."

Hence, whilst the adopted development plan (the Core Strategy) designates the site the subject of the proposal as a KES, it cannot be argued that its loss would be detrimental to the function and operation of the KES. The proposed de-allocation of this part of the KES in the PA RLP is material to this assessment, and demonstrates that the site is not considered critical to the future supply of the employment land in the Borough. Within this context, the proposal is acceptable when assessed against the policy tests in CP8 of the Core Strategy, and those of the emerging PA RLP."

Whilst it is recognised that the proposed drive-through use requires a certain configuration of space, given that the NPPF identifies specifically restaurants and drive-through restaurants as main town centre uses, it must be demonstrated that there are no sequentially preferable sites for the use, which are better located in terms of access and relationship to Aldershot Town Centre.

The Planning Statement contains an analysis of the sequential assessment of suitable alternative sites, and this has been reviewed by Officers. The analysis has concluded that there are no sequentially suitable, available or viable sites for the proposal. It is concluded that on the basis of the submitted analysis, together with local site knowledge, there are no sequentially preferable sites to accommodate the proposed "drive-thru" use.

The analysis also briefly addresses impact issues. Whilst the proposed floorspace is well below the 2,500 sq m threshold set out in the NPPF, the Rushmoor Retail and Leisure Study (2010) suggests it would be appropriate to apply lower thresholds to town centre development within the Borough. Furthermore, the application site lies close to a defined Local Shopping Centre in North Lane. However, in view of the relatively small floorspace proposed and likely dispersed nature of impacts, some of which will be on out-of-centre facilities, refusal on that basis is not considered to be viable.

With regard to the former educational facility that was in situ on the site, the Planning Statement explains in detail the situation regarding the future of the training college, and the reasons for its relocation - just recently - to alternative premises in Basingstoke. It also appears that the college has been operating for some time with a surplus of accommodation on the current site, and that were it to have continued to do so in this manner in the long term, this would not have been operationally viable.

The application is supported by evidence of marketing of the site over an 18-month period as "commercial premises", and includes a list of enquiries received, and an explanation of why the majority of enquiries did not result in a positive outcome for the reuse of the premises on the site. Moreover, there is further explanation in the supporting statement of the training support offered by McDonalds as part of their investment in local communities through their employee training programme. Thus, irrespective of whether this current application were to be granted, the existing training facility on the site will be lost, and will no longer provide a local educational facility in any event. In this context, whilst the loss of an educational facility is not the preferred policy outcome, the information submitted in support of the application has demonstrated that the current use is no longer viable. Given that the employment and accompanying educational and training facilities offered as a result of the current proposal will assist with upskilling employees, many of whom could live locally, on balance, the proposal is considered acceptable when assessed against the policy tests in CP9 and CP10 of the Core Strategy, and those of the emerging PA RLP.

In this policy context, the proposal is not considered to be detrimental to the function or operation of the KES, and no objection is raised to the principle of the loss of employment

land. Moreover, the information submitted in support of the application has demonstrated that the proposal is policy compliant in respect of the sequential test. In respect of the loss of educational facilities on the site, it has been demonstrated that the current use is no longer viable (hence its recent vacation and relocation), and that marketing has not resulted in any other suitable end user.

With regard to the loss of the leisure use, it is noted that the building has a floor area of some 213 sq metres and is subject to a use restriction which limits who may occupy the building. Given that it has been vacant for some time, notwithstanding its unauthorised use as a nursery, the relatively small amount of floorspace to be lost, the use restriction and the availability of other leisure facilities in the area including the proposed building at Ivy Road recreation ground the loss of this floorspace is considered to be acceptable in planning terms.

On balance, the training opportunities offered to employees by the potential site occupant are considered to reflect the positive aspirations of Policy CP9 of the Core Strategy, and are not at odds with Policy CP10. In this overall context, no policy objection is raised.

Reference is made in the objections to the potential impact/closure of the McDonalds store in Aldershot town centre. It is noted that this is different to the current proposal in that it is a restaurant/takeaway without drive through facilities. The planning agent for McDonalds has confirmed that:

"McDonald's are continuing to support high streets across the country with significant investment in existing restaurants both in town centres and existing drive-thru restaurants. The town centre store has recently received an investment of just under £3/4m for refurbishment including a new shop front, refreshed customer area including digital kiosks and tablet computers, and a new kitchen. This investment confirms McDonald's ongoing commitment to Aldershot town centre."

The impact on the character of the area

As existing the site makes little visual contribution to either the Ash Road or North Close/North Lane street scenes. The buildings are dated and, due to different times of construction, size and use of materials, have a visually disjointed appearance. There is minimal landscaping within the site which results in a site dominated by hardsurfacing and buildings.

The proposed building will be largely two storey in height and located on the western side of the site ie away from Clyde Court and closer to North Lane. It has a contemporary design and is shown to have active frontages onto both Ash Road and North Lane. The Ash Road streetscene has a largely non-residential character with a predominance of vehicle dealerships and associated signage. The North Lane streetscene also has a mixed character. However this has a predominance of housing, being largely two storey in height. Whilst the proposal introduces a different built form into the area, in terms of height, design and use of materials it is not considered to be incompatible with existing development and is acceptable. The proposed customer ordering display structures will be seen in the context of the proposed building and are not considered to have a detrimental impact on the character of the area.

Various forms of boundary treatment are proposed including 3.5 metre high acoustic fencing, 1.8 metre high close boarded fencing and 0.6 metre high timber knee rail fencing. Of these the acoustic fencing is considered to have an impact on the character of the area by virtue of

its height. However given its relationship to Clyde Court and the proposed KFC car park, with the variation in height of boundary treatment along the eastern site boundary, this boundary treatment is not considered to be unacceptable in this location.

New landscaping is proposed within the site comprising trees, shrubs and grass. Given the dearth of landscaping within the existing site, the proposed planting is considered to a visual improvement to the site and is of benefit to the site and the general area. The provision and maintenance of landscaping may be secured by way of condition. Subject to this, no objection is raised to the proposal in landscape terms.

The site has been in commercial/industrial/educational use for many years. The application is supported by a Desk Study and Site Investigation Report which considers issues relating to likely contaminated land issues. Environmental Health have been consulted on this report and confirm that the submitted report is considered acceptable. Slightly elevated levels of benzo(A)pyrene has been identified in some locations and asbestos at one location. The report recommends additional investigation be undertaken once the site has been cleared of existing structures, as site access has been limited to date. This may be achieved by way of condition. Subject to this no objection is raised to the proposal in this regard.

Objections have referred to the impact of litter on the environment. This matter is subject to control under Environmental Protection Act 1990 and Clean Neighbourhoods and Environment Act 2005. The National Planning Practice Guidance advises that a condition which duplicates the effect of other controls is not relevant to planning. The Council has appropriate powers under the above legislation to enforce certain litter clearance activities including the provision and emptying of bins etc. if necessary. As this matter is controlled by other legislation it is not therefore considered appropriate to impose a planning condition to address this issue. It is understood that McDonalds intend to conduct litter patrols during which employees pick up litter in the vicinity of the site.

#### The impact on neighbours

The closest residents are located at Clyde Court to the east of the application site and at 215 Ash Road to the west. There are non residential occupiers at 1 and 36 North Lane, the Southern Gas Networks North Close and the proposed KFC on land at 235 Ash Road. The greatest potential impacts are considered to be in relation to Clyde Court and these are considered as follows. As existing the largest building on the site is sited within about a metre along the majority of the common boundary with numerous clear glazed opening windows at ground and first floor overlooking both buildings at Clyde Court, the patio to the rear of 1-6 Clyde Court and the car parking areas to serve these properties. Given the height of the existing building and its orientation overshadowing impacts occur in the afternoon together with a sense of enclosure. However this also means that the building provides a screen to road traffic noise from North Lane and Ash Road. The proposal is for the redevelopment of the site which will necessitate the removal of all buildings on the site. Given the nature of the uses proposed the proposal has the potential to impact on the amenities of adjoining residents from both the building and also the operation of the site. In this regard Environmental Health have been consulted on this application and made the following comments.

With regard to odour control the submitted Planning and Retail Statement in Sections 9.61-9.62 on page 55 briefly discusses cooking odours and reports that the restaurant will have air extraction system that incorporates electrostatic precipitators and labyrinth systems to remove airborne grease and odours. The level of odour mitigation proposed is stated to be in accordance with Defra's Guidance on the Control of Odour and Noise from Commercial

Kitchen Exhaust Systems. Whilst details of the Kitchen Extract Odour Control and the Kitchen Extract Schematic are provided they do not refer to or explain where the aforementioned electrostatic precipitators and labyrinth systems are to be installed. Further detail on the proposed systems is required prior to operations commencing. This may be achieved by way of condition. Subject to this no objection is raised to the proposal in this regard.

The east elevation of the proposed building will be sited within some 18 metres of the common boundary. It is recognised that the largest building provides significant shielding to Clyde Court occupants from noise from road traffic using North Lane and Ash Road, and particularly from noise related to the junction where these two roads meet. Environmental Health have considered this and confirmed that removing the building changes the ambient noise environment at the façade of 7 & 8 Clyde Court and the impact of the proposed restaurant and drive thru needs to be assessed against this new noise environment. Whilst the Supplementary Environmental Noise Information document has modelled the potential impact of the removal of this building, it has assessed it as having a marginal adverse impact (a difference of 1dB) compared to the building remaining in place. Environmental Health would have expected a greater difference as a 1db difference is not perceptible in everyday life. However, the potential impact of the proposed development is assessed against the reported ambient sound levels so should the removal of the building result in higher noise levels than reported then the impacts of the development itself will be lower.

Having regard to permitted development rights relating to demolition as set out in the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended the removal of the building can only be given limited weight in determining the acceptability of the planning application. The demolition of the largest building will remove existing overlooking, overshadowing and sense of enclosure impacts. Whilst a feeling of space will be created by virtue of the separation distance proposed to the common boundary, residents will be subject to potential noise impacts from existing traffic, as set out above, as well as the proposed development. To this end acoustic fencing at a height of 3.5 metres, close boarded fencing at a height of 1.8 metres and a green screen at a height of 1.8 metres are proposed along the east site boundary. The acoustic fencing provides screening to the properties at Clyde Court from vehicles in the car parking spaces along this boundary. In recognition of the difference in height between the fence and the existing building, Environmental Health have requested details of the acoustic fence and its proposed construction to ensure it provides the level of acoustic attenuation required. The fence will also need to be retained and maintained for the duration of the operational life of the restaurant. These matters may be secured by way of condition and subject to this, no objection is raised to the proposal in this regard. The acoustic fencing will be higher than that typically found along a residential boundary. However having regard to the existing situation with a two storey building in proximity to the common boundary, the proposed acoustic fencing is not considered to result in a material loss of amenity to residents of Clyde Court.

The proposed application is for the redevelopment of the site to provide a new McDonald's restaurant with drive through lane. Whilst specific hours are not proposed, reference is made in the transport and noise assessment to opening hours from 6am to 11pm seven days a week. This is the basis on which noise has been assessed within the two submitted noise reports and it is advised that the hours of use of both the restaurant and drive thru lane are restricted by condition to these hours. However having regard to the approved hours for the adjoining KFC premises and the absence of noise information between the hours of 11pm to midnight it is recommended that the proposed hours be restricted to 7am to 11pm which may be secured by way of condition. Furthermore it is recommended that deliveries to the site

are restricted so that they do not occur in the early mornings or late in the evenings ie not before 8am or after 8pm. This may also be secured by way of condition.

With regard to the operation of the drive-through, the noise assessment has concluded that the noise impact (of arrival, ordering, collections and payment) on residents of Clyde Court would not result in an increase over the existing ambient levels. Drive-through activity will be masked to some extent by noise from road traffic on North Lane and Ash Road. Provided the hours of operation are as reported, but subject to the comments above on this issue, the Head of Environmental Health and Housing accepts the conclusions of the report.

With regard to the potential noise impact from external plant and machinery, it is noted that external plant will only be in operation between the hours of 0600 and 2300 with the exception of the freezer and chiller condensers, which will run on and off during the night to maintain the temperature in the stores. With appropriate mitigation in place, to include silencers fitted to inlet and extract ductwork and an acoustic enclosure around the kitchen extract fan, noise levels from the plant are predicted to be approximately 30dB LAeq, 1 hr at the nearest residential premises during the day time period. This level of noise is considered low and should ensure the plant noise associated with the development will not be audible over the prevailing ambient noise environment. The Supplementary Environmental Noise Information document has also considered the cumulative noise impact of plant noise from both this development and the already approved (on appeal) KFC development on the other side of Clyde Court. The cumulative impact is still considered to be low given the existing ambient noise environment. Provided the stated plant noise levels are correct and the level of mitigation recommended within the report is fitted and performs as reported, then Environmental Health are satisfied noise associated with external plant will not adversely impact neighbouring amenity.

With regard to odour control, the submitted Planning and Retail Statement in Sections 9.61-9.62 on page 55 discusses cooking odours and reports that the restaurant will have an air extraction system that incorporates electrostatic precipitators and labyrinth systems to remove airborne grease and odours. The level of odour mitigation proposed is stated to be in accordance with Defra's Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems. Whilst details of the Kitchen Extract Odour Control and the Kitchen Extract Schematic are provided they do not refer to or explain where the aforementioned electrostatic precipitators and labyrinth systems are to be installed. Environmental Health confirm that further detail on the proposed systems is required prior to operations commencing. This may be achieved by way of condition. Subject to this no objection is raised to the proposal in this regard.

Due to the proximity of the site to North Lane and Ash Road and given the nature of the use, the application is supported by an Air Quality Assessment. The results of the Air Quality Assessment predict no change in ambient nitrogen dioxide and particulate levels with or without the proposed development in place. In addition, the concentrations of air pollutants at all receptor locations are predicted to be well within the AQ objectives/EU limit values. Environmental Health have considered this report and confirmed that no further information is required. No objection is therefore raised to the proposal in this regard.

The demolition and construction phases of the development have the potential to affect the amenities of adjoining residents/occupiers. It is therefore considered appropriate to impose conditions controlling the hours of work and also to require the submission of a construction method statement prior to works commencing on site to include measures to be employed to minimise noise, vibration and dust emissions from the site during the works.

## Highway considerations

Ash Road in the vicinity of the site is a dual carriageway with street lighting. It is a major arterial road through Aldershot and runs east-west. The site is close to two major junctions controlled by traffic lights, namely Ash Road and North Lane and Ash Road, Lower Farnham Road and Lower Newport Road, both to the west of the site and one to the east namely the junction of North Lane and Blackwater Way.

The application is for the erection of a new building to form a new A3/A5 restaurant and takeaway which includes a drive through facility. The size of the restaurant dining area will be 238m<sup>2</sup> with seating for 160 customers with 15 staff on site. The Council's Transportation Strategy Officer has been consulted on this application and confirms that the Rushmoor parking standard requires a maximum of 1 parking space for every 45sqm of dining area which would equate to a maximum of 48 parking spaces. As with similar applications it is useful to be able to check the required capacity of the parking area and other facilities requiring vehicular access by using comparable information from other sites by the same operator. The Transport assessment included in the application compares this proposed McDonalds restaurant with a similar existing store at Medway City which from existing surveys gives a better estimation of car park demand, trip generation and drive through queue lengths. For this site the maximum parking demand was recorded in September 2012 to be Friday 29 vehicles and Saturday 32 vehicles. The proposal for Aldershot would provide a car park with 40 car parking including 2 for disabled drivers which would appear to be sufficient to meet the demand.

For the drive-through part of the facility the proposal includes a dual ordering point which assists in keeping queue lengths shorter as the Point of Ordering normally creates more delay than the food delivery point. Comparisons with the Medway City restaurant shows a maximum queue length of 10 vehicles. The proposed layout for the Aldershot store provides capacity for a total of 17 vehicles (or 11 vehicles before the Point of Ordering) these queue lengths are beyond the area required for clear circulation of the car park which appears to be satisfactory. Further to the car parking spaces the proposal makes sufficient provision for parking 8 cycles.

Turning to the proposed layout, as previously noted, the drive-through queue has been arranged so that it should not interfere with the car park and circulation. The car parking spaces shown appear to be of correct dimensions (2.4m x 4.8m with 6m aisles and 2.4m x 6m for longitudinal parking). There is potential conflict between the car parking layout (and access to the drive through queue) when deliveries occur (stated as being 3 times weekly plus a further three weekly refuse collections). The TA includes detail of the communications and arrangements that are in place with McDonalds delivery contractor to ensure that the car park is managed ahead of deliveries. Looking at the tracking analysis for the delivery vehicle it is of concern that the envelope required for the manoeuvre appears to affect all but 16 parking spaces (including the two disabled spaces). The impact of this could lead to vehicles unable to enter the McDonalds car park from North Close. However the Transportation Strategy Officer is satisfied that it would be unlikely that this would lead to a highway safety issue as the entrance would be 30m away from the junction with North Lane. It is also recognised that drivers would also have the option of leaving through the adjacent KFC restaurant site onto Ash Road.

In terms of access to the site from North Lane/ North Close and the impact on the adjacent road network, including the traffic signal junctions of both North Lane and Blackwater Way with Ash Road, the Transport Assessment includes details of traffic surveys carried out in December 2013. The Transportation Strategy Officer is satisfied with the validation that has

been carried out for these surveys as representative of existing traffic flows, the surveys have then been modelled to the proposed opening of the facility in 2017. To consider the traffic impact of the proposed development further analysis has included the planned committed development of the Aldershot Urban Extension and the adjacent KFC restaurant.

For the anticipated peak periods of operation of the restaurant (1600 to 1700 Fridays and 1200 to 1300 Saturdays) it has been predicted that the additional traffic generated by the development will be 34 vehicles In and 31 Out and 30 In and 29 Out for Friday and Saturday respectively. For the Friday peak period it is estimated that the development would generate an additional 20 vehicles and for the Saturday peak a further 25 vehicles. This is equivalent to one vehicle every 2 to 3 minutes; the development is not expected to create a severe traffic impact on any of the adjacent road junctions.

The entrance to the site from North Close, which is a two way junction, has been assessed by a site drawing which includes a modification to the junction of North Close with North Lane (and accommodates an existing disabled parking bay on North Close). The site layout shows a widening of North Close with an extension to the North Lane footway into the Close to enable a new tactile surface and pedestrian crossing point. A comparison between this alignment and the Council highway records would suggest that the highway boundary will be changed by the proposal and will require the dedication of some land to the highway authority to rationalise the land boundaries. Discussions have taken place with the County Council to ensure that the necessary changes to the highway can be carried out within a S278 Highways agreement (and S38 agreement for the dedication of land to the highway).

The application includes consideration of the required sight line for the junction into the development off North Close, it has been estimated that the speed of vehicles on North Close would not be more than 20mph, which is reasonable, the required 2.4m x 25m sight lines have been shown to accord with this. The development could also affect the existing sight line for vehicles emerging from Clyde Court onto Ash Road a suitable protection margin has been shown on the site layout within which the Transportation Strategy Officer recommends that planting height is restricted to be no more than 600mm.

The Transport Assessment considers the increase in multi-modal trips associated with the development when compared to the existing use to understand if a transport contribution is required. The Transportation Strategy Officer is satisfied with the assessment of this which concludes 382 additional multi-modal trips which at £230 per trip equates to a transport contribution of £87,860. A local improvement scheme to extend the length of the right turn lane for westbound traffic on Ash Road would seem to be an appropriate use of this funding which would be secured by way of a section 106 planning obligation. The applicants have agreed to this and are in the process of completing the requisite agreement. Subject to this, no objection is raised to the proposal on highway grounds.

The Transportation Strategy Officer has also considered objections on highway grounds to the proposal and has made the following supplementary comments:

“As a general point the application by McDonalds has been accompanied by a comprehensive Transport Assessment which is based upon peak time traffic surveys carried out in 2014 upon which the proposed traffic generation forecasts have been added which come from a similar McDonalds site in Medway City, Rochester. Our experience of this approach to model the forecast traffic flows from a particular McDonalds drive thru restaurant site in a similar location (rather than using generic data from TRICS or other national forecast data) has proved to be reliable for other sites in the area.



*Use of North Close as the access to the development and its proximity to the Ash road and North Lane traffic signal controlled junction. The right hand turn required will cause queueing back to the signals and gridlock.*

The Transport Assessment (TA) included with the application includes a LINSIG traffic model of the traffic signal junction which is focused on the peak traffic periods (Friday pm peak 1600-1700 and Saturday peak 1200-1300). This shows the junction keeping well within the degree of saturation required to maintain traffic flows at this signal controlled junction and queues on North Lane increasing by no more than 2 vehicles which is not expected to have an impact on the operation of the junction.

The TA for the McDonalds proposal does include the forecast traffic generation for the approved KFC restaurant which will also use the North Close junction to access their car park.

*Customers leaving the McDonalds site have three options from North Close; 1) left into North Lane, 2) straight over into Lower Newport Road, 3) right into North Lane*

A queue length of 15m is available in North Close between its junction with North Lane after leaving the McDonalds proposed car park access. During peak times the number of vehicles leaving the site is forecast to be 20 vehicles on a Friday pm and 25 vehicles on Saturday midday (this is equivalent to one vehicle every 2-3 minutes).

The impact of additional traffic from the site using Lower Newport Road will be less than these figures.

For customers leaving the McDonalds car park they may also choose to turn right into North Close to access Ash Road through the KFC site.

*To accommodate the anticipated pedestrian desire line across the North Close junction with North Lane (due to the presence of the proposed development site), a revised dropped kerb arrangement and tactile paving should be provided as an absolute minimum.*

This suggestion could be put to McDonalds, however the proposed pedestrian access into the site from North Lane taking customers directly to the restaurant entrance (rather than through the drive thru vehicle roadway) is a safer way for pedestrians who would also need to negotiate turning traffic at the North Close, Lower Newport Road junction.

*The existing traffic surveys were carried out on a wet day when also the football match at Aldershot was postponed.*

While it may be possible to require McDonalds consultants to carry out further surveys it is necessary when considering a planning application to consider only the additional traffic impact generated by the development, it is not expected that a revised survey will increase the difference in traffic such that it could be considered to generate a severe traffic impact (in terms of the National Planning Policy Framework (NPPF)).

*Will McDonalds be expected to make a transport contribution in respect of an increase in multi-modal trips in a similar way to that required by the KFC proposal?*

A transport contribution will be required based upon the forecast increase in multi-modal trips generated by the development over and above the existing use of the site. This has been identified to contribute towards the cost to extend the right turning lane for westbound traffic

on Ash Road at the North Lane junction which is an identified transport improvement for this area (and against which a similar contribution will be required from the KFC development in accordance with that planning approval). Government policy contained in the Community Infrastructure Levy Regulations requires that transport contributions necessary to make the development acceptable in planning terms are directly related to the development and fairly and reasonably related in scale and kind to the development. The additional trip demand forecast to be generated by this development is not sufficient to justify more significant highway improvements including changes to traffic signal controlled junctions.”

#### Nature conservation

The application is accompanied by a preliminary Ecological Assessment. The Council's Ecologist has been consulted on this application and confirms that he has no record of protected species relevant to the application and the proposals will not affect any designated sites of nature conservation value.

The extended phase 1 habitat survey found negligible ecological interest on the site which dominated by industrial buildings and hardstanding. The report does make some recommendations and suggestions for enhancement which are supported. He raises no objection to the proposal on the grounds of biodiversity subject to the recommendations in the ecology report being implemented in full ie the use of native tree and shrub planting, no demolition during the breeding bird season of March to August without the buildings being checked by an ecologist, and if found an appropriate buffer being provided until breeding ends. These measures may be secured by way of condition. Subject to this no objection is raised to the proposal on nature conservation grounds.

#### The water environment

Policy CP4 of the Core Strategy requires all new buildings, and the development of car parking and hard standing, to incorporate Sustainable Drainage Systems (SUDS) with the aim of returning runoff rates and volumes back to the original greenfield discharge to prevent flooding and to ensure the quality of local water. The majority of the site falls within Flood Zone 2. To this end the application is accompanied by a Flood Risk Assessment. The proposed use of the site is defined as a "less vulnerable" as defined by Table 2 Flood Risk Vulnerability of the Technical Guidance to the NPPF. It is recognised that locally there have been incidences of surface water flooding as may be seen by the flood mitigation measures installed on the front elevation of Clyde Court by residents. The FRA also recognises this and recommends that the building is built with a finished floor level of 71.0 m AOD (Above Ordnance Datum) ie 300mm above the average site level of 70.7m AOD. By raising the floor level this would reduce the risk of the building flooding from pluvial (rainfall), fluvial (rivers) and sewer sources. It is noted that the existing site is dominated by large areas of hard surfacing/buildings which are not permeable. It is unlikely that soakaways will be acceptable on this site due to the anticipated infiltration characteristics of ground conditions and relative high ground water level. However an intrusive site investigation will determine site conditions before soakaways are discounted. The proposed development will continue to utilise the existing drainage outfalls. Approximately 10% of the proposed development will constitute planting beds and other soft landscaping features. The on-site drainage will incorporate sustainable drainage including the provision of surface water attenuation storage on site for the 1:100 year plus 40% climate change rainfall event and controlling the discharge rate such that flow rates will be reduced to the existing surface water outfall to as close as maintainable to greenfield run off rates as recommended in the Strategic Flood Risk Assessment for Rushmoor 2008. These measures are considered to be beneficial when compared to the existing situation and may be secured by way of condition.

The Environment Agency has been consulted on this application and although the consultation period has expired their views are awaited. Thames Water raises no objection to the proposal. Subject to the views of the Environment Agency, no objection is raised to the proposal in respect of the water environment.

Health and wellbeing;

The site is located in proximity to North Lane and Ash Road local centres where there are many different eating establishments. It is some 404 metres walking distance to the closest school, Newport Junior School. It is some 955 metres from Connaught School, Tongham Road. Local schools and doctors surgeries have been notified of the proposal with no representations being received. The thrust of Core Strategy policies in relation to health and wellbeing relate to the provision of facilities such as open space and leisure, enabling opportunities for walking and cycling, providing a good quality living environment and ensuring access to health facilities rather than preventing uses or activities or limiting consumer choice.

In January 2008 an inter departmental Government strategy "Healthy Weight, Healthy Lives a Cross Government Strategy for England was launched by the Prime Minister. This document states that:

"One of the challenges that we face in promoting health eating is the availability of foods high in fat, salt and sugar in local neighbourhoods, including the prevalence of fast food restaurants and takeaways in some communities. Local authorities can use existing planning powers to control more carefully the number and location of fast food outlets in their local areas. The Government will promote these powers to local authorities and PCTs to highlight the impact that they can have on promoting healthy weight, for instance, through managing the proliferation of fast food outlets, particularly in proximity to parks and schools."

It is therefore recognised that promoting social objectives, in this case, healthy eating, may be a material consideration in the determination of planning applications. The NPPG notes that the range of issues that could be considered through the plan-making and decision-making processes, in respect of health and healthcare infrastructure, include how:

"opportunities for healthy lifestyles have been considered (e.g. planning for an environment that supports people of all ages in making healthy choices, helps to promote active travel and physical activity, and promotes access to healthier food)" Paragraph: 002 Reference ID: 53-002-20140306

The NPPG provides a link to research to the Public Health England document about regulating the growth of fast food outlets . This recognises;

"a strong association between deprivation and the density of fast food outlets, with more deprived areas having a higher proportion of fast food outlets per head of population than others."

As set out above, the Government has published guidance that seeks the consideration of health and well-being in plan making and decision taking. There is recognition that there is often a correlation between the density of fast-food outlets and indices of multiple deprivation.

The site the subject of the proposal falls within North Town Ward, and on the periphery of

Aldershot Park Ward. In the 2010 Indices of Multiple Deprivation, both of these Wards had pockets of multiple deprivation that fell within the 20% most deprived parts of the country, hence the inclusion in the Core Strategy of Policy SP7 Neighbourhood Renewal.

The Rushmoor Strategic Partnership priorities were reviewed in 2016, and the neighbourhood renewal priority sets out an approach that seeks to address deprivation issues across the borough including specific pockets of deprivation in Aldershot Park, Cherrywood and Wellington. North Town is no longer to be included.

This is in part a reflection of the 2015 Indices (published September 2015), which have been influenced by the renewal of the neighbourhood in North Town, where a large number of dwellings have been demolished and are being replaced by up-to-date accommodation that can provide a wider variety of housing choices. At the time of the 2011 Census/IMD data collection, the renewal programme has "removed" the pocket of deprivation in North Town. In the light of this, it suggests that a number of factors together combine to affect whether an area is caught by measures of national indices of multiple deprivation.

The Council monitors occupancy in the neighbourhood centres in the Borough. A survey of the centres in North Town and Aldershot Park undertaken in April 2016 has recorded that there are currently 8 Use Class A5 outlets in these Wards and three A3 units. The 2011 Census showed a population of 13,337 for these two areas, whilst Hampshire County Council's Small Area Population Forecast suggests a figure of 13,979 in 2015. Based on the latter, this results in there being approximately one fast food outlet per 1,270 head of population in these areas.

However, it is difficult to benchmark this figure against other parts of the country to ascertain whether it is material in relation to the acceptability of this pre-application proposal. Whilst the Public Health publication of 2014 suggests that there is in general a correlation between deprivation and the number of fast food outlets in a neighbourhood, it would be difficult based on the evidence in front of the Council to refuse this application on these grounds, particularly as North Town has moved out of this measure of multiple deprivation as demonstrated through the publication of the 2015 Indices.

#### Crime and disorder

Section 17 of the Crime and Disorder Act 1998 places a duty on local authorities to exercise their functions with due regard to likely effect on crime and disorder, and the need to do "all that the authority reasonably can" to prevent crime and disorder. "Crime and disorder" includes anti-social and other behaviour adversely affecting the local environment. Paragraph 69 of the NPPF also advises that planning policies and decisions should aim to achieve places which safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion. In this case CCTV will be used both internally and externally to discourage crime and vandalism. The proposed lighting for the car park is to be secured by way of condition. Given its corner location the site would benefit from good natural surveillance from adjoining buildings and highways. The Hampshire Constabulary Crime Prevention Design Officer has been consulted on this application and makes various recommendations relating to the location of cycle parking and internal security to the building. These matters are being considered by the applicant and in the event that planning permission is granted these measures may be secured by way of condition.

Reference has been made in the objections to antisocial behaviour at the McDonalds located at Farnborough Gate Farnborough. Having consulted the Council's AntiSocial Behaviour

Officer and the Hampshire Constabulary Local Beat Officer, no significant concerns have been raised in relation to the McDonalds premises. Historic issues related to drivers using the retail car park in the evenings after the shops have closed for "dougntutting" ie where a car spins around in a circle at speed. This issue appears to have been resolved following the introduction and management of barriers within the car park which limit vehicular access after the shops have closed. It is also noted that the McDonalds premises at the former Tumbledown Dick in Farnborough which has a similar layout to the current proposal has not been the subject of any significant complaint concerning antisocial behaviour since its opening in 2014.

#### Climate change, renewable energy and sustainable construction

When in operation the existing premises would have some impact on climate change. Policy CP3 relates to renewable energy and sustainable development. Photovoltaic panels are proposed on the roof and shown to be mounted on steelwork stub columns fixed to rafters. The supporting Design and Access Statement states that the building will be supplied with electricity from 100% renewable energy sources which are generated off site. In addition the proposed building will incorporate a sophisticated management system to operate lighting, heating and air conditioning. Low energy LED lighting systems will be used throughout as well as kitchen equipment with standby reminders. Furthermore the development will comply with Building Regulations which promotes sustainable construction in terms of heat loss etc. No objection is therefore raised to the proposal in terms of climate change, renewable energy or sustainable construction.

#### Access for people with disabilities

There are two pedestrian entrances into the building, the main entrance in the west elevation (North Lane) and one from the patio area to the south of the building. These public entrances have level thresholds and are suitable for wheelchair access. A customer lift and an accessible WC are also to be provided. The disabled parking spaces are located to the south of the building with level pedestrian paths and crossing provided up to the main entrance. These measures are considered to provide appropriate access arrangements for people with disabilities and are acceptable.

### FULL RECOMMENDATION

It is recommended that subject to the views of the Environment Agency raising issues which have not been previously considered by 19 July 2016 and the completion of a satisfactory Agreement under s106 of the Town and Country Planning Act 1990 by 19 July 2016 to secure a financial contribution towards transport 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 19 July 2016 the Head of Planning, in consultation with the Chairman, be authorised to refuse planning permission on the grounds that the proposal fails to make an appropriate contribution towards transport contrary to the provisions of policies CP16 and CP17 of the Rushmoor Core Strategy and the Council's supplementary planning document on Planning Contributions - Transport.

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

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

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

Reason - To ensure satisfactory external appearance.\*

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

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

- 4 With the exception of the proposed acoustic fencing, the boundary treatment as shown in the approved plans shall be implemented in full prior to the premises being opened to the public and thereafter retained/maintained.

Reason - To safeguard the amenities of neighbouring property.\*

- 5 No works shall start on site until plans showing details of the existing and proposed ground levels, proposed finished floor levels, levels of any paths, drives, garages 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 Provision shall be made for services to be placed underground. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no overhead electricity, telecommunications or service lines shall be erected or placed above the ground of the site without the express written consent of the Local Planning Authority.

Reason - In the interests of the amenities and character of the area.

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

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

- 8 No works shall start on site until a construction method statement has been submitted to and approved in writing by the Local Planning Authority, which shall include:
- i) programme of construction work;
  - ii) the provision of long term facilities for contractor parking;
  - iii) the arrangements for deliveries associated with all construction works;
  - iv) methods and phasing of construction works;
  - v) access and egress for plant and deliveries;
  - vi) protection of pedestrian routes during construction;
  - vii) location of temporary site buildings, site compounds, construction materials and plant storage areas;
  - viii) controls over dust, noise and vibration during the construction period;
  - ix) provision for storage, collection and disposal of rubbish from the development during the construction period
  - x) lorry routing; and
  - xi) provision for the on site parking and turning of construction vehicles

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

\*

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

- 9 The landscaping scheme hereby approved shall be implemented in full prior to the first use of the building by the public or the first available planting season whichever is the sooner. Any tree/shrub removed, dying or becoming seriously diseased within five years of planting shall be replaced by trees/shrubs of similar size and species to those originally required to be planted.

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

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

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

- 11 Notwithstanding any information submitted with the application, no construction pursuant to this permission shall commence until there has been submitted to and approved in writing by the Local Planning Authority: -

- i. a desk top study carried out by a competent person documenting all previous and existing uses of the site and adjoining land, and potential for contamination, with information on the environmental setting including known geology and hydrogeology. This report should contain a conceptual model, identifying potential contaminant pollutant linkages.
- ii. if identified as necessary; a site investigation report documenting the extent, scale and nature of contamination, ground conditions of the site and

incorporating chemical and gas analysis identified as appropriate by the desk top study.

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

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

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

- 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 the development details of a lighting strategy for the site shall be submitted for the approval of the Local Planning Authority . Once approved the lights shall be installed in accordance with these details prior to the first occupation of the development and thereafter retained.

Reason - In the interests of visual and residential amenity.

- 14 The plant and machinery hereby approved shall be installed in accordance with the noise levels and mitigation measures as set out in the Environment Noise Assessment and supplementary Environment Noise Information prepared by Peter Ashford of Acoustic Associates South West Ltd dated 13 October 2015 and 4 April 2016 prior to the premises opening to the public and thereafter retained in accordance with these approved details.

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

- 15 Notwithstanding any details submitted with the application the use of the development hereby approved shall not commence, until details of the means of suppressing and directing smells and fumes from the premises have been submitted to and approved in writing by the Local Planning Authority. These details shall include the height, position, design, materials and finish of any external chimney or vent. The



development shall be carried out in accordance with the details so approved prior to the first use of the development and thereafter retained.

Reason - To safeguard the amenities of neighbouring property.\*

- 16 The restaurant/drive through uses hereby permitted shall not be open to customers outside the hours of 7am to 11pm.

Reason - To safeguard the amenities of existing and future neighbouring occupiers.

- 17 Deliveries and refuse collections to/from the premises shall only take place between the hours of 8am to 9pm

Reason - To safeguard the amenities of adjoining and future occupiers.

- 18 Unless shown on the approved plans no display or storage of goods, materials, plant, or equipment shall take place other than within the buildings.

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

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

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

- 20 Unless otherwise agreed in writing, no part of the development hereby approved shall be used or occupied until the proposed means of vehicular access has been completed and made available for use.

Reason - To ensure adequate means of access is available to the development.

- 21 Any existing means of access or part thereof not incorporated within the approved arrangement hereby permitted shall be permanently closed as soon as the new means of access has been constructed and brought into use. A footway/verge shall be provided and the kerbs raised in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development.

Reason - In the interest of highway and pedestrian safety.\*

- 22 Prior to the first use of the building, details of measures to be undertaken to the first floor windows in the east elevation, for example the use of clear and obscure glazing, to ensure appropriate levels of occupational privacy to residents of Clyde Court shall be submitted to the Local Planning Authority for approval. Once approved the measures shall be implemented in full prior to the first use of the building and thereafter retained.

Reason - To maintain appropriate levels of privacy to the occupiers of Clyde Court.

- 23 Prior to the first occupation of the development and notwithstanding any information submitted with the applications details of the proposed acoustic fencing shall be submitted to the Local Planning Authority for approval. These details should include its proposed construction to demonstrate that it will provide the level of acoustic attenuation required. Once approved the acoustic fencing shall be erected prior to the first occupation of the development and thereafter retained and maintained for the duration of the operational life of the premises.

Reason - To safeguard the amenities of adjoining occupiers.

- 24 All wild birds and their nests are protected under the Wildlife and Countryside Act 1981 (as amended). If any part of the building is to be demolished during the bird breeding season (March-September inclusive) it should first be inspected by an experienced ecologist to ensure that no active nests are present. If an active nest is discovered it should be left in situ until the young have fledged.

Reason - to prevent harm to breeding birds.

- 25 The permission hereby granted shall be carried out in accordance with the following approved drawings - 6485-SA-8986-AL01 D, AL03 B, P202 A, P204 D, P205 A, P206 A, Sign Type 8 and MK MCD ALD 01 (Rev C)

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

### **Informatives**

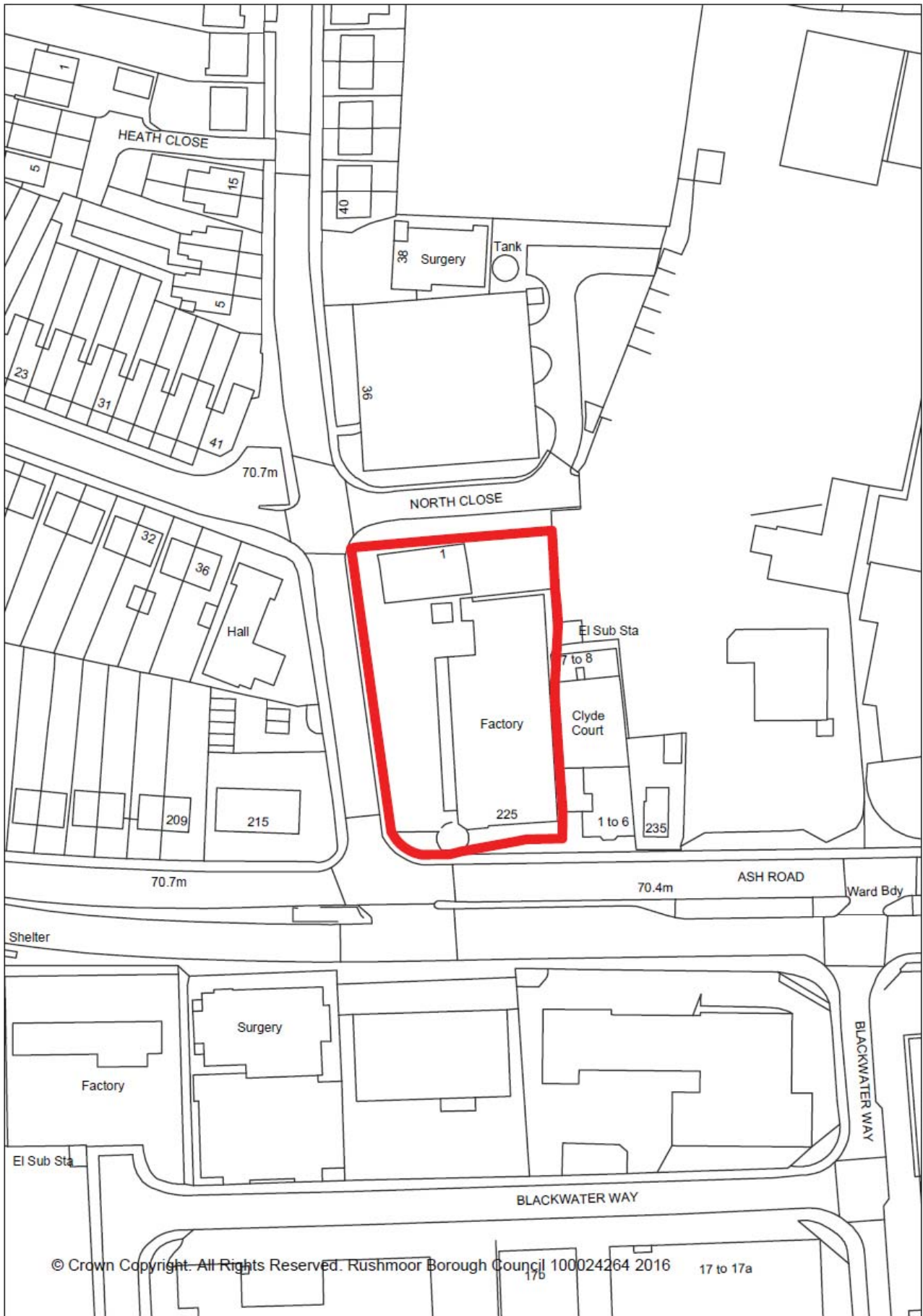
- 1 INFORMATIVE – The Local Planning Authority’s commitment to working with the applicants in a positive and proactive way is demonstrated by its offer of pre-application discussion to all, free of charge, and assistance in the validation and determination of applications through the provision of clear guidance regarding necessary supporting information or amendments both before and after submission, in line with the National Planning Policy Framework.
- 2 INFORMATIVE - REASONS FOR APPROVAL - The Council has granted permission because it is considered that the proposal would not adversely affect the character of the area, the amenities of existing occupiers nor matters of highway safety. In overall terms the proposal is considered to meet the objectives of development plan policy and in compliance with the NPPF/NPPG. It is therefore considered that subject to compliance with the attached conditions, and taking into account all other material planning considerations, including the provisions of the development plan, the proposal would be acceptable. This also includes a consideration of whether the decision to grant permission is compatible with the Human Rights Act 1998.
- 3 INFORMATIVE - Your attention is specifically drawn to the conditions marked \*. These conditions require the submission of details, information, drawings etc. to the Local Planning Authority BEFORE WORKS START ON SITE or, require works to be carried out BEFORE COMMENCEMENT OF USE OR FIRST OCCUPATION OF ANY BUILDING. Development started, carried out or occupied without first meeting the requirements of these conditions is effectively development carried out WITHOUT PLANNING PERMISSION. The Council will consider the expediency of taking enforcement action against any such development and may refer to any such breach of planning control when responding to local searches. Submissions seeking to

discharge conditions or requests for confirmation that conditions have been complied with must be accompanied by the appropriate fee.

- 4 INFORMATIVE - This permission is subject to a planning obligation under Section 106 of the Town and Country Planning Act 1990 (as amended).
- 5 INFORMATIVE - The applicant is recommended to achieve maximum energy efficiency and reduction of Carbon Dioxide emissions by:
  - a) ensuring the design and materials to be used in the construction of the building are consistent with these aims; and
  - b) using renewable energy sources for the production of electricity and heat using efficient and technologically advanced equipment.
- 6 INFORMATIVE - The applicant is advised to follow good practice in the demolition of the existing buildings on site including the re-use of all material arising from demolition as part of the redevelopment wherever practicable. Please contact Les Murrell, Strategy Co-ordinator (Sustainability) at Rushmoor Borough Council on 01252 398538 for further information.
- 7 INFORMATIVE - The planning permission hereby granted does not authorise the applicant, or his agents, to construct a new/altered access to, or other work within, the public highway. A separate consent for works within the highway must first be obtained from the highway authority who may be contacted at the following address:- Hampshire County Council Highways Sub Unit, M3 Motorway Compound, Hook, Hampshire, RG27 9AA.
- 8 INFORMATIVE - Measures should be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway throughout the construction period.
- 9 INFORMATIVE - No materials produced as a result of site preparation, clearance, or development should be burnt on site. Please contact the Head of Environmental Health for advice.
- 10 INFORMATIVE - The applicant is reminded that the premises should be made accessible to all disabled people, not just wheelchair users, in accordance with the duties imposed by the Equality Act 2010. This may be achieved by following recommendations set out in British Standard BS 8300: 2009 "Design of buildings and their approaches to meet the needs of disabled people - Code of Practice". Where Building Regulations apply, provision of access for disabled people to the premises will be required in accordance with Approved Document M to the Building Regulations 2000 "Access to and use of buildings". The Rushmoor Access Group would welcome the opportunity to give further advice and guidance.
- 11 INFORMATIVE - The applicant is reminded that under the provisions of the Food Safety Act 1990 there is a requirement to register all food premises with the Local Authority at least 28 days before the commencement of any business operations. The applicant must therefore contact the Head of Environmental Health for advice.
- 12 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.

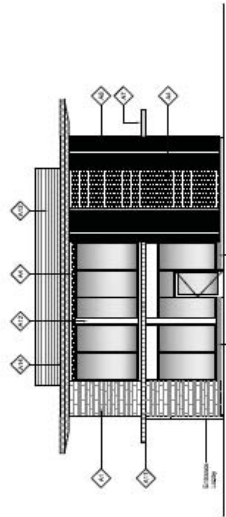
- 13 **INFORMATIVE** - It is a legal requirement to notify Thames Water of any proposed connection to a public sewer. In many parts of its sewerage area, Thames Water provides separate public sewers for foul water and surface water. Within these areas a dwelling should have separate connections: a) to 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.
- 14 **INFORMATIVE** - In the UK all species of bats are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and under Schedule 2 of the conservation (Natural Habitats & c) Regulations 2004. The grant of planning permission does not supersede the requirements of this legislation and any unauthorised works would constitute an offence. If bats or signs of bats are encountered at any point during development then all works must stop immediately and you should contact Natural England.
- 15 **INFORMATIVE** - The applicant is advised that during the demolition and construction phases of the development measures should be employed to contain and minimise dust emissions, to prevent their escape from the development site onto adjoining properties. For further information, please contact the Head of Environmental Health.
- 16 **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.
- 17 **INFORMATIVE** - The applicant is reminded of the need to comply with the requirements of highway legislation prior to commencement of development or other such period as is appropriate.
- 18 **INFORMATIVE** - Thames Water recommends the installation of a properly maintained fat trap on all catering establishments. They also recommend, in line with best practice for the disposal of Fats, Oils and Grease, the collection of waste oil by a contractor, particularly to recycle for the production of bio diesel. The provision of petrol/oil interceptors in the car park is also recommended



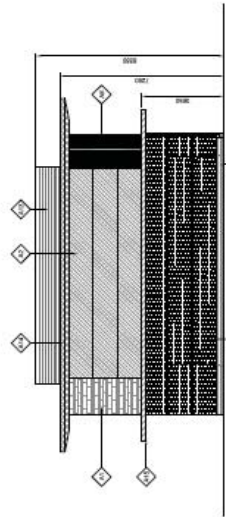


**MATERIAL LEGEND**

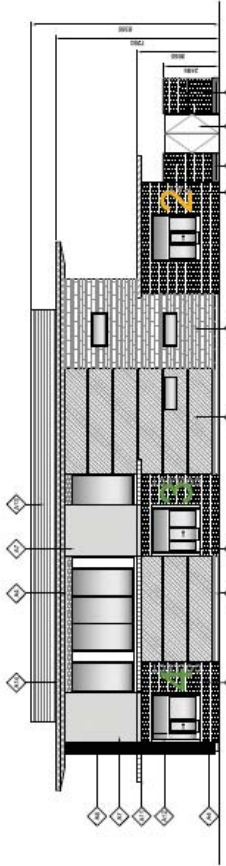
[Symbol]	BRICK
[Symbol]	CONCRETE
[Symbol]	GLASS
[Symbol]	INSULATION
[Symbol]	ROOFING
[Symbol]	WOOD
[Symbol]	... (Remaining 15 items omitted for brevity)



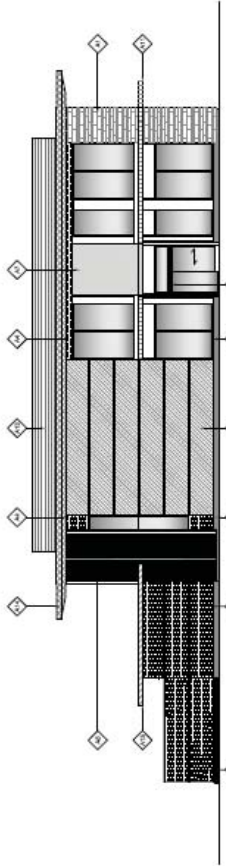
**SOUTH ELEVATION**



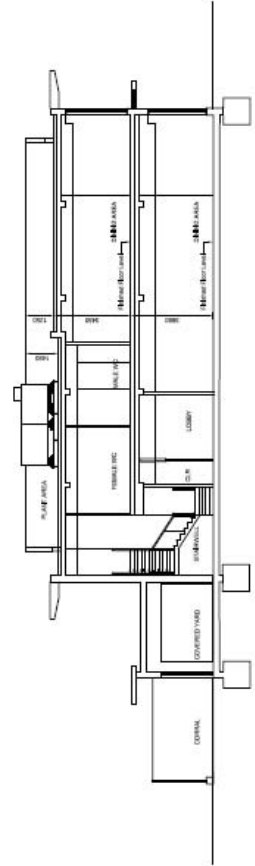
**NORTH ELEVATION**



**EAST ELEVATION**



**WEST ELEVATION**



**SECTION A-A**

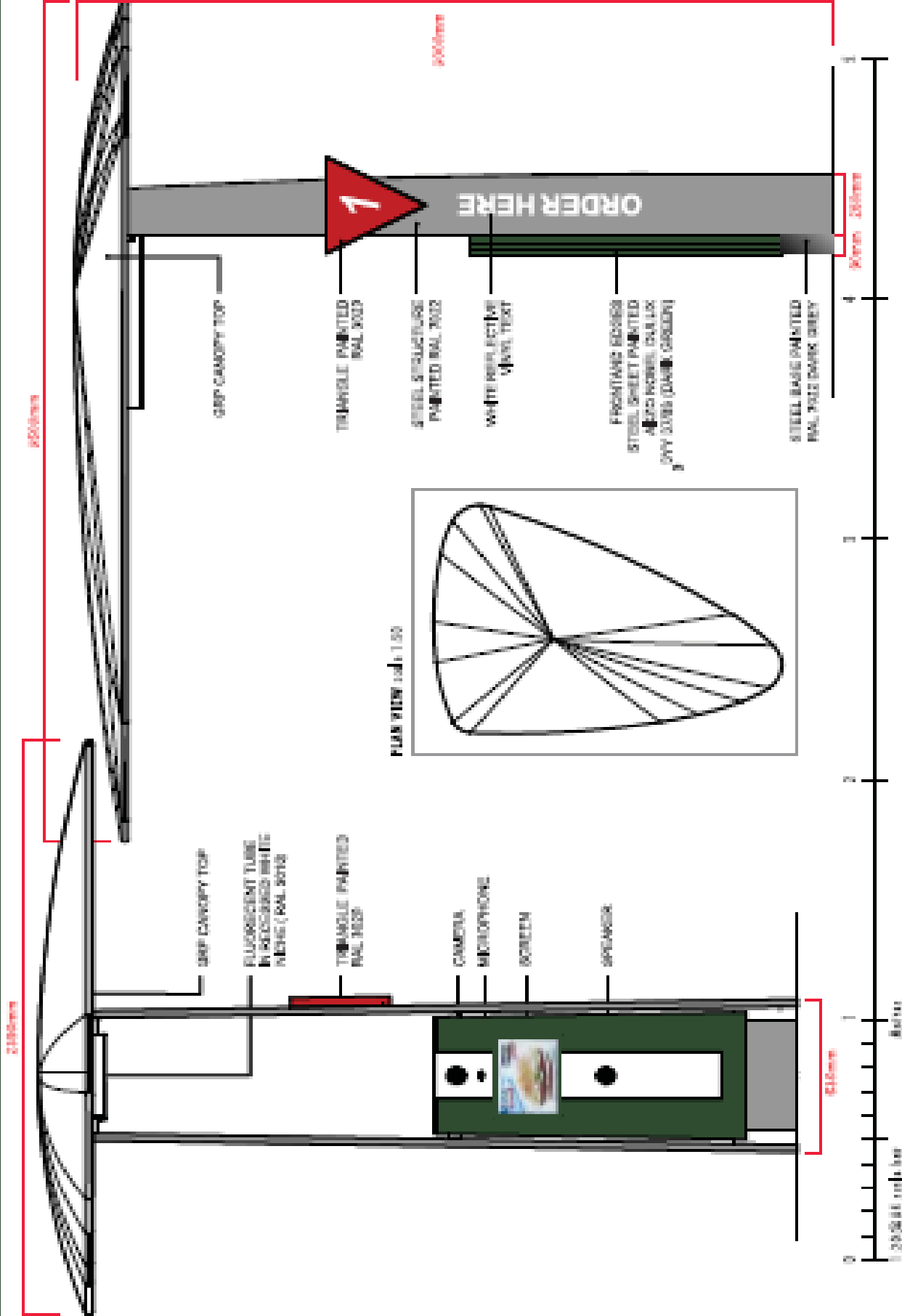
**DO160**

PROJECT: ...  
 DATE: ...  
 DRAWN BY: ...  
 CHECKED BY: ...  
 SCALE: ...









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

Case Officer	Sarita Jones
Application No.	16/00408/ADVPP
Date Valid	25th May 2016
Expiry date of consultations	15th June 2016
Proposal	Display three sets of internally illuminated letters, three internally illuminated fascia signs and one internally illuminated golden arch
Address	<b>225 Ash Road Aldershot Hampshire GU12 4DD</b>
Ward	North Town
Applicant	McDonald's Restaurants Ltd
Agent	Miss Donna Smith
Recommendation	<b>GRANT</b>

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Application No.	16/00409/ADVPP
Date Valid	25th May 2016
Expiry date of consultations	15th June 2016
Proposal	Display a double sided internally illuminated totem sign (6.5 metres high)
Address	<b>225 Ash Road Aldershot Hampshire GU12 4DD</b>
Ward	North Town
Applicant	McDonald's Restaurants Ltd
Agent	Miss Donna Smith
Recommendation	<b>GRANT</b>

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Application No.	16/00410/ADVPP
Date Valid	25th May 2016
Expiry date of consultations	15th June 2016
Proposal	Display one internally illuminated Gateway (height restrictor) sign, nine freestanding internally illuminated signs, one freestanding non illuminated sign, twenty non illuminated traffic signs and one non illuminated double sided banner unit.
Address	<b>225 Ash Road Aldershot Hampshire GU12 4DD</b>
Ward	North Town
Applicant	McDonald's Restaurants Ltd
Agent	Miss Donna Smith
Recommendation	<b>GRANT</b>

### Description

This site, covering 0.27 ha, is located at the junction of North Lane and the A323 Ash Road. A full site description is set out in respect of the planning application which forms Item 5 on this agenda.

This report relates to three applications seeking advertisement consent in respect of signage associated with the proposed redevelopment of the site as a drive-through restaurant as follows:

1. Display of three sets of internally illuminated letters, three internally illuminated fascia signs and one internally illuminated golden arch, 16/00408/ADVPP. This application relates to the signage to be displayed on the building. The internally illuminated letters (McDonalds) are to be displayed on the north, south and west elevations at first floor level and have a white colour finish. Two of the internally illuminated fascia signs comprising an illuminated golden arch on a dark green background will be displayed on the east elevation with the remaining sign displayed on the west elevation, all at first floor level. The golden arch sign is to be displayed on the south elevation at first floor level.
2. Display of a double sided internally illuminated totem sign (6.5 metres high), 16/00409/ADVPP. This application relates to the siting of a totem sign on the junction of North Lane and Ash Road. This comprises four composite aluminium panels of which three are non-illuminated in a timber style finish (Reynowood). The illuminated parts of the sign comprise an internally illuminated golden arch on a non-illuminated dark green background, a "drive-thru" logo largely in white on a non-illuminated dark green background and backlit wifi symbol. It has a width of 1.44 metres and depth of 320mm.
3. Display one internally illuminated Gateway (height restrictor) sign, nine freestanding internally illuminated signs, one freestanding non illuminated sign, signs within the customer order display units twenty non illuminated traffic signs and one non

illuminated double sided banner unit, 16/00409/ADVPP. This application relates to freestanding signage within the site. The gateway sign is of a cantilever design with a height of 3.2 metres and width of 3.45 metres and is sited at the entrance to the drive through lane. The only illuminated element is the drive through logo on the vertical part of the sign. Seven of the freestanding illuminated signs relate to product information comprising one poster board, two 2 bay signs and four pre sell boards with digital displays within the two COD canopies. These are located within the drive through lanes as is the freestanding non illuminated sign (side by side any lane). The remaining freestanding illuminated signs comprise two single sided directional signs proposed adjacent to the entrance and exit to the site onto North Close. The traffic signs (give way, pedestrian crossing, pedestrians look left/right, speed limit, no entry, parked order bay) are located in places appropriate to the information they are displaying throughout site. Three non-illuminated double sided banner units were originally proposed (one at the junction with North Lane/North Close, one at North Lane/Ash Road and one at Clyde Court/Ash Road). Given the size, number and siting, concerns were raised about the level of signage being proposed. The application has been subsequently amended to delete the North Lane/North Close and North Lane/Ash Road signs. The remaining sign is to be sited at an angle on the Ash Road frontage in proximity to the common boundary with Clyde Court. It is proposed at 4.82 metres wide with a height of 2.06 metres. It has punched panels with a dark green finish on a dark green/dark grey base.

## **Consultee Responses**

Environmental Health                      Raises no objection to the proposals.  
Transportation Strategy Officer      Raises no objection to the proposals.

## **Neighbours notified**

In addition to posting six site notices (three on Ash Road and three on North Lane) and press advertisement, 164 individual letters of notification were sent to properties in Ash Road, Blackwater Way, Haig Road, Heath Close, Herretts Gardens, Lower Newport Road, Newport Road, North Lane and North Close, Belle Vue Infants School, Connaught School, Maple Vue Children's Centre, Newport County Junior School, Southlea Surgery, Ash Manor School Ash, Walsh COE Memorial School Ash Walsh COE Junior School Ash and KFC Head Office Woking.

## **Neighbour comments**

A letter of representation has been received from 19 North Lane objecting to the proposal on the following grounds:

- substantial detrimental effects such signage will have on a heavily congested light controlled junction;
- so many signs in such close proximity to the junction will be confusing for drivers and likely to cause distraction and subsequent accidents;

## **Policy and determining issues**

The site is within the built up area of Aldershot. As such "saved" local plan policies ENV38 (Advertisements) and ENV52 (Light Pollution) are relevant to the consideration of this proposal as is the advice in the National Planning Policy Framework and associated

Planning Practice Guidance.

The main determining issues are the impact of the proposed signage on amenity and safety.

### **Commentary**

The surrounding area is characterised by a variety of illuminated and non-illuminated signs displayed on both buildings and as freestanding structures. The proposed signage has three elements, namely the signage for the building, the signage for the drive through/ car park and the totem sign.

The proposed signage on the building is displayed on each elevation. Given the amount of signage when seen in the overall context of the building this part of the proposal is considered to be acceptable in visual terms. The signage within the drive through lane and car park is typical for the proposed use. Given their siting across the site, they are not considered to be detrimental to the character of the area. The banner sign is set within a landscaped area and is set at an angle to the street. Given the more commercial character of the Ash Road frontage, this sign is not considered to be harmful to the character of the area. The totem is slightly higher than the one approved at KFC. However given the number of totem signs of similar heights within the Ash Road streetscene, this part of the proposal is considered to be acceptable in visual amenity terms. In overall terms the proposed signage is not considered to have a significant impact on amenity and are acceptable.

The site is within a designated employment area with the closest dwellings adjoining the site at Clyde Court to the east and 215 Ash Road to the west. These properties will have indirect views of the proposed signage. Given existing streetlighting to the front and side, the proposed levels of illumination for the letters, fascia signs, order menu units and totem sign are not considered to be incompatible with existing illumination in the area. Environmental Health has considered the issue of illumination and its impact on adjoining residents. It confirms that the proposed luminance levels comply with the levels recommended by the Institution of Lighting Engineers in their Technical Report No 5: Brightness of Illuminated Advertisement and are acceptable. No objection is therefore raised to the proposal on residential amenity grounds.

The Transportation Strategy Officer has considered this proposal and confirms that proposed totem sign is shown in a position which is set back and clear from the required sight line for the junction of North Lane with Ash Road so should present no problems with the highway visibility. He is satisfied with the other signage proposals and does not raises objection to any of the proposals on highway safety grounds.

In conclusion, the proposals are considered to be acceptable in amenity and safety terms having regard to development plan policy and the NPPF/NPPG.

### **FULL RECOMMENDATIONS**

#### **16/00408/ADVPP**

It is recommended that advertisement consent be **GRANTED** subject to the following conditions and informatives:

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.
6. The signage hereby permitted shall be displayed in accordance with the following approved drawings - 6485-SA-8986-AL01 D, P202 A, P209 B, McDonalds/002/2008, 023/2016 and Sign types 23A and 23C.

Reason - To ensure the signage is displayed 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 be acceptable in amenity and safety terms having regard to development plan policy and the NPPF/NPPG. It is therefore considered that subject to compliance with the attached conditions, and taking into account all other material planning considerations, including the provisions of the development plan, the proposal would be acceptable. This also includes a consideration of whether the decision to grant permission is compatible with the Human Rights Act 1998.

### **16/00409/ADVPP**

It is recommended that advertisement consent be **GRANTED** subject to the following conditions and informatives:

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2. No advertisement shall be sited or displayed so as to—
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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.
  6. The signage hereby permitted shall be displayed in accordance with the following approved drawings - 6485-SA-8986-AL01 D and P222 C and Sign type 1A.

Reason - To ensure the signage is displayed 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.
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### 16/00410/ADVPP

It is recommended that advertisement consent be **GRANTED** subject to the following conditions and informatives:

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.

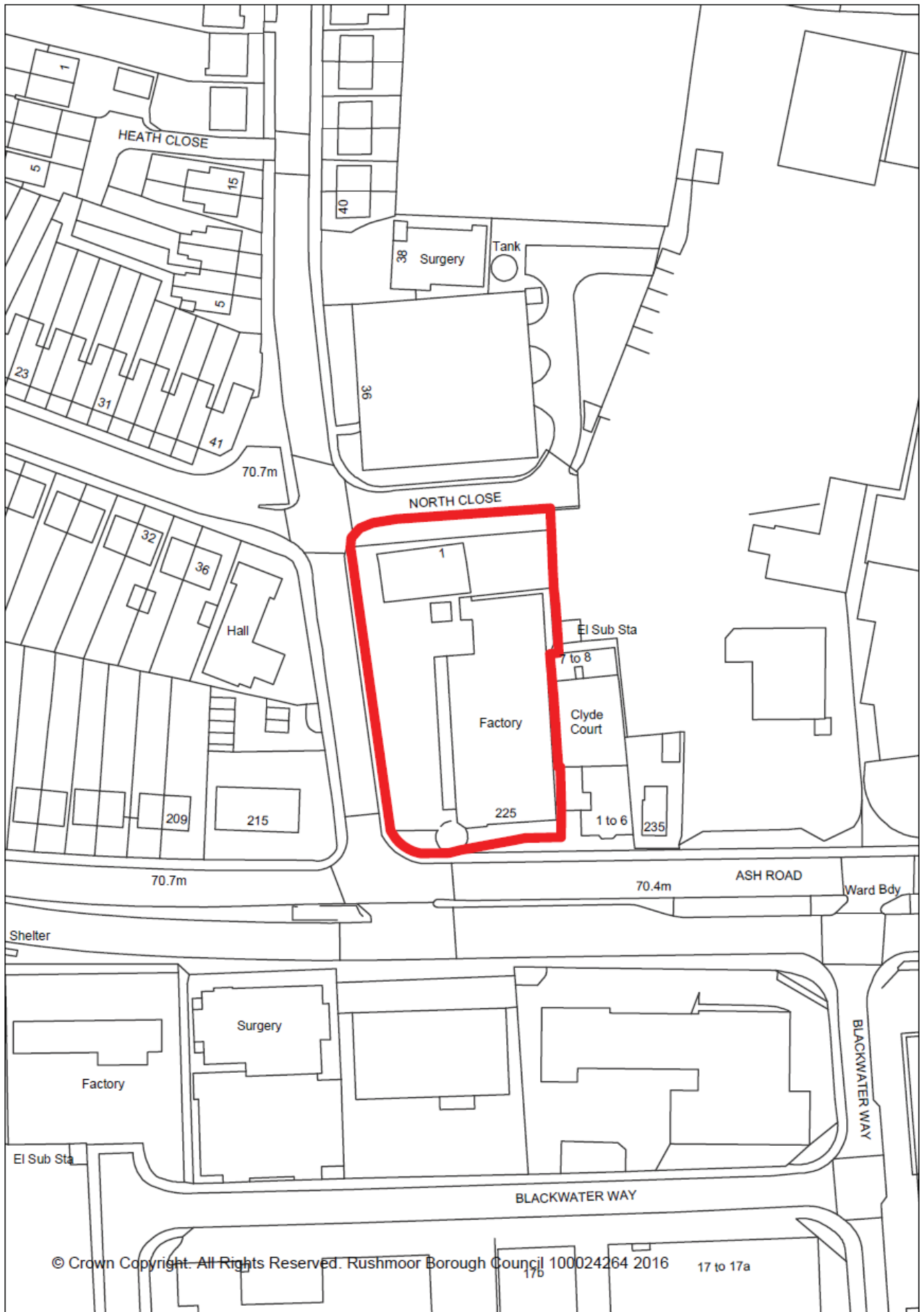
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4. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.
5. Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.
6. The signage hereby permitted shall be displayed in accordance with the following approved drawings - 6485-SA-8986-AL01D, 202 A and P208 B, sign types 2, 3, 7, 8, 11, 13, 19, 22, 24 (14b), 24 (14c), 25 (No entry), 25 (Pedestrian crossing), 25 (Give Way), 10mph disc and Caution look left/right.

Reason - To ensure the signage is displayed 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.
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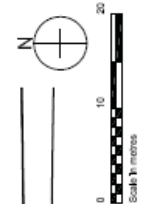
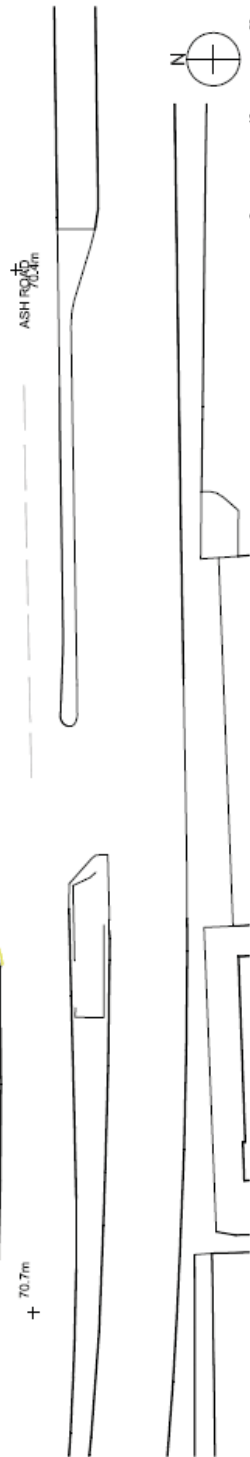
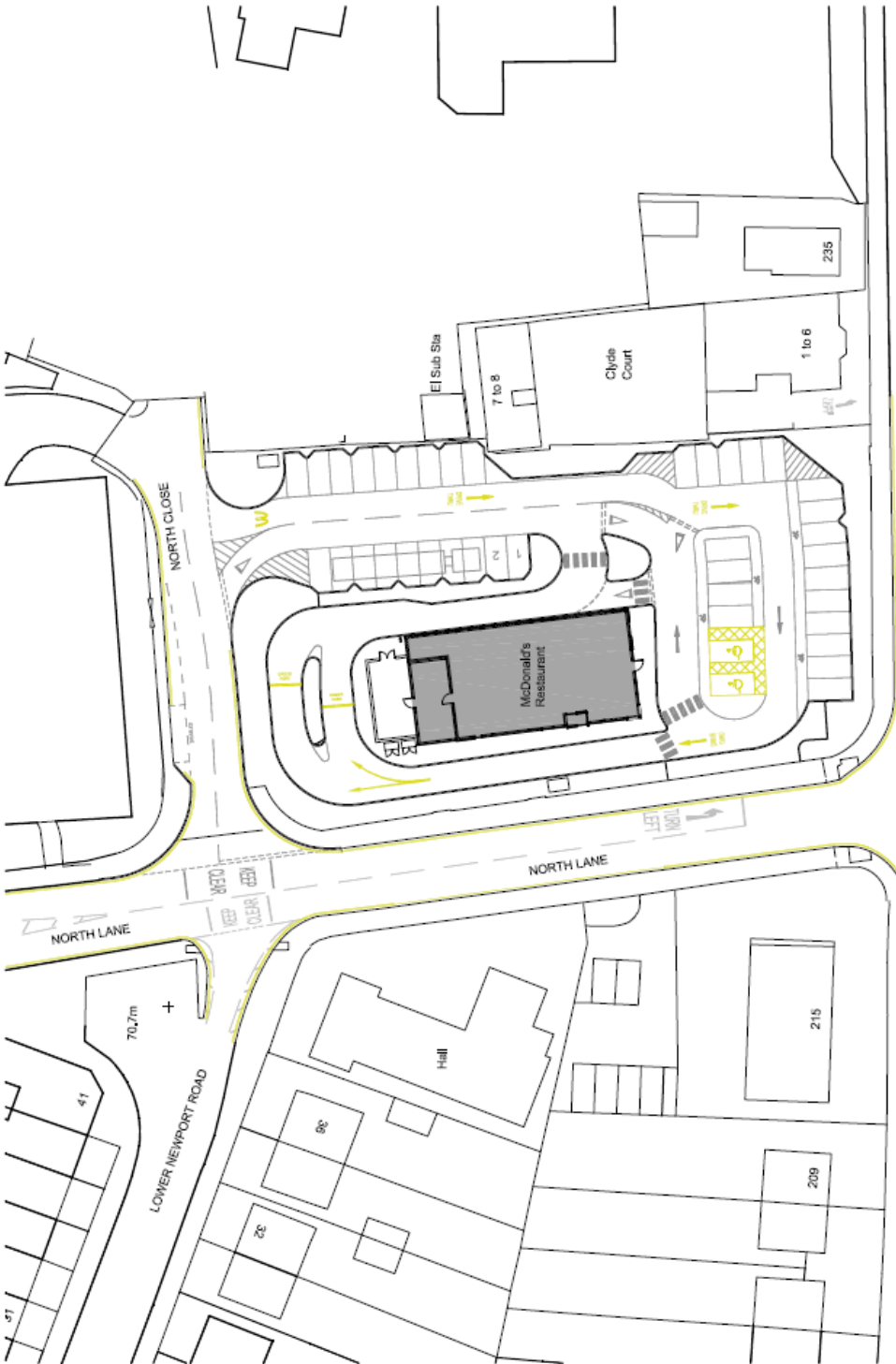




Notes:  
 All drawings to be read in conjunction with other drawings as noted on issue sheet.

SITE AREAS SCHEDULE (D0160)	
TYPE	m <sup>2</sup>
DEEMISED SITE AREA	2386
BUILDING FOOTPRINT	320
GIA	844
GEA	585
DINING AREA	211

PARKING SCHEDULE	
TYPE	No.
GENERAL	36
ACCESSIBLE	02
RESERVE BAY	02
TOTAL	40



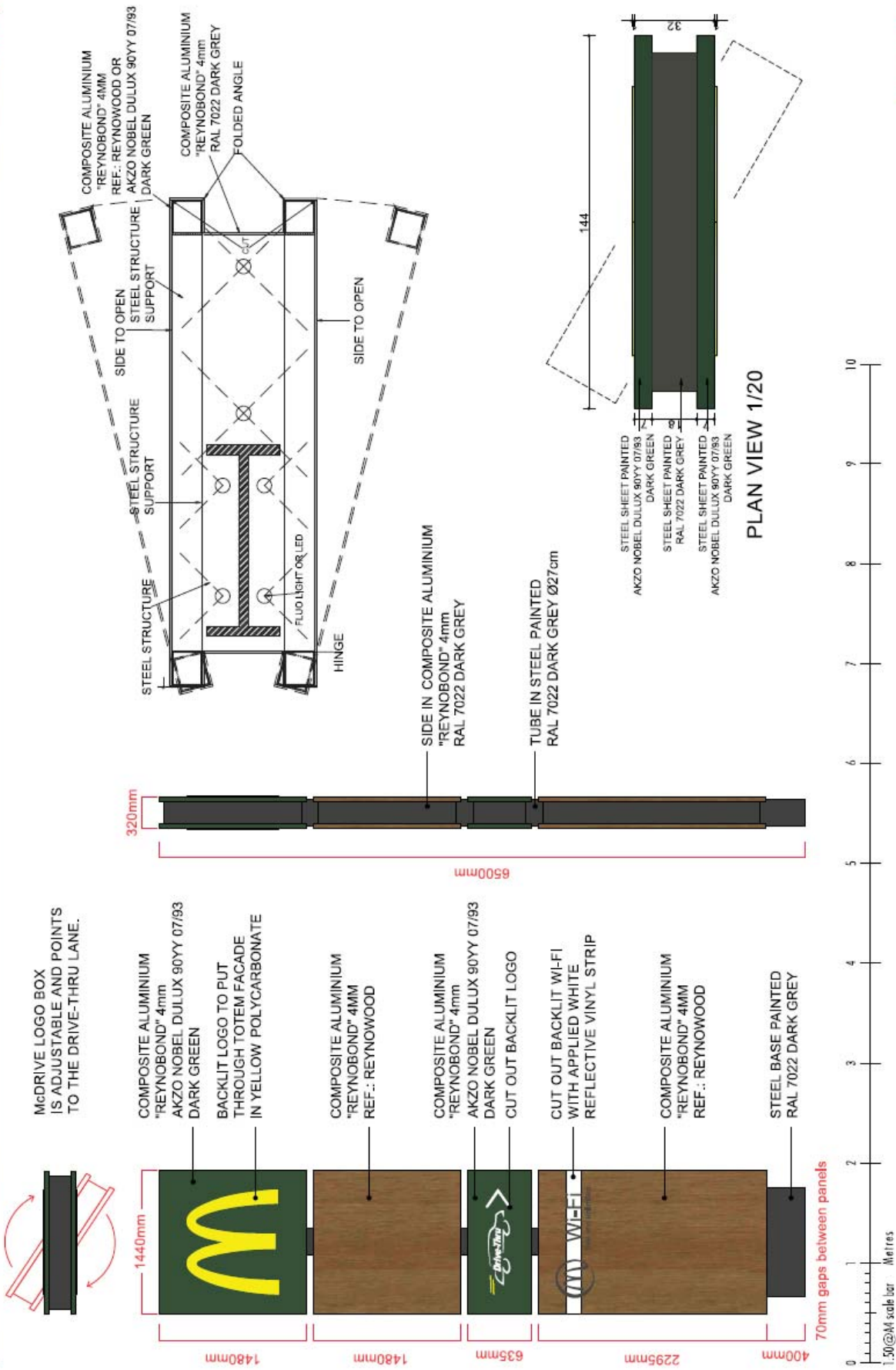
D0160

A. EXISTING PAVED DRIVE		TOTAL AREA	
NO.	AREA	AREA	PERCENT
1	100.00	100.00	100.00

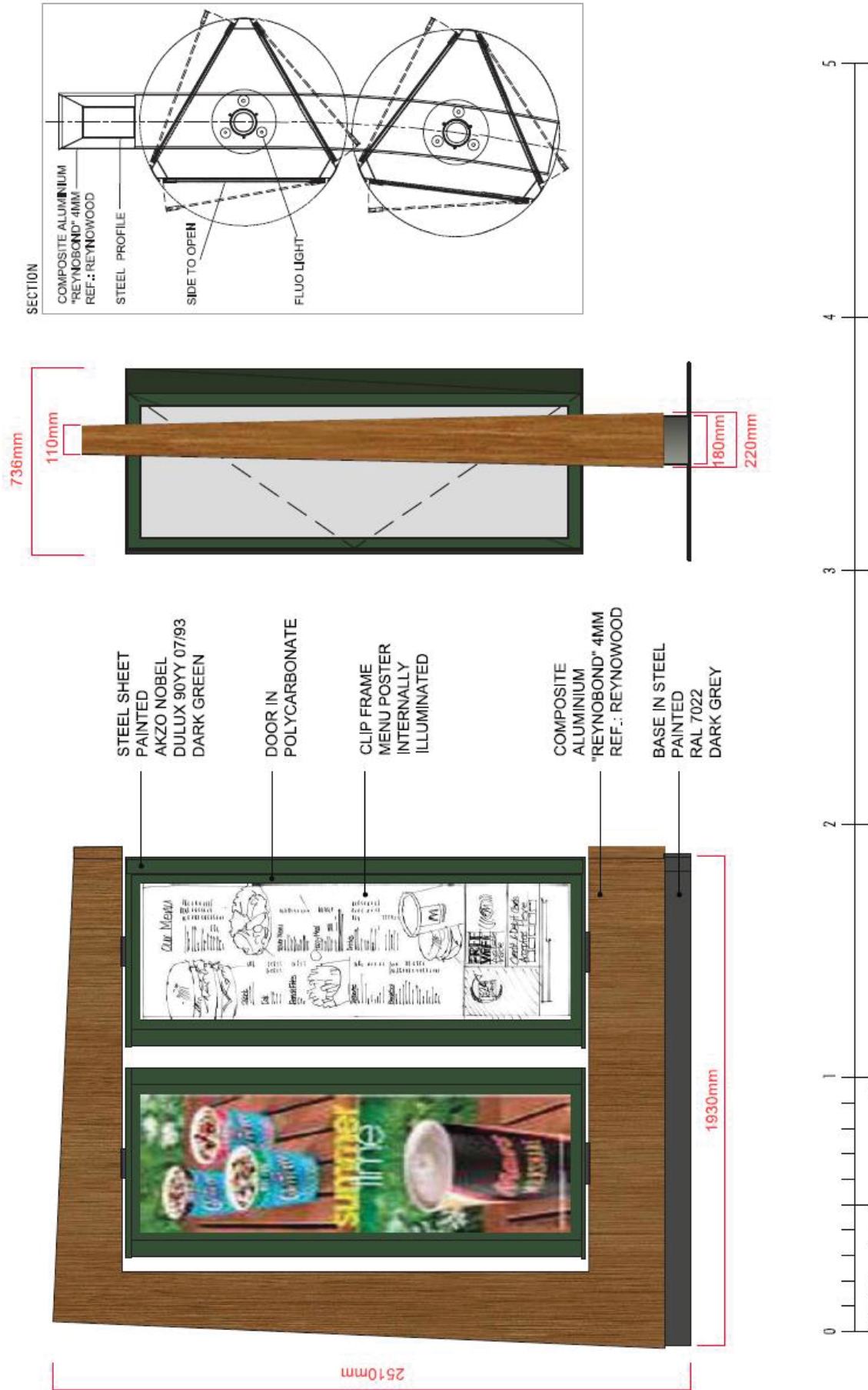
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 a. All areas to be completed in accordance with the following:  
 b. All areas to be completed in accordance with the following:  
 c. All areas to be completed in accordance with the following:  
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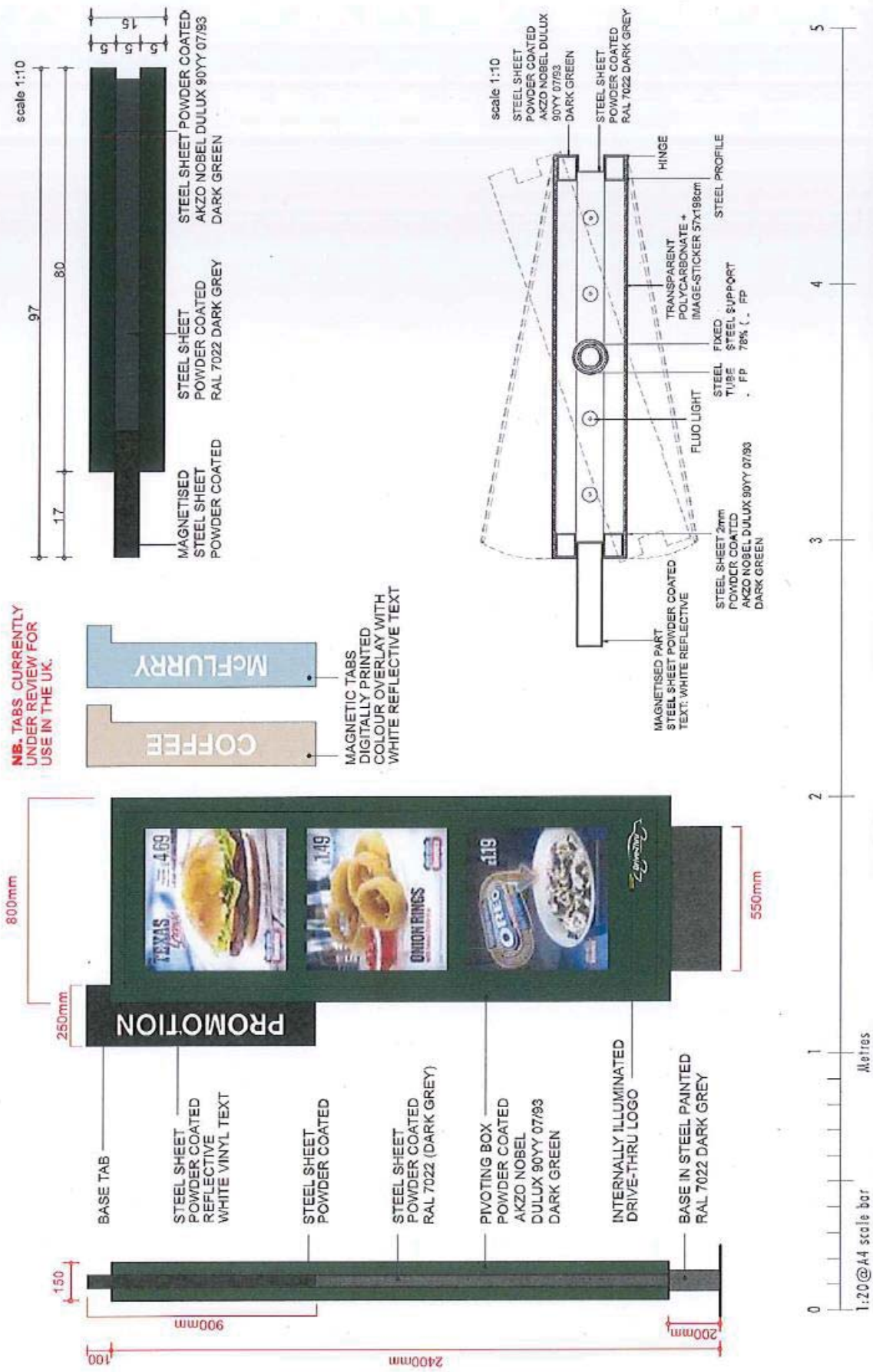
PROPOSED EXCAVATION AT  
 231, Ash Road  
 ALDERSHOT GU12 4DD  
 or contact of  
 McDonald's Restaurants Ltd  
 0203 212 1111  
 Proposed Block Plan

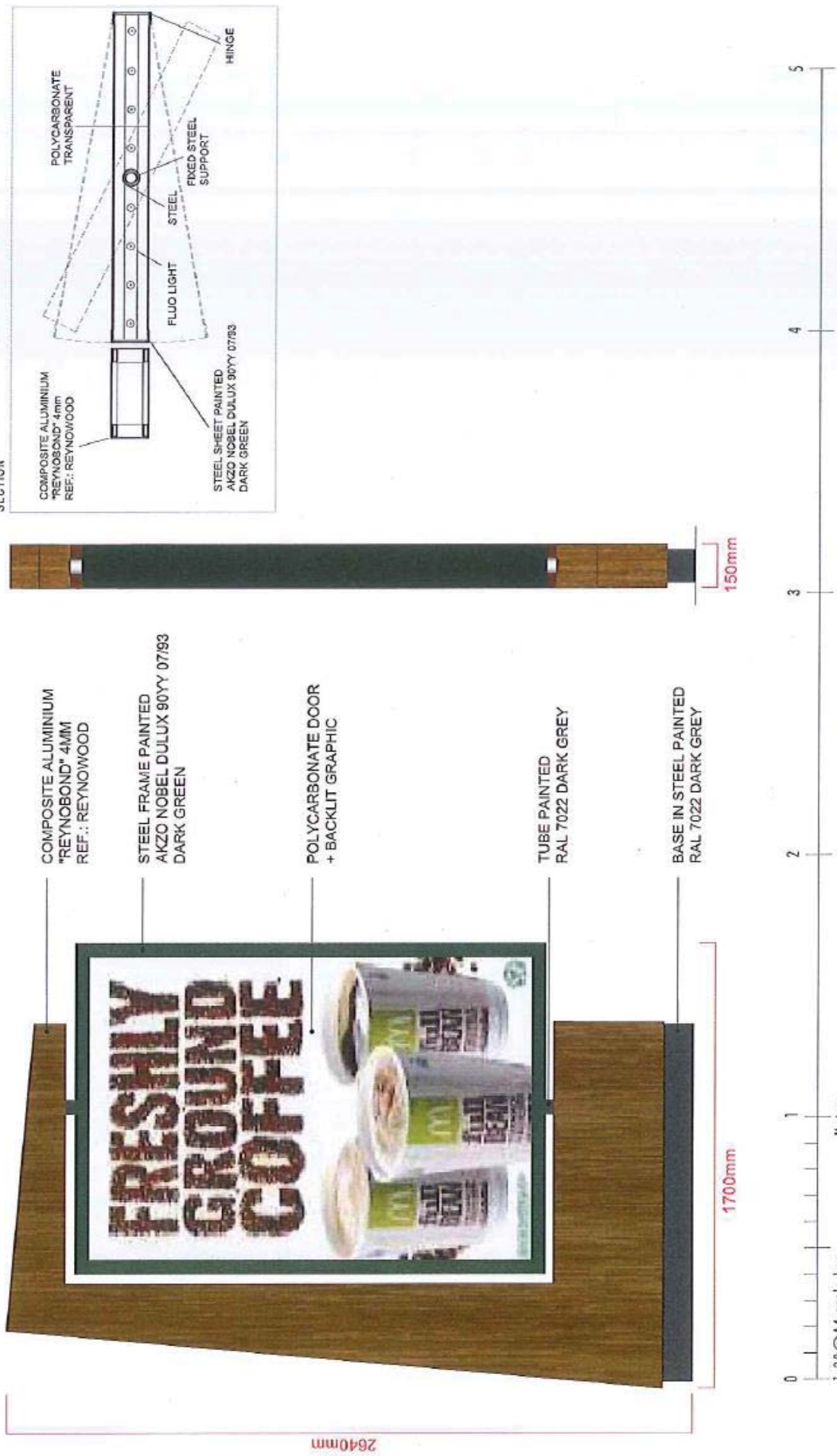
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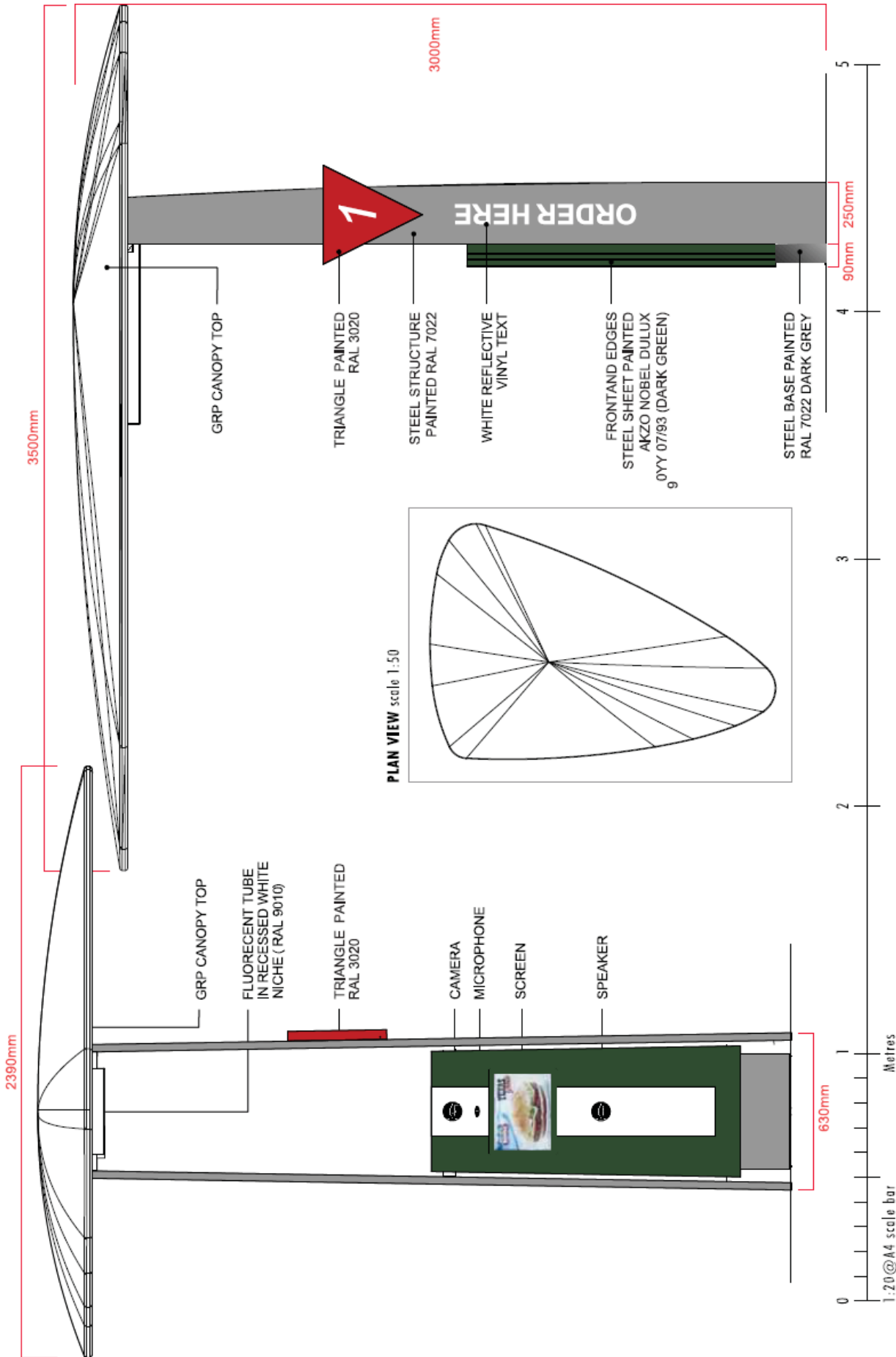












INSET EDGING TO FULL PERIMETER FINISHED GREY  
STEPPED EXTRUSION TO FULL PERIMETER FINISHED DARK GREEN

4820mm



1160mm

2060mm

PUNCHED PANELS WITH MCDONALDS WORDING, FINISHED DARK GREEN (AKZO NOBEL DULUX 90YY 07/93)  
FACE PANELS TO FIT INSIDE STEPPED EXTRUSION. FIXINGS FOR PANELS WILL BE THROUGH SIDES

SHEET STEEL POWDER COATED DARK GREEN (AKZO NOBEL DULUX 90YY 07/93)

WHITE & YELLOW REFLECTIVE VINYL

BASE IN STEEL, PAINTED RAL 7022 DARK GREY

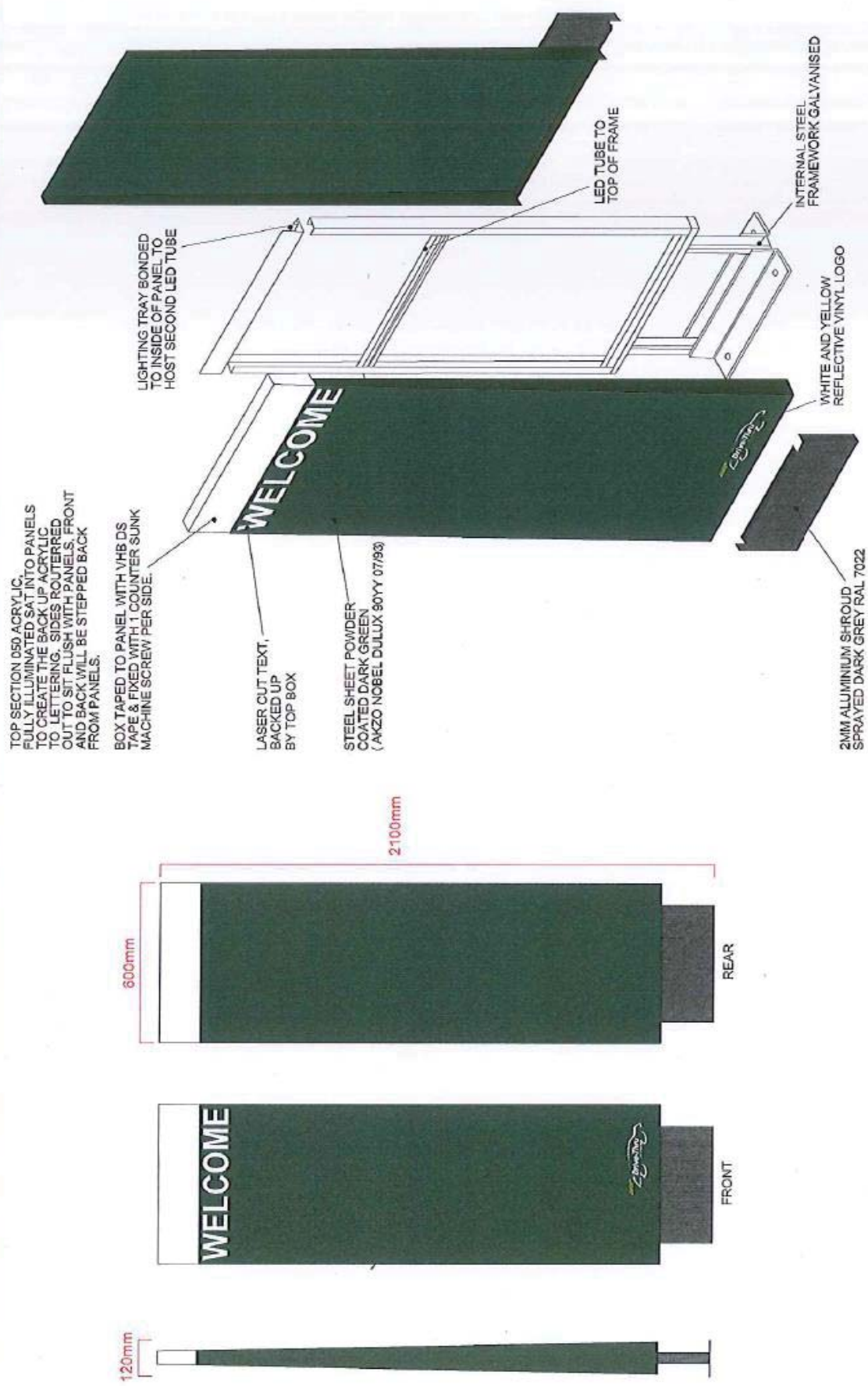
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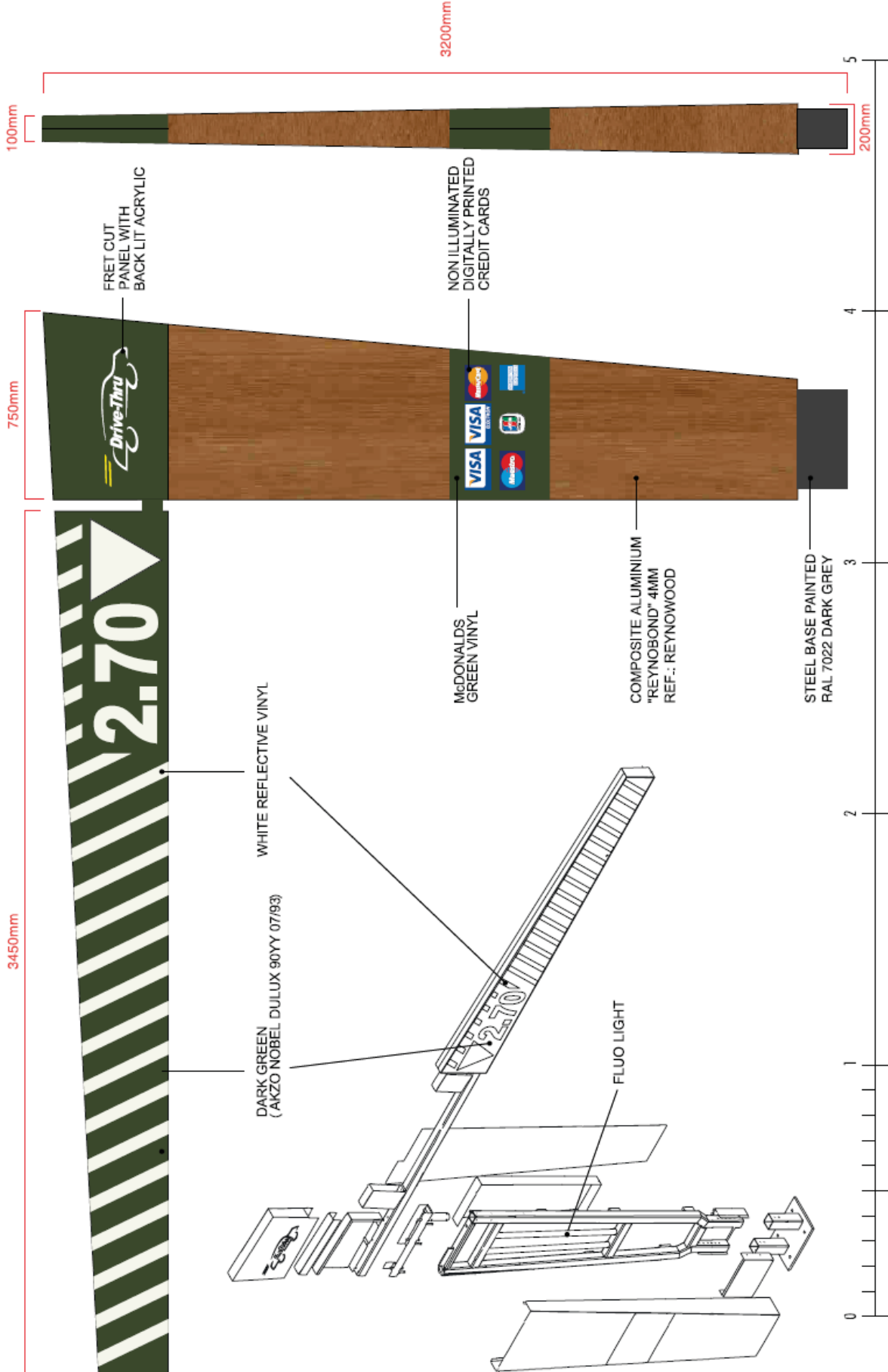
150mm



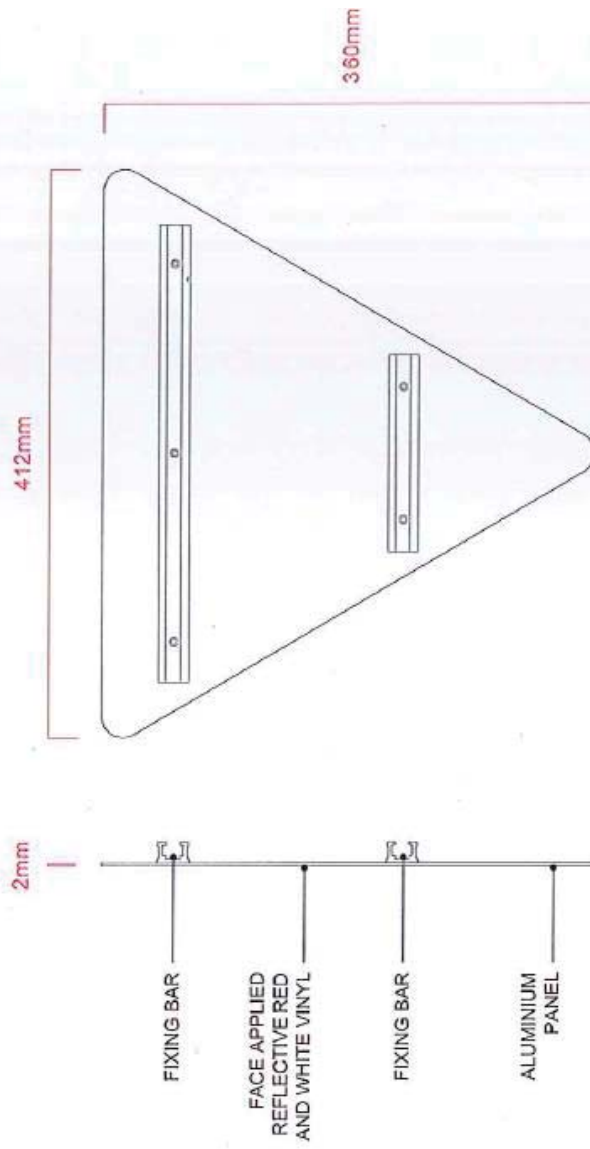
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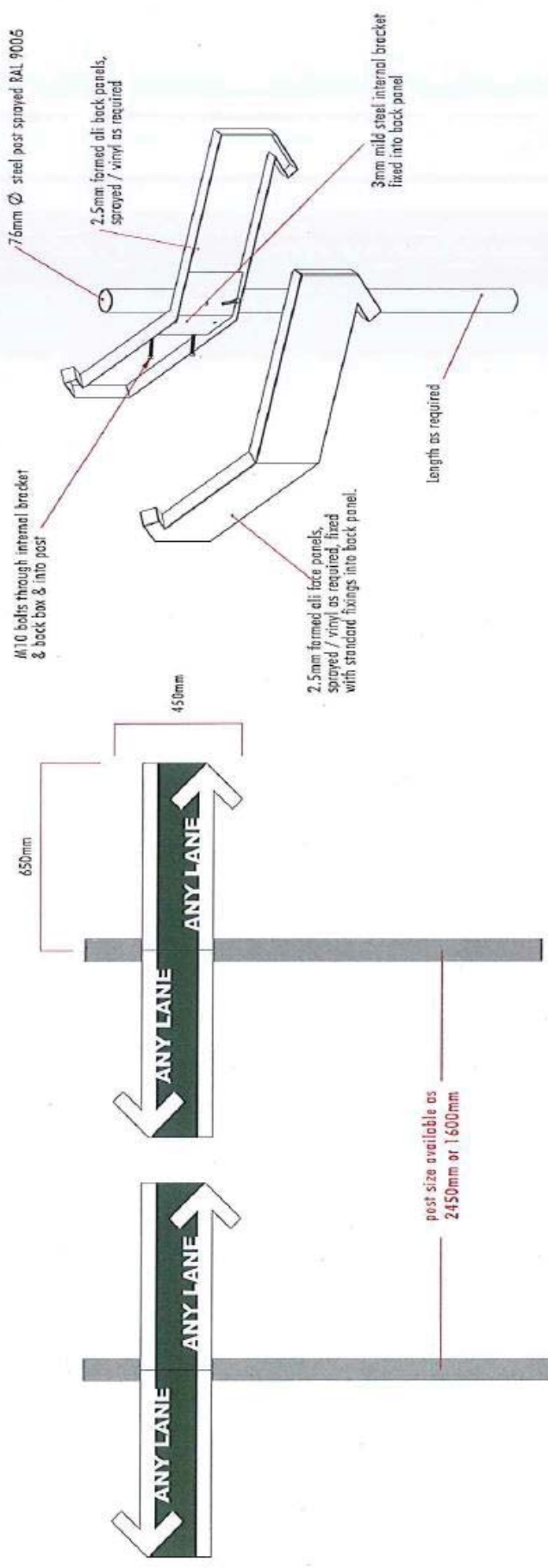
Metres



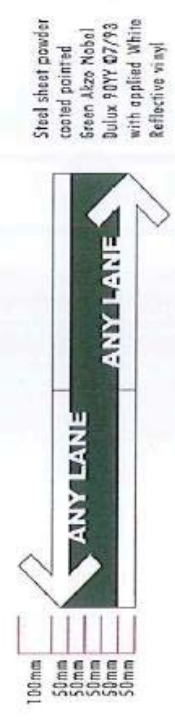


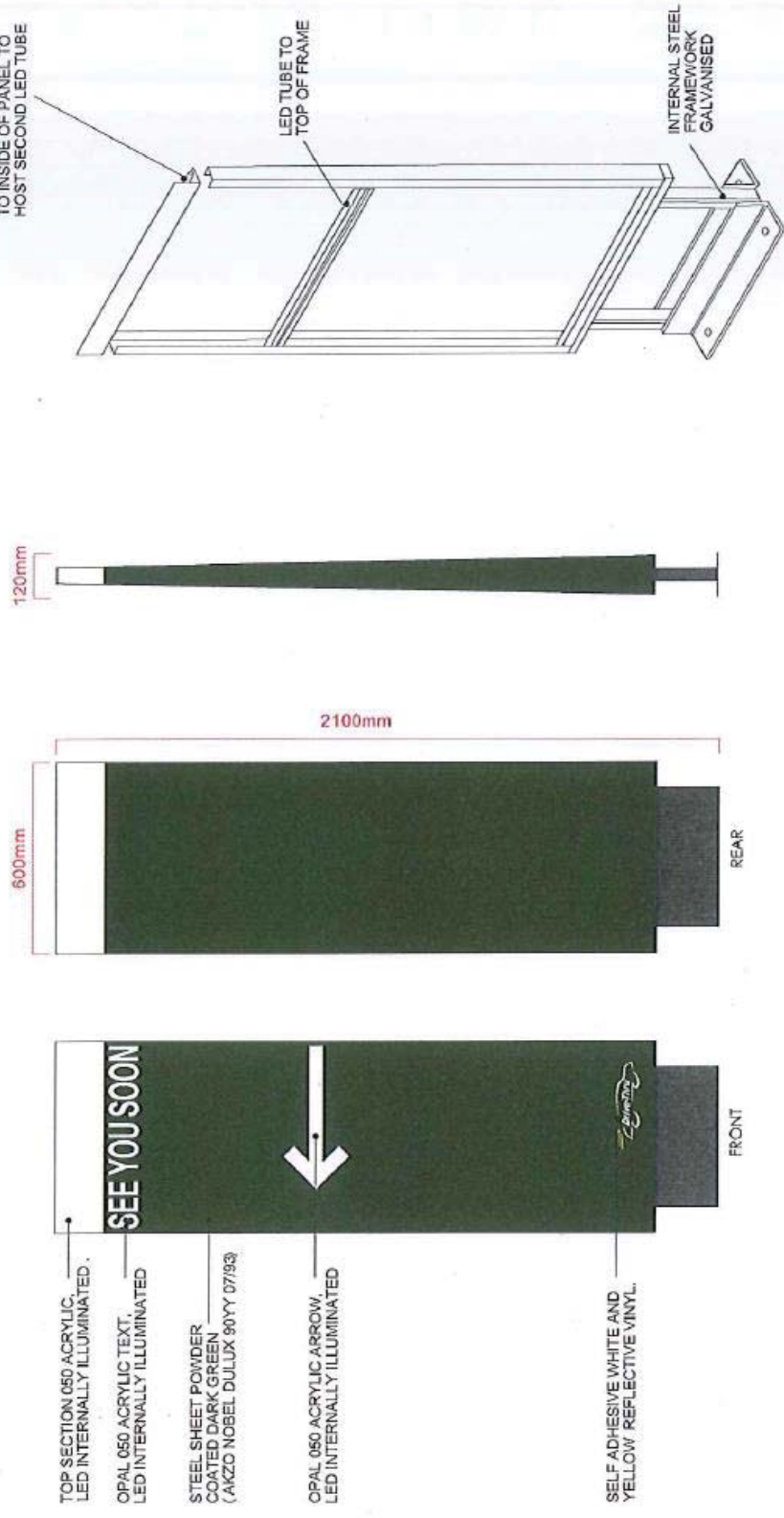
SIGN 25e





post size available as 2450mm or 1600mm





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.	16/00451/FULPP
Date Valid	4th June 2016
Expiry date of consultations	5th July 2016
Proposal	Demolition of existing shop and erection of 1 x studio flat, 2 x one bedroom flats and 1 x two bedroom flat with associated car parking
Address	<b>10 Queens Road Farnborough Hampshire GU14 6DN</b>
Ward	St Mark's
Applicant	Mr & Mrs A K Sahni
Agent	Mr Nigel Rose
Recommendation	<b>GRANT subject to S106 undertaking</b>

### Description

The application site is a single-storey retail unit on the northern side of Queens Road and which was formerly used as a car showroom before permission was granted for retail use in 2009. The unit has a floor area of 145 sq m and has a low, pitched roof, concealed at the front by a parapet wall.

The proposal is to demolish the existing building and to erect a new three-storey building on the site, which would contain a studio flat and a service area at ground floor level (including access and car parking, bin storage and cycle parking), one one-bedroom flat and one two-bedroom flat at first floor level and one one-bedroom flat at second-floor level, which would be contained within the roof-space. The building would be constructed with brickwork walls and a concrete tiled roof, with white uPVC framed windows.

The application is very similar to a previous scheme (16/00165/FULPP) which was due to be considered at the Development Management Committee on 17 May 2016 with a recommendation for refusal on the grounds of inadequate parking and turning facilities within the site, lack of mitigation for the impact of the development upon the Thames Basin Heaths Special Protection Area and lack of provision for off-site public open space works. That application was withdrawn prior to the date of the Committee so that the issues could be addressed.



The differences between the two schemes are as follows:  
The floor plans have been amended to allow a reconfiguration of the ground floor layout to minimise the area taken by the stairway, cycle and bin stores;

Swept path analysis drawings have been provided to demonstrate that the proposed parking spaces will be fully accessible;

Further details have been added to the drawings in relation to the position of the proposed flats in relation to 14 Queens Road.

### **Consultee Responses**

Environmental Health	No Objection subject to conditions.
Community - Contracts Manager	No Objection.
Hampshire Fire & Rescue Service	No Objection.
Planning Policy	No Objection.
Transportation Strategy Officer	No Objection.
Thames Water	No objection in respect of sewerage infrastructure capacity.

### **Neighbours notified**

In addition to posting a site notice and press advertisement, 12 individual letters of notification were sent to properties in Queens Road, Church Path, Camp Road and Southampton Street.

### **Neighbour comments**

A petition containing 32 signatures has been received, which raises objection to the proposals on grounds of the impact of the proposed building on adjoining residents through loss of light, outlook and privacy; that the proposal would remove at least two parking bays on the road, in an area with high demand for on-street parking; that the number of parking spaces is insufficient and there is also insufficient room for manoeuvring within the site; the submitted plans do not show an existing telephone pole within the property boundary, that they do not show the development in relation to existing properties, that there is no elevation drawing for the rear of the building and no means of escape is shown for the first and second floor units; that the proposal would result in the closure of a vibrant, small, specialist business, which, with no suitable alternative premises in the area, will result in the unemployment of the staff and to their customers going outside the North Camp area, thus affecting other business in the area and thus undermining the vitality and viability of the North Camp village; that recent residential developments in North Camp have been taking place at the expense of commercial premises and that there are sufficient flats to meet demand; and that the proposal contains no information about proposed demolition or decontamination of the site.

Individual letters of objection have been received from the occupiers of 8, 8A, 10, 12, 14, 19, 46 and 79 Camp Road, 2 and 3 Church Path, 40 Southampton Street, Flat 1 New Poplars Court, Ash Street, Ash, 6 Park Road, Old Basing and 20 Deanside, Camberley on similar grounds to those set out in the petition. In addition, the owner of 12 Queens Road considers that the proposed flats would result in increased noise and disturbance to the occupants of the flat above his premises. Other issues raised are that the proposed flats would result in increased traffic and danger to highway users and would also reduce the amount of on-street parking available for residents and visitors to the area; increased pollution: that the swept path drawings for manoeuvring within the site are unrealistic; that the proposal is unacceptable in size and design; Concern is also raised about lack of capacity in schools and local doctors' surgeries.

The occupiers of 8 Camp Road have also raised objection on the grounds that the building would block light to their roof-mounted solar panels and have included an assessment from their equipment provider stating that the development would result in a 22% shading of these panels and a 0.788kW reduction per year in the estimated performance of these panels. The panels are also likely to underperform if they become covered with dust during construction.

Ward Councillor Liz Corps has raised objection to the proposal on the grounds that the proposal would result in the loss of an existing, occupied retail unit containing a large and relatively new business and that permitting this development would set a precedent for the further loss of retail and commercial premises in North Camp village. She also raises concern about the height of the building and the impact that this would have on adjoining residents.

### **Policy and determining issues**

The site is located within the built-up area as defined in the Rushmoor Core Strategy and Policies SS1 (The Spatial Strategy), 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), CP8 (Supporting Employment Development), CP10 (Infrastructure Provision), CP12 (Open Space, Sport and Recreation), CP13 (Thames Basin Heaths Special Protection Area), CP16 (Reducing and Managing Travel Demand) and CP17 (Investing in Transport) of the Rushmoor Core Strategy together with saved Policies ENV17 and OR4/OR4.1 of the Rushmoor Local Plan Review are relevant.

The advice contained in the Car and Cycle Parking Standards Supplementary Planning Document and the Planning Contributions: Transport Supplementary Planning Document is also relevant.

The main determining issues will be the principle of the proposed development, impact upon the character of the area and visual amenity, impact upon residential amenity, amenities of occupiers, highways considerations, impact upon the Thames Basin Heaths Special Protection Area and off-site provision of public open space.

## Commentary

### Principle-

Whilst the site is located within what may be described as the North Camp area, it is not within either the North Camp District Centre or the Shopping Core as defined in the Rushmoor Core Strategy. Policy SP5 - which resists the loss of retail units – is not therefore relevant. Therefore, whilst the comments of the objectors and petitioners that the proposal would result in the closure of an existing business is noted, it is considered that there is no planning policy basis for refusing the application on this ground. Accordingly, there is no objection in principle for the redevelopment of this site for residential purposes, subject to normal development management criteria.

### Impact upon visual amenity and the character of the area -

The proposed building would be substantially higher than the existing single-storey building but only marginally higher than the adjacent two-storey building, despite having three-stories. It would be broadly comparable with other flat developments that have recently been permitted in this area and it is considered that it would not be over-dominant in the street scene. The design and proposed materials are considered to be acceptable and the proposal maintains an active frontage at ground-floor level. It is therefore considered that the proposal would not adversely affect visual amenity or the character of the area.

### Impact upon residential amenity -

The site is adjoined by residential properties on three sides, with residential accommodation at 8a Queens Road to the west, a residential flat at 12 Queens Road to the east, a bungalow - 14 Queens Road to the north-east and the rear gardens of 1 and 2 Church Path to the north. The proposed building would be significantly higher than the existing building and would thus be more visible from the windows that face towards it in the side elevation of 8a Queens Road. However, there would be a separation of approximately 9m between the two buildings and it is considered that while there may be some loss of direct sunlight at certain times when the sun is low, there would be little impact upon natural daylight or ventilation overall and an adequate separation would be maintained to protect residential amenity at this property. It is also considered that the proposed building would have an acceptable relationship with the flat at 12 Queens Road and it is considered that the use of the flats is unlikely to create disturbance to the occupants of this flat. It is considered that the separation and orientation of the proposed building relative to the properties in Church Path is such that there would be little impact upon the light, outlook and amenity of these properties. There would be some additional overlooking of their rear gardens, but the arrangement that would be created would not be unusual for the area. The residential property that would be most affected by the proposal is No.14 Queens Road, which is a bungalow that lies to the rear of 12 Queens Road. The outlook from the front (south-facing) windows on this bungalow is dominated by the rear elevation of 12 Queens Road, which is not particularly attractive. The proposed building at No.10 would be substantially taller than the existing building and would be more visible from the closest of the front facing windows but much less so from the other window. There would be a separation of at least 5m from the nearest window to the closest corner of the building and it is considered that whilst the outlook from this window would be affected, the relationship that would be created would not be unacceptable, and adequate spacing between the buildings would be retained. The building could result in the loss of some direct sunlight to the closest window and to the amenity area to the front of the property, but it is considered that any impact upon residential amenity would not be so great

as to warrant refusal of planning permission on this ground.

#### Amenity of occupiers-

The internal layout of each unit is considered appropriate with each comfortably meeting the nationally prescribed minimum space standards. It is noted that there is no outdoor amenity space provided to the units. However, the additional space created over and above the minimum space standard will go some way to addressing this. It is therefore considered that they would provide a satisfactory living environment in terms of light, outlook and natural ventilation.

The Head of Environmental Health has raised some concern regarding the potential for noise and disturbance from the neighbouring hot food takeaway, including its customers leaving/accessing the premises, and the impact it could have on the future occupants of the development. The planning permission for the takeaway stipulates opening hours of 09:30 to 23:00 hours Monday to Saturday, and 09:30 to 22:30 on Sundays. The permission also allows a home delivery service, which increases the potential for nuisance further as this can only be undertaken from the front of the premises. In addition, there is seating within so noise from raised voices and amplified music (if played) could all potentially impact on amenity. Without adequate mitigation in place then there is an increased risk that once occupied, noise from the takeaway activities may cause disturbance to residents. Environmental Health would therefore recommend that a condition requiring details of a sound insulation scheme to be submitted for approval before commencement of works and to be fully implemented to protect residents from noise arising from the takeaway. This would also have the benefit of ensuring that the proposed residential use would not prejudice the operation of the takeaway.

Environmental Health also recommend a condition requiring the submission and approval of a site construction method statement that stipulates the measures to be employed to minimise noise, vibration and dust from the works and also the standard condition regarding Construction hours.

One of the objectors has raised the issue of potential ground contamination in respect of the former use of the site as a garage. Environmental Health has responded that their records indicate that the site was occupied by a Garage/Motor Engineers from at least the late 1960s and then latterly a car show room. There may have been spillages of fuel oil on site over the years but as the site is to be cleared this should be removed as part of the demolition and redevelopment process. The proposal does not make any provision for private gardens or landscaping so the site will effectively be capped by hardstanding. Environmental Health considers that the risks are therefore considered minimal and that no special measures are required.

#### Highway Considerations -

The proposal is for the demolition of an existing retail premises and its replacement with the construction of a new residential development comprising 3 x one-bedroom flats and 1 x two-bedroom flat. The Council's parking standard as set out in the Car and Cycle Parking Standards Supplementary Planning Document would require 1 parking space for each one-bedroom flat and two parking spaces for a two bedroom property. In this location with good accessibility to public transport and to local shops and facilities and with appeal history nearby which prejudices one space for a flat, the Transportation Strategy Officer advises that he considers that 4 parking spaces would be sufficient for this development. He considers that visitors to the development could be expected to use existing public parking

facilities in the area. The proposal would require a small reduction in the length of the parking bay outside the premises but this would not result in a significant loss of provision in the area.

A cycle store for 4 cycles is included which does meet our standard.

The application includes a site layout which shows vehicular access through the building to the rear where there are 4 parking spaces of suitable dimensions (2.4m x 4.8m). In the case of the previous application, the Transportation Strategy Officer was concerned that while there is a 6m space between the front of the parking spaces and the main part of the building there would be structural walls projecting into this space which would make using parking spaces a problem and might make it impossible to turn some vehicles in this area. Having vehicles reversing out onto the highway would not be acceptable. In consequence, he recommended that the previous scheme should be refused on the grounds that it would not provide adequate facilities for parking and turning within the site and that the proposal is contrary to Policy CP16. In the current application, the area available for manoeuvring in front of the parking spaces has been enlarged by the reconfiguration of the stairway, the bin store and the cycle store and the Transportation Strategy Officer considers that the swept path analysis drawings demonstrate that satisfactory parking and turning facilities would be provided within the building.

A refuse store is shown on the site layout which is within the maximum 25m haul distance for collection from Queens Road.

For the proposed vehicular access through the building which measures over the minimum 3.2m there will need to be a restriction on the opening of windows from the ground floor flat. The application includes confirmation that there is a suitable sight line for vehicles emerging onto the highway. The existing frontage of the property onto the highway has a dropped kerb across the entire frontage. For this development the footway and kerb will need to be reinstated to its full height other than where the new vehicular access is planned. Informative to be included to advise that planning consent does not authorise the applicant, or their agents, to work within the public highway.

In view of the nature of the site and the busy nature of this neighbourhood the Transportation Strategy Officer recommends that there should be a Condition requiring the submission of a Construction Method Statement (CMS) which makes adequate provision for construction contractors' staff parking on site and suitably considers arrangements for servicing and delivery and storage of materials that will not cause an adverse impact on the highway. The CMS should also consider facilities that will be required to enable wheel washing of delivery vehicles and to reduce the likelihood of mud and debris onto the highway and surrounding roads.

The Transportation Strategy Officer considers that the proposed development is not expected to generate more multi-modal trips than the existing use therefore a transport contribution pursuant is not required.

#### Impact upon the Thames Basin Heaths Special Protection Area

The Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy is now in place. This comprises two elements. Firstly the provision 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 provision of a range of Strategic Access Management and Monitoring Measures to avoid displacing visitors from one part of the TBHSPA to another and to minimize the impact of visitors on the TBHSPA. A contribution of £17453 (£15730 SANG and £1723) is required to mitigate the impact of the proposal on the TBHSPA. At the time of writing, a satisfactory Unilateral Undertaking has not been completed to secure this contribution. Accordingly, the development does not provide mitigation for its impact on the TBHSPA and is considered to be contrary to Policy CP13.

#### Provision of Public Open Space

No open space is provided in the development within the terms of saved policy OR4, but, at the time of the previous application, this was a circumstance where a contribution towards off-site provision by way of a planning obligation would be appropriate. The Parks Development Officer had identified a programme of works that could be fairly related to the scheme and it was therefore recommended that the application be refused on the grounds that an appropriate financial contribution had not been secured by means of a Unilateral Undertaking. However, the recent Court of Appeal decision and corresponding changes in Government Planning Practice Guidance in relation to s106 contributions, it is no longer possible for the Council to seek a Public Open Space contribution for schemes of 10 dwellings or fewer.

#### Drainage-

Policy CP4 requires that developments including buildings and car parks incorporate Sustainable Urban Drainage Systems. The existing building occupies the majority of the existing site and although the application contains no specific information regarding this, it can be dealt with by means of a planning condition.

#### Energy Efficiency-

Policy CP3 requires that all new residential developments meet the requirements of Code Level 4 of the Code For Sustainable Homes. However, following the Royal Assent of the Deregulation Bill 2015 (26 March 2015) the government's current policy position is that planning permissions should not be granted requiring or subject to conditions requiring, compliance with any technical housing standards for example the Code for Sustainable Homes, other than for those areas where authorities have existing policies. In Rushmoor's case this means that we can require energy performance in accordance with Code Level 4 as set out in policy CP3 of the Rushmoor Core Strategy. Such measures may be secured by way of condition and on this basis no objection is raised to the proposal in terms of policy CP3.

#### Other Matters -

The petition refers to a lack of detail in some of the submitted plans. However, these plans include an elevation for the sides and rear of the building, with the front elevation also depicting the adjoining buildings. The site survey drawing shows an existing telephone pole in the yard to the rear of the building and the proposed ground floor and parking plan show that it is not to be retained. This pole supports a telephone connection to No.14 Queens Road and it would be a matter for the developer and the telecom provider to ensure that the connection is maintained. No external means of escape is shown for the flats because none is proposed - this is a matter that would be dealt with under the Building Regulations, but it is

understood that the main staircase could provide a satisfactory means of escape if constructed to the correct standard.

The occupiers of 8 Queens Road have raised objection to the proposal on the grounds that the new building would block direct sunlight from reaching some solar panels that they have recently installed on a south-facing roof slope of a single storey section of their building. They have included an assessment which seeks to corroborate their assertion that the proposed building would block direct sunlight to the panels in the morning and would thus reduce the annual generation performance of the panels. However, since the question turns on whether the property at 8 Queens Road has a right to receive this light, like most other right-to-light issues, this is essentially a private legal matter between the parties concerned. Any loss to the sustainability of the Borough as a whole resulting from the loss of direct sunlight to the neighbours panels is likely to be off-set by the incorporation of energy efficiency measures into the proposed building.

Concern has also been raised that the roofing materials of the existing building contain asbestos and the writer insists that this be dealt with by an authorised removal expert. This falls within the remit of the Health and Safety Executive, who have the powers to ensure that the materials are handled in the correct way.

#### Conclusions-

It is concluded that that the proposal would not result in the unacceptable loss of a retail shop within the North Camp Shopping Core, will create a satisfactory living environment for future occupiers, will have an acceptable impact on nearby residents and meet the functional requirements of the development. The proposal is acceptable in highway terms, and makes an appropriate contribution towards SPA mitigation measures. The proposal accords with Policies SS1, CP1, CP2, CP3, CP4, CP5, CP13, CP16 and CP17 of the Rushmoor Core Strategy together with saved Policy ENV17 of the Rushmoor Local Plan Review.

#### **FULL RECOMMENDATION**

It is recommended that SUBJECT to the receipt of a satisfactory Unilateral Undertaking under Section 106 of the Town and County Planning Act 1990 by 26 July 2016 to secure:

£17453 towards SPA avoidance and mitigation and access management at Hawley Meadows SANG mitigation scheme (comprising £15730 SANG & £1723 SAMM contributions.)

the Head of Planning in consultation with the Chairman be authorised to **GRANT** permission subject to the following conditions. However, in the event that a satisfactory Unilateral Undertaking is not received by 26 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 provide mitigation for the impact of the proposal on the Thames Basin Heaths Special Protection Area in accordance with the Council's Thames Basin Heaths Special Protection Area, contrary to Policy CP13 of the Rushmoor Local Plan.

- 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 -

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. The Development shall be completed and retained in accordance with the details so approved.

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. The development shall be completed and retained in accordance with the details so approved

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

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

Reason - To safeguard the amenities of neighbouring property.\*

- 6 The development hereby approved shall not be occupied until 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 and double glazing 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.\*

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

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

- 8 Prior to the commencement of development, details of measures to incorporate Sustainable Drainage Systems (SUDS) or equivalent into the development shall be



submitted to and approved in writing by the Local Planning Authority. Such details as may be approved shall be implemented in full prior to the first occupation of that part of the development to which they relate and retained in perpetuity.

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

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

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

- 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. 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.\*

- 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.

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

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

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

- 13 No works shall start on site until a fully detailed Construction Management Plan, to include details for the provisions to be made during construction for provision for construction contractors' staff parking on site, facilities for wheel washing of delivery vehicles, arrangements for delivery and storage of materials and the measures to be employed to minimise noise, vibration and dust from the works, has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

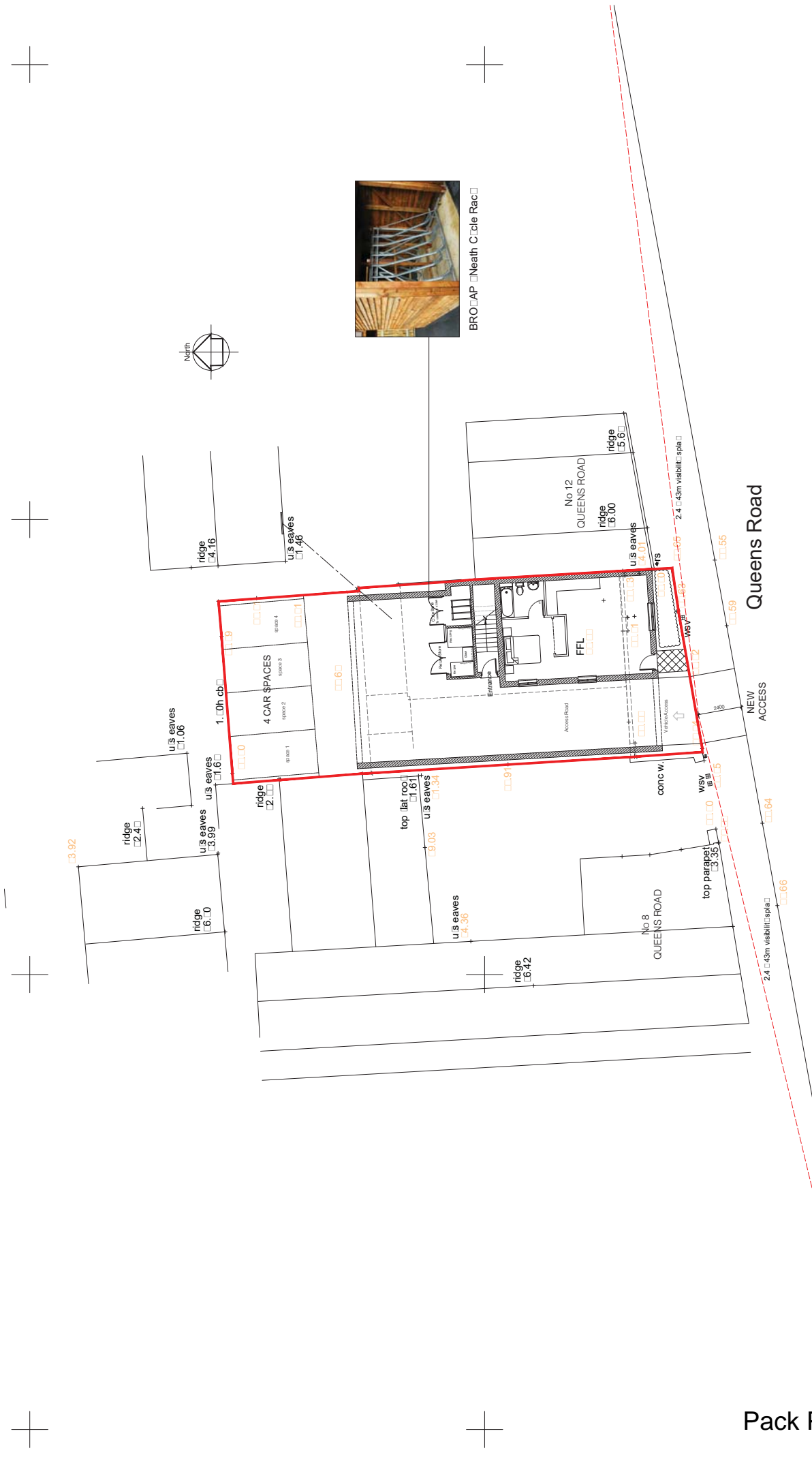
Reason - To protect the amenities of residents and highway safety during construction. \*

## 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 will have an acceptable impact on the character of the area and will not result in the loss of a retail unit in the North Camp Shopping Core. It has been satisfactorily demonstrated that the proposal will create a satisfactory living environment for future occupiers, have an acceptable impact on nearby residents and meet the functional requirements of the development. The proposal is acceptable in highway terms, makes satisfactory provision for public open space and an appropriate contribution towards SPA mitigation measures. The proposal accords with Policies SS1, CP1, CP2, CP3, CP4, CP5, CP8, CP10, CP12, CP13, CP16 and CP17 of the Rushmoor Core Strategy together with saved Policies ENV17 and OR4/OR4.1 of the Rushmoor Local Plan Review. It is therefore considered that subject to compliance with the attached conditions, and taking into account all other material planning considerations, including the provisions of the development plan, the proposal would be acceptable. This also includes a consideration of whether the decision to grant permission is compatible with the Human Rights Act 1998.
  
- 3 INFORMATIVE - Your attention is specifically drawn to the conditions marked \*. These condition(s) require the submission of details, information, drawings etc. to the Local Planning Authority BEFORE WORKS START ON SITE or, require works to be carried out BEFORE COMMENCEMENT OF USE OR FIRST OCCUPATION OF ANY BUILDING. Development started, carried out or occupied without first meeting the requirements of these conditions is effectively development carried out WITHOUT PLANNING PERMISSION. The Council will consider the expediency of taking enforcement action against any such development and may refer to any such breach of planning control when responding to local searches. Submissions seeking to discharge conditions or requests for confirmation that conditions have been complied with must be accompanied by the appropriate fee.
  
- 4 INFORMATIVE - This permission is subject to a planning obligation under Section 106 of the Town and Country Planning Act 1990 (as amended).
  
- 5 INFORMATIVE - The applicant is recommended to achieve maximum energy efficiency and reduction of Carbon Dioxide emissions by:
  - a) ensuring the design and materials to be used in the construction of the building are consistent with these aims; and
  - b) using renewable energy sources for the production of electricity and heat using efficient and technologically advanced equipment.

- 6 INFORMATIVE - The applicant is advised to contact the Recycling and Waste Management section at Rushmoor Borough Council on 01252 398164 with regard to providing bins for refuse and recycling. The bins should be:
- 1) provided prior to the occupation of the properties;
  - 2) compatible with the Council's collection vehicles, colour scheme and specifications;
  - 3) appropriate for the number of occupants they serve;
  - 4) fit into the development's bin storage facilities.
- 7 INFORMATIVE - The planning permission hereby granted does not authorise the applicant, or his agents, to construct a new/altered access to, or other work within, the public highway. A separate consent for works within the highway must first be obtained from the highway authority who may be contacted at the following address:- Hampshire County Council Highways Sub Unit, M3 Motorway Compound, Hook, Hampshire, RG27 9AA.
- 8 INFORMATIVE - Measures should be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway throughout the construction period.
- 9 INFORMATIVE - No materials produced as a result of site preparation, clearance, or development should be burnt on site. Please contact the Head of Environmental Health for advice.
- 10 INFORMATIVE - 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.
- 11 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.
- 12 INFORMATIVE - The applicant is advised that during the demolition and construction phases of the development measures should be employed to contain and minimise dust emissions, to prevent their escape from the development site onto adjoining properties. For further information, please contact the Head of Environmental Health.



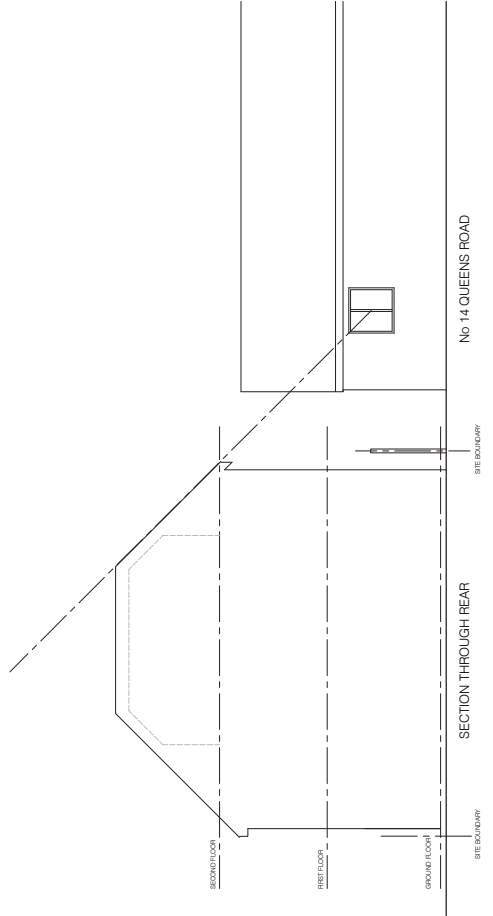
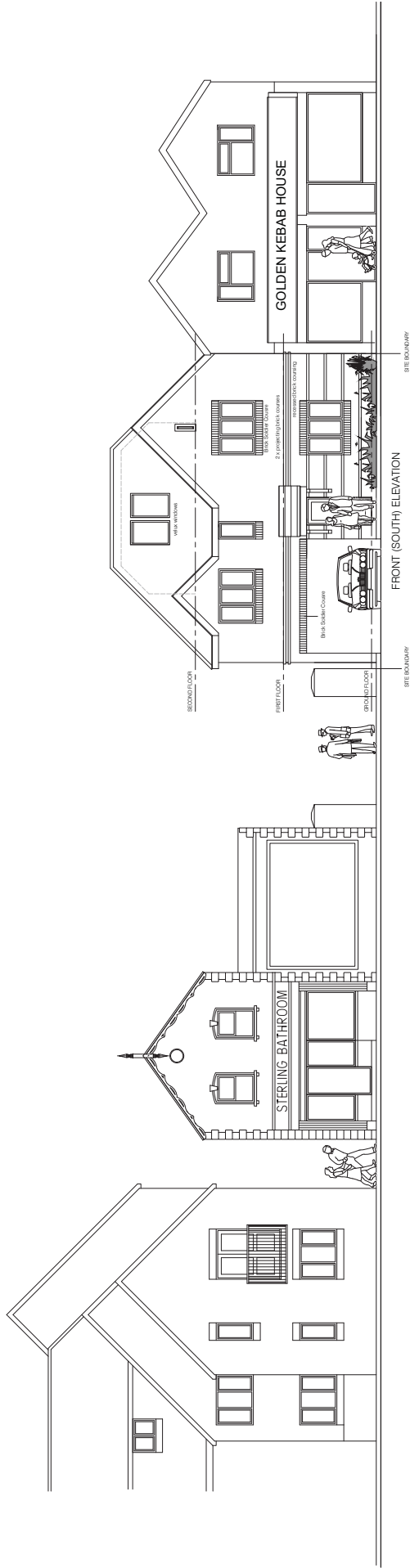


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client M/A SHANI  
 project 10 Queens Road, Farnborough, GU14 6DH  
 title Proposed New Dwellings

Proposed Site Plan  
 date 20.02.16  
 scale 1:100 @ A1  
 no. 15.481

P.01

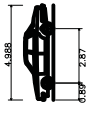


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 Do not scale from this drawing. Refer to the Local Authority Planning purposes.  
 This drawing is to be used for comparison with all consultants and specialist contractors drawings and specifications.  
 Any discrepancies in dimensions or details, or not shown in these drawings, should be taken to our attention.  
 All dimensions are in millimetres unless noted otherwise.

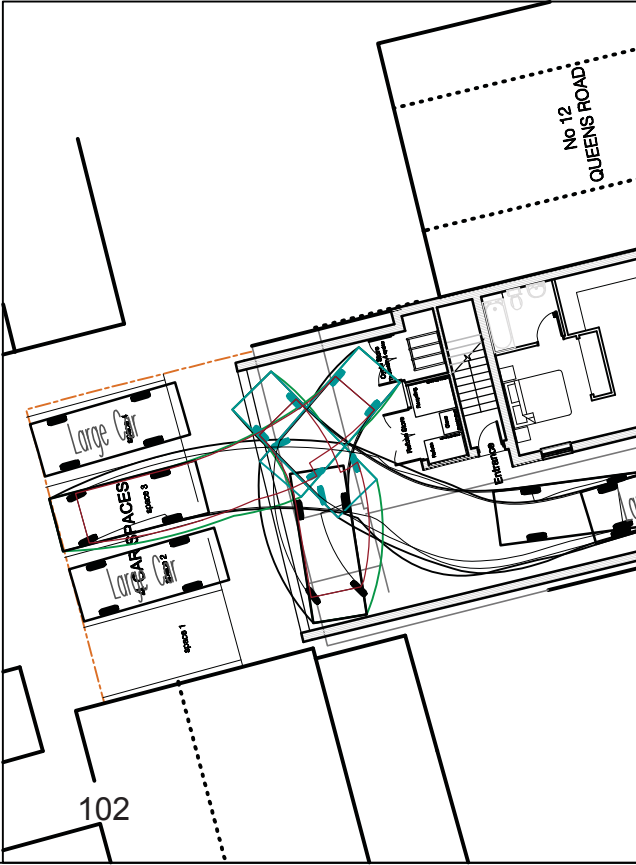
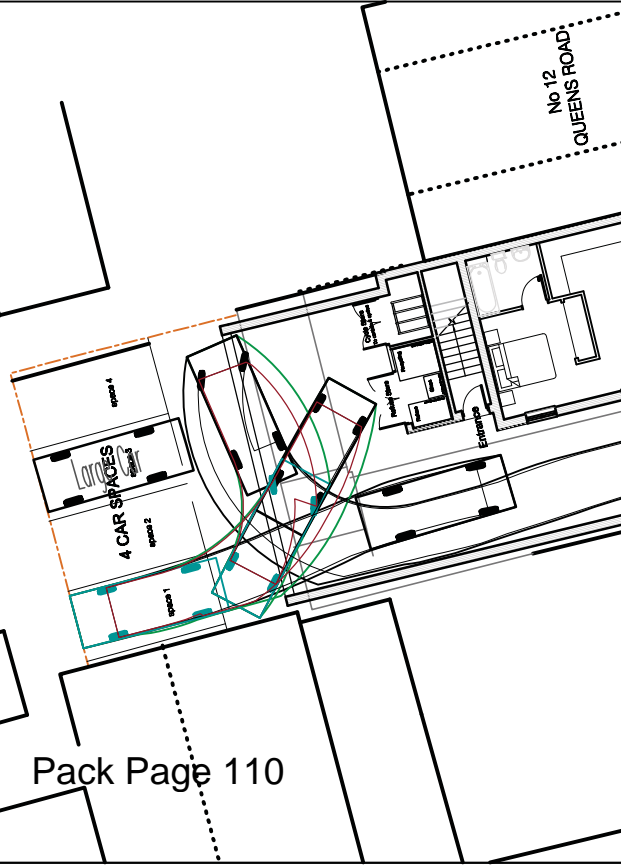
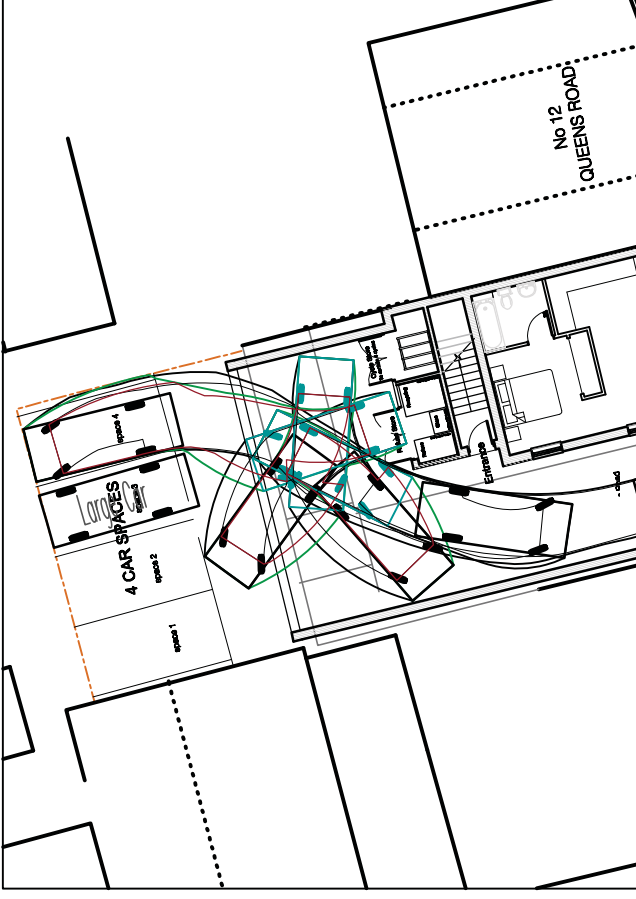
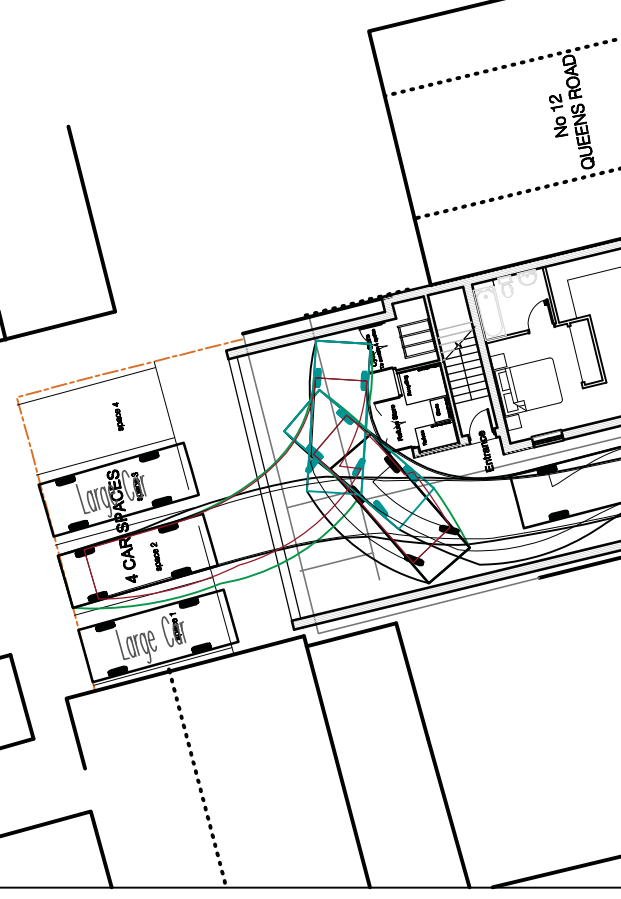


CLIENT: Mr A SHANI  
 PROJECT: 10 Queens Road, Farnborough, GU14 6DH  
 TITLE: Proposed New Dwellings  
 DATE: 20.02.16  
 PROJECT NO: 15.481  
 SCALE: 1:100 @ A2  
 SHEET NO: P.04  
 OF: A





Large Car  
 Overall Length 4.98m  
 Overall Width 1.76m  
 Wheelbase 2.87m  
 Body Height 1.29m  
 Max. Body Height 1.28m  
 Track Width 1.70m  
 Lock to Lock 4.00m  
 Kerb to Kerb Turning Radius 6.20m



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DATE	APR '16	DRAWN	COR	CHECKED	SGA	ISSUE CHECKBOX
DRAWING No.	5445.001	REV.	.	SCALE	1:250	@ A4

QUEENS ROAD  
 FARNBOROUGH  
 SWEPT PATH ANALYSIS  
 CAR PARKING

NOTE:  
 1. THIS DRAWING IS TO BE TREATED AS INDICATIVE AND IS FOR DISCUSSION PURPOSES ONLY.  
 2. ANY DESIGNERS WHO PROGRESS THESE PROPOSALS OR DESIGN FURTHER WILL NEED TO RECONSIDER THE PROPOSALS BASED UPON THE INFORMATION WHICH SUBSEQUENTLY BECOMES AVAILABLE INCLUDING POTENTIAL SITE HAZARDS

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## 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.

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Application No	15/01000/CONDPP	Ward: Knellwood
Applicant:	P Davey Developments	
Decision:	<b>Conditions details approved</b>	
Decision Date:	16 June 2016	
Proposal:	Submission of details pursuant to Condition Nos.7 (sustainable drainage system details), 8 (energy performance details), 9 (levels), 12 (landscaping scheme details) and 15 (tree protection details) of planning permission 15/00793/FUL dated 1 December 2015	
Address	<b>Land To The Rear Of 141 - 143 Alexandra Road Farnborough Hampshire</b>	

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Application No	16/00084/CONDPP	Ward: Manor Park
Applicant:	Bugler Developments Ltd	
Decision:	<b>Conditions details approved</b>	
Decision Date:	14 June 2016	
Proposal:	Submission of details to comply with condition 21 (SUDS strategy) pursuant to planning permission 15/00194/FULPP dated 25 August 2015 in respect of the erection of a part two, part three storey building to provide 29 one, 3 two and 2 three bedroom residential units (34 in total) for disabled or vulnerable veterans with their dependents, shared common room, staff accommodation, car and cycle parking, refuse storage, landscaping and associated works	
Address	<b>Christmas Lodge Evelyn Avenue Aldershot Hampshire GU11 3QB</b>	

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Application No 16/00278/FULPP Ward: North Town  
Applicant: CDS (Superstores) International Ltd  
Decision: **Permission Granted**  
Decision Date: 14 June 2016  
Proposal: Erection of an attached ancillary garden centre following demolition of existing.  
Address **Unit 14 Ivy Road Aldershot Hampshire GU12 4TX**

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Application No 16/00287/TPOPP Ward: St John's  
Applicant: Mr James Bingham-Wilson  
Decision: **Permission Granted**  
Decision Date: 20 June 2016  
Proposal: One Sweet Chestnut (T31 of TPO 355A) crown thin by no more than 25%, raise canopy to no more than 7 metres from ground level, trim back to 3 metres from trunk and remove deadwood  
Address **65 Kingfisher Close Farnborough Hampshire GU14 9QX**

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Application No 16/00292/REVPP Ward: Manor Park  
Applicant: Mr Prabesh KC  
Decision: **Permission Granted**  
Decision Date: 30 June 2016  
Proposal: MINOR MATERIAL AMENDMENT - Variation of condition No.2 of planning permission : 12/00278/COUPP dated 04/09/2012 (for erection of a two storey rear extension and change of use of Public House to one 1-bedroom house and two 3-bedroom houses). to allow proposed single storey ground rear extension for one 1-bedroom house, alterations to design and roof of two-storey rear extension, alterations to windows at the rear and garden allocation  
Address **The Railway Tavern 112 - 114 Grosvenor Road Aldershot Hampshire GU11 3EJ**

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Application No 16/00302/FULPP Ward: St Mark's  
Applicant: Mr R Raggett  
Decision: **Permission Granted**  
Decision Date: 04 July 2016  
Proposal: Conversion of 2-bedroom basement flat to two 1-bedroom flats  
Address **61A Southampton Street Farnborough Hampshire GU14 6BG**

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Application No 16/00306/TPO Ward: Empress  
Applicant: Sheena Little  
Decision: **Permission Granted**  
Decision Date: 14 June 2016  
Proposal: One Beech (T14 of TPO 361) crown thin by no more than 20% and crown lift no more than 6 metres from ground level  
Address **Meadsview Court Clockhouse Road Farnborough Hampshire GU14 7NW**

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Application No 16/00310/TPOPP Ward: Knellwood  
Applicant: Mr Adrian Dunham  
Decision: **Permission Granted**  
Decision Date: 14 June 2016  
Proposal: One Sweet Chestnut tree closest to the hedge (part of group G8 of TPO 432A) crown reduce by no more than 2 metres and remove any limbs over the road. One Sycamore (part of group G8 of TPO 432A) crown reduce by no more than 3 metres  
Address **36 Avenue Road Farnborough Hampshire GU14 7BL**

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Application No 16/00312/TPOPP Ward: St Mark's  
Applicant: Mr William Kerr  
Decision: **Permission Granted**  
Decision Date: 15 June 2016  
Proposal: One Norway Spruce (T1 of TPO 383) and one Walnut (T2 of TPO 383) crown lift to no more than 4 metres from ground level  
Address **38 Somerset Road Farnborough Hampshire GU14 6DP**

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Application No 16/00320/FULPP Ward: Empress  
Applicant: KFC (GB) Ltd  
Decision: **Permission Granted**  
Decision Date: 28 June 2016  
Proposal: New side extension with associated works to roof, new plant to replace existing., new tiles to columns, new entrance door and re-sprayed shopfront, infill of rear windows and new rear doors. and provision of temporary roof edge protection  
Address **66 Victoria Road Farnborough Hampshire GU14 7PH**

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Application No 16/00326/TPO Ward: Knellwood

Applicant: Mr C S Acheson

Decision: **Permission Granted**

Decision Date: 20 June 2016

Proposal: One Oak (T22 of TPO 435A) reduce three long branches growing towards house by no more than 2 metres. One Beech (T21 of TPO 435A) crown thin by 10% and crown lift 5 metres from ground level (secondary branches only) and remove lowest truncated branch growing towards house

Address **191 Sycamore Road Farnborough Hampshire GU14 6RQ**

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Application No 16/00330/ADVPP Ward: Empress

Applicant: DCSL Software Ltd

Decision: **Permission Granted**

Decision Date: 21 June 2016

Proposal: Two stainless steel and aluminium enamel finish signs with internally illuminated logo face fixing to brick building facades. Internal illumination not to exceed 450 cd/m<sup>2</sup> using energy saving LEDs

Address **Victoria House 50 - 58 Victoria Road Farnborough Hampshire GU14 7PG**

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Application No 16/00334/FULPP Ward: Wellington

Applicant: Hampshire Tile Warehouse

Decision: **Permission Granted**

Decision Date: 05 July 2016

Proposal: Erection of detached storage building

Address **Site 1 Hollybush Industrial Park Hollybush Lane Aldershot Hampshire GU11 2PX**

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Application No 16/00338/ADVPP Ward: Empress  
Applicant: KFC (GB) Ltd  
Decision: **Permission Granted**  
Decision Date: 23 June 2016  
Proposal: Display of internally and externally illuminated fascia signs and internally illuminated projecting sign  
Address **66 Victoria Road Farnborough Hampshire GU14 7PH**

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Application No 16/00339/CONDPP Ward: North Town  
Applicant: Mr & Mrs Boulden  
Decision: **Conditions details approved**  
Decision Date: 21 June 2016  
Proposal: Submission of details pursuant to Condition Nos.3 (external materials), 4 (surfacing materials), 6 (boundary enclosure details), 10 (landscape planting details) and 21 (operatives parking & turning on site during construction period) of planning permission 16/00049/FULPP dated 13 April 2016  
Address **The Queens Head 97 North Lane Aldershot Hampshire GU12 4QJ**

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Application No 16/00340/FULPP Ward: Knellwood  
Applicant: Mr Woodcock  
Decision: **Permission Granted**  
Decision Date: 16 June 2016  
Proposal: Erection of two storey side extension  
Address **28 Sycamore Road Farnborough Hampshire GU14 6PQ**

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Application No 16/00343/FULPP Ward: Manor Park  
Applicant: Mr Alex Gough  
Decision: **Permission Granted**  
Decision Date: 24 June 2016  
Proposal: Erection of two storey side and single storey rear extensions  
Address **1 Highfield Gardens Aldershot Hampshire GU11 3DB**

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Application No 16/00344/TPOPP Ward: Cove And Southwood  
Applicant: Mr Paul Jacobs  
Decision: **Permission Granted**  
Decision Date: 28 June 2016  
Proposal: One Horse Chestnut (T67 of TPO 419A) crown reduce to reshape, by no more than 2.5 metres, crown thin by no more than 10%, crown lift by no more than 4 metres and remove deadwood and crossing branches  
Address **Annexe 19 Whitebeam Gardens Farnborough Hampshire GU14 0PS**

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Application No 16/00345/PDC Ward: St Mark's  
Applicant: Mr & Mrs Lagerweij  
Decision: **Development is Lawful**  
Decision Date: 13 June 2016  
Proposal: Lawful Development Certificate: Erection of a single storey side extension and dormer window to rear to facilitate a loft conversion  
Address **26 Whites Road Farnborough Hampshire GU14 6PD**

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Application No 16/00354/FUL Ward: Manor Park  
Applicant: Mr D Wilkinson  
Decision: **Permission Granted**  
Decision Date: 16 June 2016  
Proposal: Erection of a part first floor, part two storey extension and chimney following partial demolition of existing to create a four bedroom house  
Address **240 Lower Farnham Road Aldershot Hampshire GU11 3QZ**

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Application No 16/00356/FULPP Ward: Empress  
Applicant: Mr Gary Reid  
Decision: **Permission Refused**  
Decision Date: 05 July 2016  
Proposal: Change of use of rear ground floor from Use Class A2 (financial and professional services) to a one bedroom flat with minor external alterations  
Address **Ground Floor Rear 41 Victoria Road Farnborough Hampshire GU14 7PA**

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Application No 16/00360/FULPP Ward: Fernhill  
Applicant: Mr Martin Daly  
Decision: **Permission Granted**  
Decision Date: 28 June 2016  
Proposal: Erection of detached dwelling with attached garage  
Address **Land Adjacent To 28 Blackthorn Crescent Farnborough Hampshire**

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Application No 16/00375/TPOPP Ward: Knellwood  
Applicant: Mr Garner  
Decision: **Permission Granted**  
Decision Date: 06 July 2016  
Proposal: One Silver Birch (T34 of TPO 403) remove 2 lowest limbs  
Address **2 King George Close Farnborough Hampshire GU14 6PW**

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Application No 16/00382/CONDPP Ward: Manor Park  
Applicant: Messrs Mohammed Farooq Choudhary, S  
Decision: **Conditions details approved**  
Decision Date: 05 July 2016  
Proposal: Submission of details pursuant to Conditions Nos.3 (external materials), 4 (surfacing materials), 5 (levels), 6 (boundary enclosure details), 10 (landscaping), 16 (tree protection measures), 20 (SUDS drainage details) and 21 (operatives parking and turning during construction period) of planning permission 15/00970/FULPP dated 5 February 2016  
Address **24 - 26 Church Lane East Aldershot Hampshire GU11 3BT**

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Application No 16/00383/FULPP Ward: St John's  
Applicant: Mr Gary Brant  
Decision: **Permission Granted**  
Decision Date: 16 June 2016  
Proposal: Erection of two storey side extension following demolition of detached garage and addition of pitched roof to existing rear extension  
Address **3 Sunnybank Road Farnborough Hampshire GU14 9QD**

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Application No 16/00384/ADVPP Ward: Empress  
Applicant: Knight Frank Investment Management  
Decision: **Permission Granted**  
Decision Date: 13 June 2016  
Proposal: Display of two non-illuminated signs at northern entrance to Princes  
Mead Shopping Centre Farnborough  
Address **Northern Entrance Princes Mead Farnborough Hampshire**

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Application No 16/00388/FULPP Ward: Knellwood  
Applicant: Mr A BROOKS  
Decision: **Permission Granted**  
Decision Date: 16 June 2016  
Proposal: Retention of rear extension  
Address **54 The Grove Farnborough Hampshire GU14 6QS**

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Application No 16/00390/FUL Ward: Fernhill  
Applicant: Mr Morgan  
Decision: **Permission Granted**  
Decision Date: 13 June 2016  
Proposal: Erection of a first floor side extension  
Address **12 Cambrian Road Farnborough Hampshire GU14 9JF**

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Application No 16/00393/FULPP Ward: Knellwood  
Applicant: Mr Reuben Peter  
Decision: **Permission Granted**  
Decision Date: 13 June 2016  
Proposal: Erection of a single storey side and rear extension  
Address **Easby 159 Sycamore Road Farnborough Hampshire GU14 6RF**

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Application No 16/00394/REXPD Ward: St Mark's  
Applicant: Mr & Mrs Largerweij  
Decision: **Prior approval is NOT required**  
Decision Date: 13 June 2016  
Proposal: Erection of a single storey rear extension measuring 4.3 metres deep from the original wall of the property x 2.9 metres overall height  
Address **26 Whites Road Farnborough Hampshire GU14 6PD**

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Application No 16/00396/FULPP Ward: Knellwood  
Applicant: Mr David Jolliffe  
Decision: **Permission Granted**  
Decision Date: 20 June 2016  
Proposal: Erection of single storey rear extension  
Address **19 Fellows Road Farnborough Hampshire GU14 6NU**

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Application No 16/00397/PDC Ward: North Town  
Applicant: Mr And Mrs Scarlett  
Decision: **Development is Lawful**  
Decision Date: 15 June 2016  
Proposal: Certificate of Lawfulness for proposed development: Formation of a dormer within the rear roof slope and three roof lights within front roof slope  
Address **318 Woodland Walk Aldershot Hampshire GU12 4FY**

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Application No 16/00401/PDC Ward: Manor Park  
Applicant: Mr & Mrs Fisher  
Decision: **Development is Lawful**  
Decision Date: 13 June 2016  
Proposal: Lawful Development Certificate: Formation of a dormer window to rear to facilitate a loft conversion  
Address **73 St Georges Road Aldershot Hampshire GU12 4LE**

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Application No 16/00402/FULPP Ward: Empress  
Applicant: Mr & Mrs E Bordogna  
Decision: **Permission Granted**  
Decision Date: 16 June 2016  
Proposal: Erection of first floor rear extension and single storey side extension  
Address **12 Revelstoke Avenue Farnborough Hampshire GU14 8NQ**

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Application No 16/00407/FUL Ward: St John's  
Applicant: Mr & Mrs Nandhra  
Decision: **Permission Granted**  
Decision Date: 20 June 2016  
Proposal: Demolition of existing conservatory and partial demolition of existing garage and erection of a single storey rear and part first floor and part 2 storey front and side extension  
Address **26 Howard Drive Farnborough Hampshire GU14 9TQ**

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Application No 16/00413/FULPP Ward: Manor Park  
Applicant: Mr & Mrs Barwick  
Decision: **Permission Granted**  
Decision Date: 20 June 2016  
Proposal: Formation of a dormer window to the rear and sky lights to the front roof elevation to facilitate a loft conversion  
Address **1 St Michaels Road Aldershot Hampshire GU12 4JF**

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Application No 16/00419/FULPP Ward: St Mark's  
Applicant: Ms Kirrie Griffith  
Decision: **Permission Granted**  
Decision Date: 16 June 2016  
Proposal: Erection of single storey rear extension  
Address **30 Netley Street Farnborough Hampshire GU14 6AQ**

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Application No 16/00420/FULPP Ward: Empress  
Applicant: Mr David Bridge  
Decision: **Permission Granted**  
Decision Date: 16 June 2016  
Proposal: Erection of front and side extensions, demolition of existing garage and increase in height of front wall  
Address **1 Ringwood Road Farnborough Hampshire GU14 8BG**

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Application No 16/00421/FUL Ward: Fernhill  
Applicant: Julie Jackson  
Decision: **Permission Granted**  
Decision Date: 06 July 2016  
Proposal: Erection of 1 metre high closeboard panel fencing to front  
Address **408 Pinewood Park Farnborough Hampshire GU14 9JT**

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Application No 16/00422/FULPP Ward: Empress  
Applicant: Mr & Mrs George Georgiou  
Decision: **Permission Granted**  
Decision Date: 24 June 2016  
Proposal: Erection of front porch with canopy to front and side, single storey side and part single and part two storey rear extension  
Address **14 Leopold Avenue Farnborough Hampshire GU14 8NJ**

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Application No 16/00423/PDCPP Ward: Cove And Southwood  
Applicant: Mr And Mrs Gibson  
Decision: **Development is Lawful**  
Decision Date: 23 June 2016  
Proposal: Certificate of Lawfulness for Proposed Development Erection of a single storey rear extension  
Address **31 Broadmead Farnborough Hampshire GU14 0RJ**

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Application No 16/00424/ADVPP Ward: Fernhill  
Applicant: Co-op  
Decision: **Permission Granted**  
Decision Date: 24 June 2016  
Proposal: Display of one internally illuminated fascia sign, one internally illuminated projection sign, one internally illuminated logo sign, three non-illuminated wall mounted aluminium panels and one non-illuminated Post Office panel  
Address **318 - 320 Fernhill Road Farnborough Hampshire GU14 9EF**

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Application No 16/00426/REVPP Ward: St John's  
Applicant: Mr & Mrs Thornton  
Decision: **Permission Granted**  
Decision Date: 24 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 following the demolition of existing conservatory  
Address **62 Maple Avenue Farnborough Hampshire GU14 9UR**

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Application No 16/00427/FULPP Ward: West Heath  
Applicant: Mr Leigh Boyle  
Decision: **Permission Granted**  
Decision Date: 24 June 2016  
Proposal: Erection of a two storey rear extension, single storey front extension and single storey rear extension to garage with new pitched roof  
Address **7 Beta Road Farnborough Hampshire GU14 8PG**

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Application No 16/00428/ADVPP Ward: Empress

Applicant: Jacqui Thomson

Decision: **Permission Granted**

Decision Date: 30 June 2016

Proposal: Display of two internally illuminated canopy signs, one internally illuminated projection sign, three internally illuminated window poster units and one non-illuminated ATM surround and other non-illuminated graphics

Address **31 - 37 Victoria Road Farnborough Hampshire GU14 7NR**

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Application No 16/00429/REVPP Ward: St John's

Applicant: Mr A Harris

Decision: **Permission Granted**

Decision Date: 28 June 2016

Proposal: Relief of Condition 6 of planning permission 04/00010/REM dated 2nd April 2004 to allow the erection of a conservatory to rear

Address **34 Silver Birch Way Farnborough Hampshire GU14 9UP**

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Application No 16/00432/NMA Ward: St Mark's

Applicant: Millstone Homes

Decision: **Permission Granted**

Decision Date: 17 June 2016

Proposal: Non material amendment to planning permission 15/00606/FULPP dated 16/11/2015 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 to allow for alterations to external elevations and internal floor layouts.

Address **31 To 33 Queens Road And 62 Peabody Road Farnborough Hampshire**

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Application No 16/00433/COND Ward: Fernhill  
Applicant: David Gibb And Brian Frederick Eustace  
Decision: **Conditions details approved**  
Decision Date: 28 June 2016  
Proposal: Submission of details of cycle store pursuant to Condition 3 of planning permission 15/00218/FULPP (Change of use of offices to 4 flats)  
Address **Hawley House Hawley Road Blackwater Camberley Hampshire GU17 9ES**

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Application No 16/00439/FULPP Ward: Knellwood  
Applicant: Mr Paul Newbery  
Decision: **Permission Granted**  
Decision Date: 28 June 2016  
Proposal: Erection of first floor extension over existing garage  
Address **26 Whitby Close Farnborough Hampshire GU14 6TR**

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Application No 16/00440/FULPP Ward: Knellwood  
Applicant: Mr John Vivian  
Decision: **Permission Granted**  
Decision Date: 29 June 2016  
Proposal: Erection of a rear conservatory  
Address **26 Fellows Road Farnborough Hampshire GU14 6NX**

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Application No 16/00441/FUL Ward: West Heath  
Applicant: Mr M Fountain  
Decision: **Permission Granted**  
Decision Date: 24 June 2016  
Proposal: Erection of a single storey rear extension following removal of existing conservatory  
Address **10 Avon Close Farnborough Hampshire GU14 9LN**

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Application No 16/00442/MMA Ward: Aldershot Park  
Applicant: Mr Sam Sandhu  
Decision: **Permission Refused**  
Decision Date: 29 June 2016  
Proposal: Material Minor Amendment: Variation of condition 6 of planning permission 15/00019/FULPP dated 3rd March 2015 to allow the retention of the door and window on the front elevation of the garage at 99 Brighton Road  
Address **99 - 101 Brighton Road Aldershot Hampshire GU12 4HN**

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Application No 16/00443/PDC Ward: St Mark's  
Applicant: Mr And Mrs Lake  
Decision: **Development is Lawful**  
Decision Date: 24 June 2016  
Proposal: Certificate of Lawfulness for proposed development: Formation of an L-shaped dormer within the rear roof slope and 2 roof lights within front roof slope  
Address **15 High Street Farnborough Hampshire GU14 6ES**

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Application No 16/00444/COU Ward: St John's  
Applicant: Mrs S Miller  
Decision: **Permission Granted**  
Decision Date: 29 June 2016  
Proposal: Change of use of amenity land to garden and erection of 1.75 metre high boundary fencing  
Address **5 Chestnut Tree Grove Farnborough Hampshire GU14 9UQ**

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Application No 16/00446/FUL Ward: Empress  
Applicant: Mr T Licence  
Decision: **Permission Granted**  
Decision Date: 28 June 2016  
Proposal: Retention and completion of a single storey rear extension  
Address **2 The Chase Farnborough Hampshire GU14 8BY**

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Application No 16/00447/FULPP Ward: St John's  
Applicant: Mr & Mrs P Champion  
Decision: **Permission Granted**  
Decision Date: 28 June 2016  
Proposal: Erection of two storey front extension with dormer and single storey side extension.  
Address **West Heath Cottage 33 St Johns Road Farnborough Hampshire GU14 9RL**

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Application No 16/00448/FULPP Ward: West Heath  
Applicant: Mr K Palmer  
Decision: **Permission Granted**  
Decision Date: 28 June 2016  
Proposal: Erection of single storey side and rear extension  
Address **18 West Heath Road Farnborough Hampshire GU14 8QH**

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Application No 16/00449/FUL Ward: Rowhill  
Applicant: Mr And Mrs Freeman  
Decision: **Permission Granted**  
Decision Date: 28 June 2016  
Proposal: Erection of single storey side and rear extension  
Address **3 Rowhill Avenue Aldershot Hampshire GU11 3LU**

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Application No 16/00452/FULPP Ward: Rowhill  
Applicant: Mr Michael Lewin  
Decision: **Permission Granted**  
Decision Date: 06 July 2016  
Proposal: Erection of a part single and two storey rear extension  
Address **33 Kingsway Aldershot Hampshire GU11 3PF**

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Application No 16/00453/HCC Ward: North Town  
Applicant: County Planning Officer  
Decision: **No Objection**  
Decision Date: 24 June 2016  
Proposal: Hampshire County Council Consultation: Siting of temporary double modular classroom unit  
Address **Belle Vue Infants School Belle Vue Road Aldershot Hampshire GU12 4RZ**

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Application No 16/00458/FUL Ward: Wellington  
Applicant: Mrs D Magennis  
Decision: **Permission Granted**  
Decision Date: 29 June 2016  
Proposal: Erection of closeboard fence up to 2.5 metres high along new boundary line  
Address **13 Sheeling Close Aldershot Hampshire GU12 4BU**

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Application No 16/00460/FULPP Ward: St John's  
Applicant: Mr & Mrs Henden  
Decision: **Permission Granted**  
Decision Date: 30 June 2016  
Proposal: Erection of a single storey rear extension and enlargement of existing rear dormers to facilitate larger bedrooms  
Address **36 Harvey Road Farnborough Hampshire GU14 9TW**

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Application No 16/00461/FUL Ward: Knellwood  
Applicant: Mr & Mrs France  
Decision: **Permission Granted**  
Decision Date: 06 July 2016  
Proposal: Erection of a single storey side and rear extension  
Address **19 Canterbury Road Farnborough Hampshire GU14 6NS**

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Application No 16/00462/FUL Ward: Aldershot Park  
Applicant: Miss G Clarke  
Decision: **Permission Granted**  
Decision Date: 30 June 2016  
Proposal: Removal of existing front porch and erection of a single storey front extension  
Address **36 The Avenue Aldershot Hampshire GU12 4BJ**

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Application No 16/00463/PDC Ward: Manor Park  
Applicant: Mr & Mrs Andrew & Lucy Davies  
Decision: **Development is Lawful**  
Decision Date: 04 July 2016  
Proposal: CERTIFICATE OF LAWFULNESS FOR A PROPOSED DEVELOPMENT: Formation of hip to gable roof and formation of a dormer window in rear roof elevation  
Address **61 Coronation Road Aldershot Hampshire GU11 3QA**

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Application No 16/00469/REXPD Ward: North Town  
Applicant: Mr Mupotsa  
Decision: **Prior approval is NOT required**  
Decision Date: 04 July 2016  
Proposal: Erection of single storey rear extension measuring 4 metres from the original rear wall, 3 metres to the eaves and 4 metres overall height  
Address **78 Connaught Road Aldershot Hampshire GU12 4RR**

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Application No 16/00470/FULPP Ward: Empress  
Applicant: Mrs Rebecca Rhodes  
Decision: **Permission Granted**  
Decision Date: 06 July 2016  
Proposal: Erection of single storey side and rear extension.  
Address **30 High View Road Farnborough Hampshire GU14 7PU**

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Application No 16/00473/CONDPP Ward: North Town  
Applicant: Sandhurst Autoprint Ltd  
Decision: **Conditions details approved**  
Decision Date: 05 July 2016  
Proposal: Submission of details pursuant to Condition No.8 (site investigation) of planning permission 15/00676/FULPP dated 4 February 2016  
Address **Unit 9 Springlakes Industrial Estate Deadbrook Lane Aldershot Hampshire GU12 4UH**

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Application No 16/00475/FUL Ward: Cove And Southwood  
Applicant: Mrs Ann Nelson  
Decision: **Permission Granted**  
Decision Date: 04 July 2016  
Proposal: Erection of single storey rear extension  
Address **8 Randolph Drive Farnborough Hampshire GU14 0QQ**

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Application No 16/00481/FUL Ward: West Heath  
Applicant: Mr And Mrs Hanson  
Decision: **Permission Granted**  
Decision Date: 06 July 2016  
Proposal: Erection of conservatory to rear  
Address **14 Stuart Close Farnborough Hampshire GU14 8PW**

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Application No 16/00485/NMA Ward: Rowhill  
Applicant: Miss M Lally  
Decision: **Permission Granted**  
Decision Date: 16 June 2016  
Proposal: Non material amendment to planning application 14/00103/FULPP dated 11th March 2014 to allow the insertion of two obscure glazed roof lights within south facing roof slope of double garage  
Address **59 Ayling Lane Aldershot Hampshire GU11 3LZ**

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## Enforcement and possible unauthorised development

### 1. Introduction

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

It is not an offence to carry out works without planning permission and the National Planning Policy Framework (NPPF) states that enforcement action is discretionary and that local planning authorities should act proportionately in responding to suspected breaches of planning control. Local authorities are also advised to take action only where it is appropriate to do so. The purpose of this report is normally, therefore, is to report to Committee matters that are breaches of planning control but where it is recommended that it is not expedient to take enforcement action.

### 2. Policy

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

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

### 3. Items

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

This report relates to:

Item 1 Delegated Decisions to take Enforcement Action

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

meeting, a separate sheet will be circulated at the meeting to assist Members in following the modifications proposed.

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

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

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

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

Keith Holland  
Head of Planning

#### **BACKGROUND PAPERS**

*Rushmoor Local Plan Review (1996-2011)[saved policies]*

*Rushmoor Core Strategy (October 2011)*

*Rushmoor Local Enforcement Plan (2016)*

*National Planning Policy Framework (NPPF)*

**Item1**

**Delegated Decisions to take Enforcement Action**

**The Following Decisions are reported for INFORMATION purposes only. They relate to decisions to take enforcement action that have already been made by the Head of Planning in accordance with the Council's adopted Scheme of Delegation.**

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Address	Grasmere House, 33 Cargate Avenue, Aldershot
Ward	Rowhill
Decision	Issue <b>Enforcement Notice</b>
Decision Date	1 July 2016
Reasons	Unauthorised change of use of building from Residential Care Home with staff accommodation to House in Multiple Occupation, and unauthorised change of ancillary garage and store to one bedroom house. Potentially unacceptable living environment, inadequate provision for off-street parking, impact on the surrounding area and the Cargate Conservation Area, failure to address the requirements of the Habitats Regulations in respect of the Thames Basin Heaths SPA.
Alternatives	No Action – would endorse unauthorised bad, non-policy compliant development. Therefore enforcement action necessary.
Case Officer	Chris Jones
Associated Documents	Enforcement Reference 15/00043/HMO

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**Recommendation: To Note**

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