

Public Document Pack



RUSHMOOR BOROUGH COUNCIL

DEVELOPMENT MANAGEMENT COMMITTEE

*at the Council Offices, Farnborough on
Wednesday, 17th August, 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 S.J. Masterson

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

A G E N D A

1. DECLARATION OF INTEREST –

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

2. MINUTES – (Pages 1 - 74)

To confirm the Minutes of the Meeting held on 20th July, 2016 (copy attached).

Items for decision

3. PLANNING APPLICATIONS –

To consider the Head of Planning's Report No. PLN1627 on planning applications recently submitted to the Council (copy attached with a copy of the index appended to the agenda).

Items for information

4. PLANNING (DEVELOPMENT MANAGEMENT) SUMMARY REPORT FOR THE QUARTER JANUARY – MARCH 2016 –

To receive the Head of Planning's Report No. PLN1628 (copy attached) which updates on the Performance Indicators for the Development Management Section of Planning, and the overall workload of the Section for the period 1st January to 31st March 2016.

MEETING REPRESENTATION

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

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

DEVELOPMENT MANAGEMENT COMMITTEE

Meeting held on Wednesday, 20 July 2016 at the Concorde Room, Council Offices, Farnborough at 7.00 pm.

Voting Members

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

Cllr Mrs. D.B. Bedford
Cllr 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
a Cllr A.R. Newell

Non-Voting Members

Councillor Martin Tennant (ex-officio)

Apologies for absence were submitted on behalf of Councillor Adrian Newell.

Cllr S.J. Masterson attended as standing deputy in place of Councillor Adrian Newell.

16. DECLARATION OF INTEREST

There were no declarations of interest.

17. MINUTES

The Minutes of the Meeting held on 22nd June, 2016 were approved and signed by the Chairman.

18. 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:
 - * 16/00411/FULPP (225 Ash Road, Aldershot, Hampshire, GU12 4DD);
 - 16/00408/ADVPP (225 Ash Road, Aldershot, Hampshire, GU12 4DD);
 - 16/00409/ADVPP (225 Ash Road, Aldershot, Hampshire, GU12 4DD);

16/00410/ADVPP (225 Ash Road, Aldershot, Hampshire);

(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. PLN1625, be noted;

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

* 16/00451/FULPP (10 Queens Road, Farnborough, Hampshire, GU14 6DN);

(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

(v) the receipt of a petition in respect of the following application be noted:

* 16/00451/FUL (10 Queens Road, Farnborough, Hampshire, GU14 6DN).

* The Head of Planning's Report No. PLN1625 in respect of these applications was amended at the meeting.

19. REPRESENTATIONS BY THE PUBLIC

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

Application No.	Address	Representation	In support of or against the application
16/00411/FULPP	(225 Ash Road, Aldershot, Hampshire, GU12 4DD)	Mr. P. Myles	Against
16/00411/FULPP	(225 Ash Road, Aldershot, Hampshire, GU12	Mr. N. Hemstock	In Support

4DD)

20. **APPLICATION NO. 16/00451/FULPP – 10 QUEENS ROAD, FARNBOROUGH, HAMPSHIRE, GU14 6DN**

The Committee received the Head of Planning's Report No. PLN1625 (as amended at the meeting) regarding the demolition of the existing shop and the erection of one studio flat, two one-bedroom flats and one two-bedroom flat with associated car parking.

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

RESOLVED: That

- (i) subject to the receipt of a satisfactory unilateral undertaking under Section 106 of the Town and Community Planning Act 1990 by 26th July, 2016, to secure £17,453 towards SPA avoidance and mitigation and access management at Hawley Meadows SANG mitigation scheme (comprising £15,730 SANG and £1,723 SAMM contributions), the Head of Planning in consultation with the Chairman be authorised to grant planning permission subject to the amended conditions; however
- (ii) in the event that a satisfactory unilateral undertaking is not received by 26th 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.

21. **ENFORCEMENT AND POSSIBLE UNAUTHORISED DEVELOPMENT – GRASMERE HOUSE, 33 CARGATE AVENUE, ALDERSHOT**

RESOLVED: The Committee noted the enforcement action taken by the Head of Planning in accordance with the Council's Scheme of Delegation, more particularly specified in the Head of Planning's Report No. PLN1626

The meeting closed at 9.12 pm.

CLLR G.B. LYON
CHAIRMAN

This page is intentionally left blank



RUSHMOOR BOROUGH COUNCIL

DEVELOPMENT MANAGEMENT COMMITTEE

***Wednesday, 17th August, 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, 17th August, 2016 at 7.00 p.m. for the transaction of the business set out below.

Yours faithfully,

A.E. COLVER
Head of Democratic Services

Council Offices
Farnborough

8th August, 2016

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

A full copy of this agenda can be found at the following website:
<http://www.rushmoor.gov.uk/8925>

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 20th July, 2016 (copy attached).

Items for decision

3. **Planning applications –**

To consider the Head of Planning's Report No. PLN1627 on planning applications recently submitted to the Council (copy attached with a copy of the index appended to the agenda).

Items for information

4. **Planning (Development Management) summary report for the quarter January – March 2016**

To receive the Head of Planning's Report No. PLN1628 (copy attached) which updates on the Performance Indicators for the Development Management Section of Planning, and the overall workload of the Section for the period 1st January to 31st March 2016.

**Index to Development Management Committee Agenda
17th August 2016
Report No. PLN1627**

Item No.	Reference Number	Address	Recommendation	Page No.
1	15/00897/REMPP	Zone C - Cambridge Military Hospital Aldershot Urban Extension Alisons Road Aldershot	For Information	21
2	15/00898/REMPP	Zone C - Cambridge Military Hospital Aldershot Urban Extension Alisons Road Aldershot	For Information	21
3	15/00930/LBC2PP	Zone C - Cambridge Military Hospital Aldershot Urban Extension Alisons Road Aldershot	For Information	22
4	15/00931/LBC2PP	Zone C - Cambridge Military Hospital Aldershot Urban Extension Alisons Road Aldershot	For Information	22
5	16/00522/FULPP	Salesian College Playing Fields Park Road Farnborough	For Information	22
6	16/00544/FULPP	Southwood Summit Centre 1 Aldrin Place Farnborough	For Information	23
7	16/00571/FULPP	177 - 177A Ash Road Aldershot	For Information	23
8	16/00557/RBC3PP	259 North Lane Aldershot	Grant	24
9	16/00581/RBC3PP	Land to the Rear of 18 Alison Way Aldershot	Grant	37

Development Management Committee
17th August 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

Meeting held on Wednesday, 20th July, 2016 at the Council Offices,
Farnborough at 7.00 p.m.

Voting Members

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

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

Non-Voting Member

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

An apology for absence was submitted on behalf of Cr. A.R. Newell.

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

16. **DECLARATION OF INTEREST –**

There were no declarations of interest.

17. **MINUTES –**

The Minutes of the Meeting held on 22nd June, 2016 were approved
and signed by the Chairman.

18. **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:

* 16/00411/FULPP (225 Ash Road, Aldershot, Hampshire,
GU12 4DD);

- 16/00408/ADVPP (225 Ash Road, Aldershot, Hampshire, GU12 4DD);
- 16/00409/ADVPP (225 Ash Road, Aldershot, Hampshire, GU12 4DD);
- 16/00410/ADVPP (225 Ash Road, Aldershot, Hampshire);
- (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. PLN1625, be noted;
- (iii) the following applications be determined by the Head of Planning, in consultation with the Chairman:
- * 16/00451/FULPP (10 Queens Road, Farnborough, Hampshire, GU14 6DN);
- (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
- (v) the receipt of a petition in respect of the following application be noted:
- * 16/00451/FUL (10 Queens Road, Farnborough, Hampshire, GU14 6DN).
- * The Head of Planning's Report No. PLN1625 in respect of these applications was amended at the meeting.

19. REPRESENTATIONS BY THE PUBLIC –

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

Application No.	Address	Representation	In support of or against the application
16/00411/FULPP	(225 Ash Road, Aldershot, Hampshire, GU12 4DD)	Mr. P. Myles	Against
16/00411/FULPP	(225 Ash Road, Aldershot, Hampshire, GU12 4DD)	Mr. N. Hemstock	In Support

20. APPLICATION NO. 16/00451/FULPP – 10 QUEENS ROAD, FARNBOROUGH, HAMPSHIRE, GU14 6DN –

The Committee received the Head of Planning's Report No. PLN1625 (as amended at the meeting) regarding the demolition of the existing shop and the erection of one studio flat, two one-bedroom flats and one two-bedroom flat with associated car parking.

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

RESOLVED: That

- (i) subject to the receipt of a satisfactory unilateral undertaking under Section 106 of the Town and Community Planning Act 1990 by 26th July, 2016, to secure £17,453 towards SPA avoidance and mitigation and access management at Hawley Meadows SANG mitigation scheme (comprising £15,730 SANG and £1,723 SAMM contributions), the Head of Planning in consultation with the Chairman be authorised to grant planning permission subject to the amended conditions; however
- (ii) in the event that a satisfactory unilateral undertaking is not received by 26th 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.

21. **ENFORCEMENT AND POSSIBLE UNAUTHORISED DEVELOPMENT –
GRASMERE HOUSE, 33 CARGATE AVENUE, ALDERSHOT –**

RESOLVED: The Committee noted the enforcement action taken by the Head of Planning in accordance with the Council's Scheme of Delegation, more particularly specified in the Head of Planning's Report No. PLN1626

The Meeting closed at 9.12 p.m.

B.A. THOMAS
CHAIRMAN

**Development Management Committee
20th July 2016**

Appendix "A"

Application No. & Date Valid: **16/00411/FULPP** **20th May 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) at **225 Ash Road Aldershot Hampshire GU12 4DD**

Applicant: Cooper Estates Developments Limited McDonald's Restaurants

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 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/takeaway/drive through uses hereby permitted shall not be open to customers outside the hours of 07:00 to 23:00.

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 and associated works on North Close and North Close/North Lane junction as shown on the approved plans have 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 Notwithstanding the details shown on drawing number 6485-SA-8986-P205 B, the first floor windows in the east elevation shall be obscurely glazed to a minimum height of 1.7 metres above the internal floor level and so retained.

Reason - To maintain appropriate levels of privacy for 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 E, P205 B, 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.

**Application No. 16/00408/ADVPP
& Date Valid:**

20th May 2016

Proposal: Display three sets of internally illuminated letters, three internally illuminated fascia signs and one internally illuminated

golden arch at **225 Ash Road Aldershot Hampshire GU12 4DD**

Applicant: McDonald's Restaurants Ltd

Conditions: 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.

Application No. & Date Valid: 16/00409/ADVPP 20th May 2016

Proposal: Display a double sided internally illuminated totem sign (6.5 metres high) at **225 Ash Road Aldershot Hampshire GU12 4DD**

Applicant: McDonald's Restaurants Ltd

Conditions: 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.

Application No. & Date Valid: 16/00410/ADVPP 20th May 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. at **225 Ash Road Aldershot Hampshire GU12 4DD**

Applicant: McDonald's Restaurants Ltd

Conditions: 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.

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 21 to 23

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

Section B – For the NOTING of any Petitions – Page 23

Section C – Items for DETERMINATION – Pages 24 to 42

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 43 to 60

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

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

3. Planning Policy

- 3.1 Section 38(6) of the Town and Country Planning Act 1990 (As amended) requires regard to be had to the provisions of the development plan in the determination of planning applications. This comprises the Rushmoor Plan Core Strategy (October 2011), the Hampshire Minerals and Waste Plan adopted October 2013, saved policies of the Rushmoor Local Plan Review (1996-2011) and saved policy NRM6 of the South East Plan.
- 3.2 Although not necessarily specifically referred to in the Committee report, the relevant development plan will have been used as a background document and the relevant policies taken into account in the preparation of the report on each item. Where a development does not accord with the development plan and it is proposed to recommend that planning permission be granted, the application will be advertised as a departure and this will be highlighted in the Committee report.

4. Human Rights

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

5. Public Speaking

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

6. Late Representations

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

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

7. Financial Implications

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

Keith Holland
Head of Planning

Background Papers

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

Section A

Future items for Committee

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

Item	Reference	Description and address
1	15/00897/REMPP	<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>Zone C - Cambridge Military Hospital Aldershot Urban Extension Alisons Road Aldershot</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>Zone C - Cambridge Military Hospital Aldershot Urban Extension Alisons Road Aldershot</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>Zone C - Cambridge Military Hospital Aldershot Urban Extension Alisons Road Aldershot</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>Zone C - Cambridge Military Hospital Aldershot Urban Extension Alisons Road Aldershot</p> <p>Revised submissions from the applicants are under discussion.</p>
5	16/00522/FULPP	<p>Construction of 3G artificial turf all-weather rugby/football pitch to replace existing grass rugby pitch, enclosed with new 4.5 metre high fencing and provided with floodlighting comprising a total of sixteen sports lighting luminaires mounted distributed between six 15-metre high light columns.</p> <p>Salesian College Playing Fields, Park Road, Farnborough</p> <p>The public consultation period has been completed. However the Lead Local Flood Authority has requested that a full Flood Risk Assessment be undertaken to support the proposals and this is awaited from the applicant's agents. The views of another statutory consultee, Sport England, are also being clarified. The application is, therefore, not yet ready to be presented to the Committee.</p>

6	16/00544/FULPP	<p>Erection of a Restaurant/Public House (mixed Use Classes A3 and A4) with ancillary managers flat, car park, new in and out vehicular access onto Apollo Rise, landscaping and associated works.</p> <p>Southwood Summit Centre 1 Aldrin Place Farnborough</p> <p>This application has only recently been received and consultations are underway.</p>
7	16/00571/FULPP	<p>Erection of first floor extensions to front, side and rear and external alterations to facilitate conversion of authorised cafe use to one 1-bedroom flat, authorised ancillary storage space above into one 1-bedroom flat, rear portion of authorised shop use at No.177A Ash Road to one 1-bedroom flat; and enlargement of existing first floor flat from 1 to 3-bedroom size with enclosed first floor roof terrace (revised scheme to that submitted with previous invalid planning application 15/00427/FULPP).</p> <p>177 - 177A Ash Road Aldershot</p> <p>This application has only recently been received and consultations are underway.</p>

Section B

Petitions

Item	Reference	Description and address
		There are no petitions to report

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

Case Officer	Mark Andrews
Application No.	16/00557/RBC3PP
Date Valid	13th July 2016
Expiry date of consultations	16th August 2016
Proposal	Change of use of existing building from Army Air Cadet Hut to a hostel for up to 9 persons and associated works
Address	259 North Lane Aldershot
Ward	Wellington
Applicant	Ms Qamer Yasin
Agent	Mr John Trusler
Recommendation	GRANT

Description

The site is located at the northern end of North Lane, close to its junction with Ordnance Road. It comprises a single storey building in a grassed compound, with vehicular access via an adjacent Ministry of Defence car park. The site has been vacant for a number of years and was last used as an Air Cadets HQ. Adjacent to the entrance gate is a steel lattice mast with a radio antenna and floodlight at the top.

In 2010 planning permission was granted (ref: 10/00769/FULPP) for the erection of a single storey side extension to the hut but this was not implemented. On the 10th March 2014, hybrid outline planning permission (ref: 12/00958/OUT) was granted for the redevelopment of land at the Ministry of Defence's former Aldershot Garrison for up to 3,850 no. dwellings together with associated infrastructure and Suitable Alternative Natural Greenspace (SANG). The Master Plan for the development "Wellesley" is divided into a series of Development Zones. The application site is located in Development Zone S – REME. Based on the current programme, this zone is not expected to be developed until 2026.

On the 28th June 2016, Rushmoor borough Council Cabinet considered a report by the Head of Environmental Health and Housing (ref; EHH1607). The report set out a proposal to use 259 North Lane as temporary accommodation for rough sleepers, providing specialist housing and intervention for a period of three years, for up to nine people with drug, alcohol and mental health issues.

The Cabinet expressed strong support for the project and considered that this would provide great assistance to the problem with rough sleepers, particularly in Aldershot. Members sought assurance that adequate facilities and support would be available to hostel residents once they were ready to move on from the hostel.

The Cabinet RESOLVED that

- (i) approval be given to seek planning permission for a change of use for the building;
- (ii) a variation to the Capital Programme of £20,000 in 2016/17 be approved; and
- (iii) a Supplementary Estimate of £34,700 in 2016/17, to reflect costs as set out in the Head of Environmental Health and Housing's Report No. EHH1607, for which the Council had already secured grant funding, be approved.

The proposal the subject of this application is submitted in response to the cabinet resolution and seeks temporary consent (three years) for the change of use of the property to a 'wet hostel' (one where the occupiers are permitted access to alcohol under supervision), to provide emergency accommodation for homeless people. The application proposes to reconfigure the internal layout, to provide 9 bedrooms (one of which is a crash pad) with a central corridor, living area, office, kitchen and two shower rooms. The proposal involves limited external alterations, which would include the formation of a covered bin store adjacent to the entrance gates in the south-west corner of the site, along with a new ramped access route and cycle store north of the building. The external grounds will be covered with modular paving to provide a safe level area with two car parking spaces.

Further details:

- The accommodation would be managed by the Society of St James Housing Association on behalf of Rushmoor Borough Council.
- The accommodation will provide on-site support for addictions and mental health problems; money management skills training; support into skills and employment training; life skills including preparing to manage your tenancy and befriending and fellowship.
- Laundry and cooking facilities will be provided in the kitchen;
- A wheelchair accessible toilet and shower room will be provided.
- The site would be staffed on a 24 hour basis.

Proposed and existing plans, a Design and Access Statement, and a Shadow Habitat Regulations Assessment accompany the application.

Consultee Responses

Natural England	No objection
Environmental Health	No objection
Refuse & Recycling	No objection
Housing	No objection
Transportation Strategy Officer	No objection

Thames Water	No objection
Aspire Defence Services Ltd	No comments received
Savills	No comments received
South East Water	No comments received
Planning Policy	No objection

Neighbours notified

In addition to posting a site notice and press advertisement, 9 individual letters of notification were sent to properties in Darwin Grove, North Lane and Sheeling Close

Neighbour comments

No representations received.

Policy and determining issues

The application site is located in the southeast part of the AUE as allocated in the Rushmoor Plan (Core strategy). The site does not fall within a conservation area and the proposals would not affect any statutory listed buildings or other heritage assets.

The National Planning Policy Framework (NPPF March 2012) provides the Government's planning policies for England and sets out a presumption in favour of "sustainable development". The context for sustainable development is set by twelve core planning principles. 6.1.2 Annex 1 of the NPPF notes that applications for planning permission should be determined in accordance with the local plan unless material considerations indicate otherwise.

The Council adopted the Rushmoor Core Strategy in October 2011. Core Strategy Policy SP1 (Aldershot Urban Extension), CP1 (Sustainable Development Principles), CP2 (Design and Heritage), CP5 (Meeting Housing Needs and Housing Mix), CP10 (Infrastructure Provision), CP11 (Green Infrastructure Network), CP13 (Thames Basin Heaths Special Protection Area) and CP16 (Reducing and Managing Travel Demand) are relevant to the consideration of the current proposals. Rushmoor Local Plan Review saved policies ENV17, ENV49 (Development on Contaminated Land), H14 (Amenity Space) are also relevant.

In addition, the Council's adopted Supplementary Planning Documents (SPDs) "Housing Density and Design" adopted in April 2006, "Parking Standards" adopted in 2012 and the Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy as updated July 2014 are applicable.

The main determining issues are the principle of development, impact on neighbouring amenity, impact on the character and appearance of the area, the living environment created for future occupiers, highway considerations and the impact on the wildlife interests of the nearby by Thames Basin Heath Special Protection Area (TBHSPA).

Commentary

Principle –

The site is located within the built up area, where there is a presumption in favour of development. The Council's Planning Policy Team has been consulted and raises the following comments:

The existing building on the site (Army Air Cadet Hut) was most recently used as an Army Training Centre and is therefore assumed to be a community facility. Subsequently, the proposal needs to satisfy the requirements of policy CP10 of the Core Strategy i.e. can it proven that there is no longer term need for the facility or has the existing community use been re-provided elsewhere to the satisfaction of the Council?

It is understood that the existing facility has been vacant for at least two years and it is noted that the site forms part of the wider Wellesley development (12/00958/OUT) with outline permission for a residential redevelopment at a later stage (REME).

In addressing the longer-term need requirement, the fact that the property has been vacant for at least two years would suggest that there is no active demand for the space. In addition, the fact that the site is with permission for redevelopment (albeit outline) suggests that the principle of the loss has already been accepted. In any case, the proposal is for a temporary period of 3 years, which would allow for community uses to be further considered at a later date.

In addressing the re-provision criterion, given that the property has been vacant for at least two years, it is assumed that there is no requirement to provide alternative sites for an end user. It would be useful to understand how the previous Army Training Centre use has been accommodated elsewhere, however given that Planning Policy is satisfied that the first criterion has been met, this is not considered to be a reason to raise any objection.

Having regard to the above, the change of use of the property to a wet hostel for a temporary period is considered acceptable in principle, subject to usual planning considerations (see below).

Impact on Neighbours –

Due to its location, the distance of separation from all nearby dwellings and the site being staffed and managed on a 24 hours a day basis, it is considered that the proposal would have no significant material impact on the amenity of neighbouring properties.

Visual Impact –

Existing hedging and vegetation on the boundary surrounding the site, screens the property from public view and would be retained and maintained as a result of this development. The only external alterations to the property include the formation of a wheelchair user ramp, lean-to refuse store, cycle stand and associated landscaping. The works would not be visible from outside the site and are considered conventional and in keeping with the character of the property and area and not to result in any detrimental visual impact.

Living Environment –

The proposed development is not a defined use within the General Permitted Development Use Class Order (2015) and is therefore deemed to be Sui Generis (without class). The Council's adopted Development Plan Policies give no guidance on appropriate room sizes for properties of the nature proposed by this application. The internal floor layout, room sizes and facilities has been designed to comply with the minimum standards contained within DCLG's 'Homeless Code of Guidance for Local Authorities' (2006) (ANNEX 17). Whilst it is not a planning policy document, it is a material consideration in the absence of applicable internal space standards within the Rushmoor Plan.

Each room would be naturally lit and ventilated and the building would be secure and is considered to provide sufficient circulation space. The building is set within secure grounds with an external amenity area laid with synthetic grass, which is considered to provide a good quality amenity space. The existing high hedge boundary treatment is to be retained and maintained.

The development includes the provision of a ramp to the main double doors in the southern building elevation and would allow improved wheelchair access. The external grounds linking the building to the adjacent carpark is to be hard surfaced and constructed of a (no dig) modular paving, providing occupants with a safe and level area outside the main entrance.

The Council's Housing Team has been consulted and raises the following comments:

This scheme will provide basic accommodation for people who are rough sleeping and are drug / alcohol users. The hostel will provide a place of safety and will offer specialist support delivered through the Society of St James. The aim will be to work with people until they are ready to move from the hostel into more mainstream housing.

The use of this building as a hostel for up to 9 people is an important part of the Council's strategy for dealing with street homelessness.

Furthermore, the Council's Contract Team, who deal with refuse and recycling are satisfied with the proposed refuse storage arrangements and raise no objection.

Having regard to the above, the proposal is considered to provide an acceptable living environment for future occupants.

Highway Considerations –

The Council's Transportation Strategy Officer has been consulted and raises the following comments:

It is understood that this proposal will be considered as a Sui Generis use and as such, our parking standard would not apply. It is not expected that people living in the 8/9 bedrooms to be included in the hostel will have access to a car. The parking requirement for the use will therefore relate to the support staff at the hostel.

The applicant has submitted a drawing showing a satisfactory parking layout, access for bin collection and cycle parking.

No highway objection.

Having regard to the above, it is considered that the proposal would not result in significant harm to highway safety and is therefore acceptable in highway terms.

Nature Conservation / Habitats Regulations Assessment (HRA) –

The Thames Basin Heaths Special Protection Area (TBH SPA) was classified on the 9th March 2005 under the EC Birds Directive. The TBHSPA is made up of 13 Sites of Special Scientific Interest that lie within the boundaries of 11 local planning authorities and supports important populations of vulnerable ground-nesting birds and has a designated status in European Law.

Rushmoor Borough Council as the competent authority must determine whether individual proposals will either alone or in combination, have a significant effect on the TBH, and therefore whether mitigation measures must be provided, having due regard to the Thames Basin Heaths Delivery Framework (TBH DF) and representations from Natural England. This is reflected in Policy CP13 (Thames Basin Heaths Special Protection Area) of the Rushmoor Plan (Core Strategy).

RBC has provided detailed planning guidance in an Avoidance and Mitigation Strategy (AMS). The guidance sets out the principles for avoidance and mitigation for residential development within 5km of the TBA SPA within Rushmoor, and the measures necessary to ensure that a residential scheme can be screened out of the HRA process following the test of 'likely significant effect' such that an appropriate assessment is not required. A significant impact is reported to be likely to occur from a net increase in residential development, leading to an increased population, in an area where the inhabitants of the development are within such proximity to the SPA they are likely to visit for recreational purposes.

The purpose of this strategy is to set out the approach that the Council will follow to seek to avoid harm to the heathlands arising from additional residential development. As set out later in this Strategy, this involves two elements. Firstly the provision of Suitable Alternative Natural Greenspace (SANG) in order to divert additional recreational pressure away from the TBHSPA, and secondly the provision of a range of Strategic Access Management and Monitoring measures (SAMM) to avoid displacing visitors from one part of the SPA to another, and to minimize the impact of visitors on the SPA.

The TBH DF standards included in the Rushmoor Plan are:

- A minimum of 8 hectares of SANG land (after discounting to account for current access and capacity) should be provided in perpetuity per 1,000 new occupants either through contributions towards the provision of SANG identified by the Borough Council, or through on site SANG agreed with Natural England;
- Contributions towards Strategic Access Management and Monitoring measures.

Assessment

The proposed conversion would provide 9 bedrooms of emergency short-term residential accommodation for a temporary period of 3 years. The site falls within the outline consent for the Aldershot Urban Extension (Wellesley) and the building will be demolished and developed for housing as part of this development. The AUE already benefits from a Suitable Alternative Natural Greenspace (SANG) referred to as the Wellesley SANG.

Given the proximity of the site to the closest part of the TBHSPA, the Applicant has prepared and submitted a Shadow Habitats Regulations Assessment (HRA) in support of the planning application.

The HRA considers the current proposals for temporary emergency housing in the context of the wider major residential development proposals for the Aldershot Urban Extension, which include the creation and management of associated SANG (ref:12/00958/OUT). The HRA concludes that “the Wellesley SANG can provide all the necessary SANG mitigation required through the TBHDF and the AMS to mitigate recreational impacts of the wet hostel on nearby European sites. The applicant has also confirmed a commitment to a one-off contribution of £3,591 (£399 per unit) towards Strategic Access Management and Monitoring (SAMM), in full accordance with RBC’s AMS. The normal vehicle for securing this would be a S.106 planning obligation or, in exceptional circumstances, a ‘Grampian’ condition requiring the payment to be made prior to commencement or occupation of the development. However, as the Council is the applicant in this case, we would not be in a position to enforce either a legal agreement or a condition against ‘ourselves’. Consequently, arrangements have been put in place to make the payment before the permission is issued and this is reflected in the wording of the recommendation.

Having regard to the above and subject to the payment of SAMM contributions, the proposal is therefore considered to have an acceptable impact on the Thames Basin Heaths Special Protection Area and would comply with the requirements of Core Strategy Policies CP11 and CP13.

Other Issues –

The site forms part of the much larger Royal Electrical Mechanical Engineers (REME) site, which is understood to have been subject to tipping activities since WWII, resulting in some areas becoming contaminated with radium, mainly in the form of ash and clinker. A radiological survey was undertaken to ascertain the possible levels of contamination and to identify any possible risks associated with a residential use of the site. The highest radioactivity readings detected are just slightly above the levels generally considered to be indicative of background levels, and significantly below the levels deemed to pose a risk to public health. No intrusive investigation has been undertaken to assess for the presence of other contamination, such as heavy metals or asbestos.

The Council’s Environmental Health officers make the following comments:

The Design and Access Statement has considered the matter of the potential contamination of the site. The proposal is to cap the site in order to break the potential pollutant pathway, so that any contamination within the soils will not come into contact with any temporary residents of the hostel. The proposed cap is to consist of a membrane, overlain with 100mm granular fill and 25mm sharp sand and then topped off with modular paving and small areas of artificial grass. Provided this is monitored and maintained to ensure its integrity throughout the temporary use of the site then this should be sufficient to prevent exposure.

It is also proposed to fence off the non-capped areas to prevent access onto the rest of the ATC Hut site. This will consist of a 1.8m high heras type security fencing, which will be double clipped and tied back to existing fencing. Again, provided this fencing to monitored and maintained, it should be appropriate to prevent access to the non-capped areas.

Provided the remedial works are undertaken as proposed, there is no objection to this application on Environmental Health grounds.

Having regard to the above, the development is not considered to present users of the hostel and support staff with any significant risks from any potential ground contaminants.

FULL RECOMMENDATION

It is recommended that, on receipt of written confirmation that the sum of £3,591 towards Strategic Access Management and Monitoring (SAMM) has been paid to Hampshire County Council, the Head of Planning in consultation with the Chairman be authorised to **GRANT** permission subject to the following conditions:

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 and reports – Design and Access Statement Version 2, Shadow Habitats Regulations Assessment, 20.6.33_101, 20.6.33_102, 20.6.33_103, 20.6.33_105, 20.6.33_106, 20.6.33_107 & 20.6.33_100

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

- 3 The use of the building as temporary emergency accommodation for homeless people shall cease three years from the date of first occupation and the building shall revert to its previous lawful use.

Reason - To meet a current identified housing need and to allow the future implementation of the Aldershot Urban Extension.

- 4 The vehicle and cycle parking spaces shown on the approved plans shall be provided prior to the first occupation of any part of the development hereby approved and kept available at all times thereafter for the parking of vehicles and bicycles ancillary to the supported housing use.

Reason - To ensure that a sufficient level of parking is available for the development to meet its operational needs and in the interests of highway safety.

Informatives

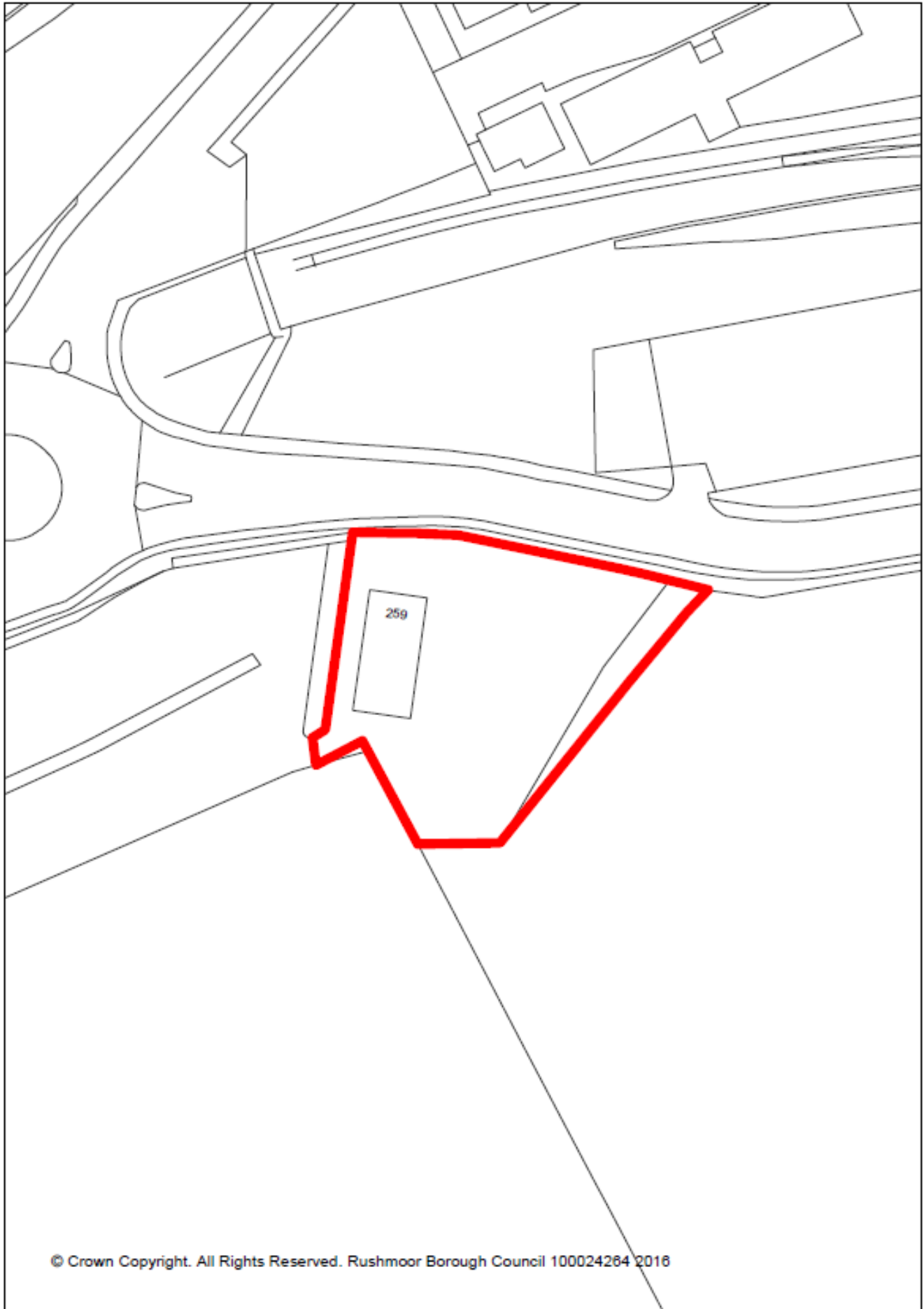
- 1 INFORMATIVE - REASONS FOR APPROVAL- The Council has granted permission because the proposals are considered acceptable in principle and give rise to no harm to the established visual character and appearance of the area and the amenity of neighbours. The proposal would provide an acceptable living environment and are acceptable in highway terms. Further, the proposals are not considered likely to have any significant impact upon the nature conservation interest and objectives of the Thames Basin Heath Special Protection Area and affords future occupants with satisfactory safeguards against potential on site ground contamination. The proposals are considered acceptable having regard to Core Strategy Policies SP1, CP1, CP2, CP5, CP10, CP11, CP13 and CP16 and saved Local Plan Policies ENV17, ENV49 and H14. It is therefore considered that subject to compliance with the attached conditions, and taking into account all other material planning considerations, including the provisions of the development plan, the proposal would be acceptable. This also includes a consideration of whether the decision to grant permission is compatible with the Human Rights Act 1998.

- 2 INFORMATIVE - 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.

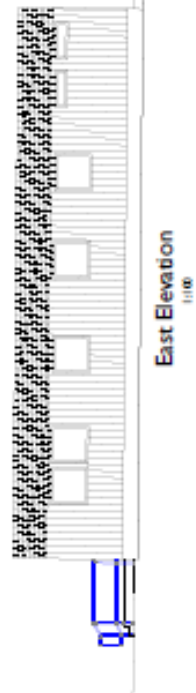
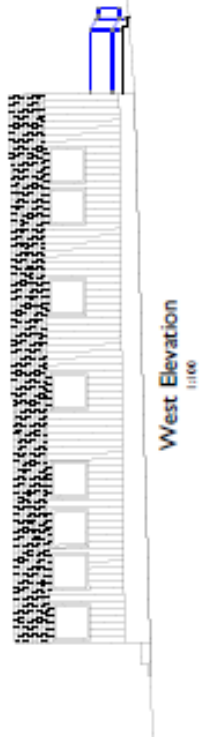
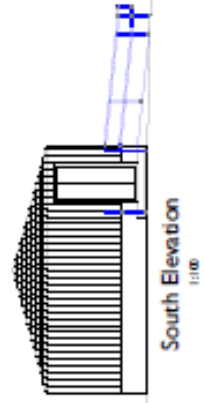
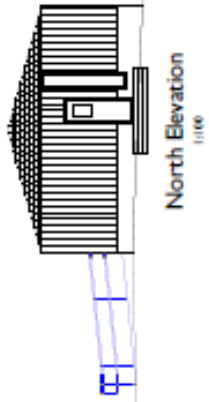
- 3 INFORMATIVE - The applicant is reminded that the premises should be made accessible to all disabled people, not just wheelchair users, in accordance with the duties imposed by the Equality Act 2010. This may be achieved by following recommendations set out in British Standard BS 8300: 2009 "Design 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.

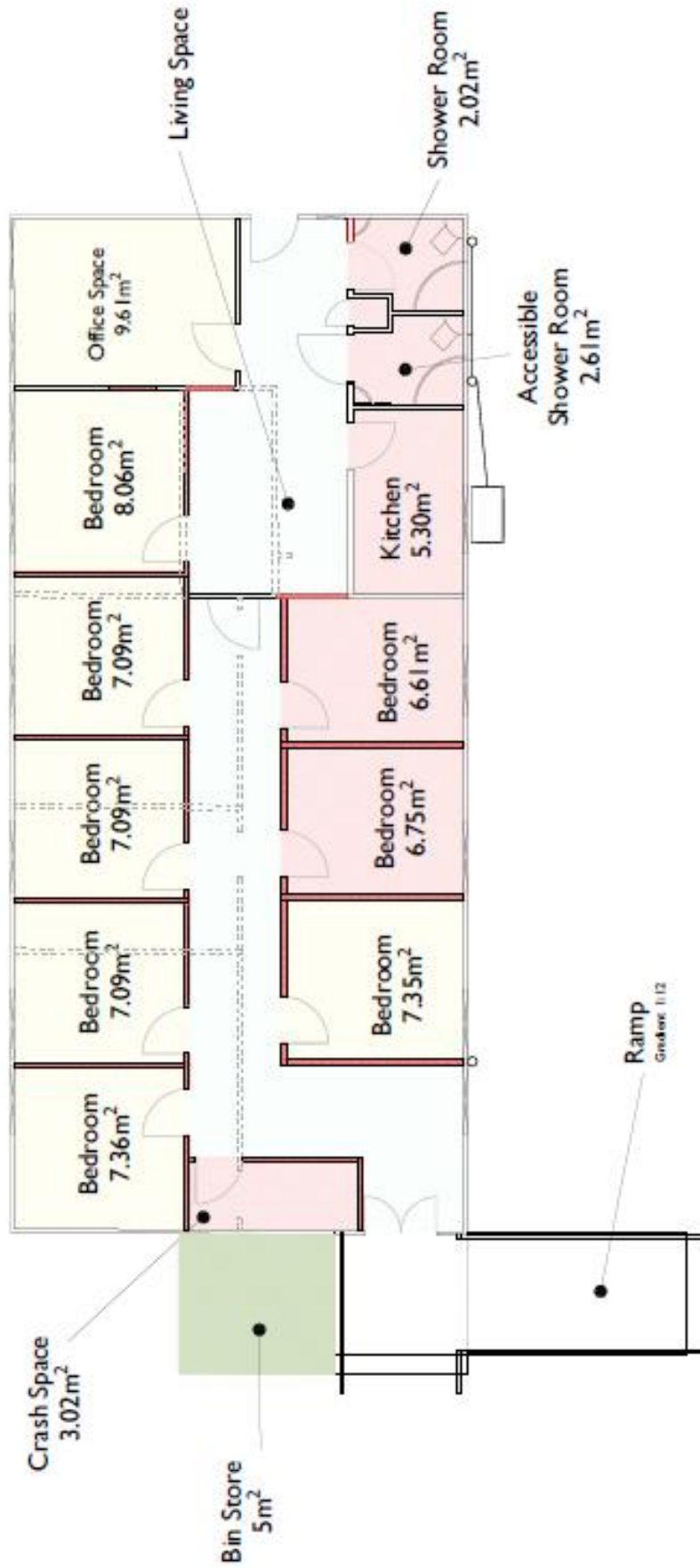
- 4 INFORMATIVE - Before drawing up detailed plans, the applicant is advised to contact Thames Water Utilities concerning the public sewer which crosses the site. The development should be constructed to avoid building or foundation pressure within 3 metres of the centre line of the public sewer.

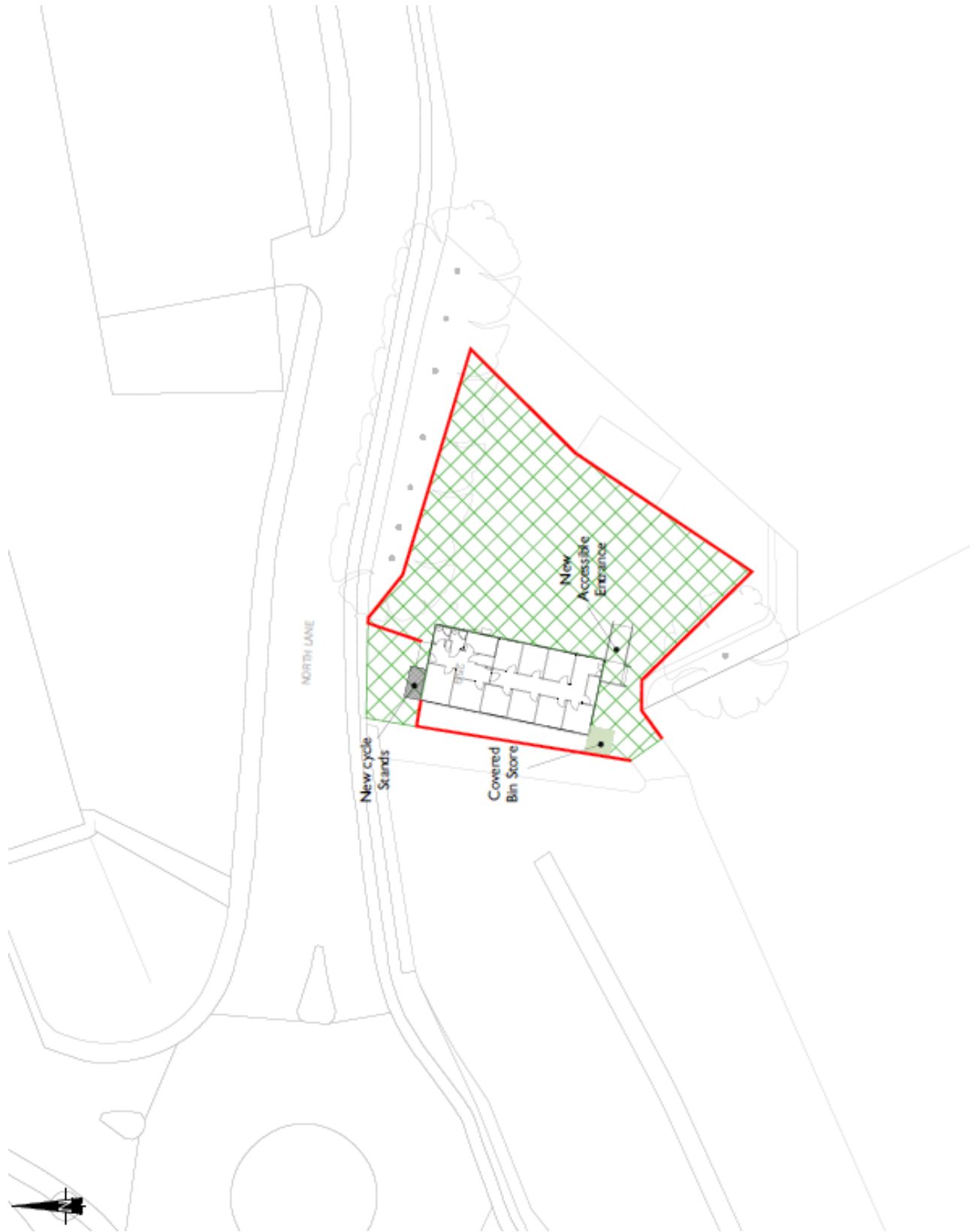
- 5 INFORMATIVE – The Local Planning Authority's commitment to working with the applicants in a positive and proactive way is demonstrated by its offer of pre-application discussion to all, free of charge, and assistance in the validation and determination of applications through the provision of clear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



© Crown Copyright. All Rights Reserved. Rushmoor Borough Council 100024264 2016







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	Wendy Betteridge
Application No.	16/00581/RBC3PP
Date Valid	20th July 2016
Expiry date of consultations	23rd August 2016
Proposal	Change of use of amenity land to be incorporated within the boundary of 72 Alexandra Road, Aldershot for use as garden land and erection of a 2m high close board boundary fence
Address	Land To The Rear Of 18 Alison Way Aldershot
Ward	Rowhill
Applicant	Rushmoor Borough Council
Recommendation	GRANT

Description

The site is a small area of unused land that is owned by Rushmoor Borough Council and covers some 56sqm. The land is to the rear of properties at 18 & 20 Alison Way and 72 & 74 Alexandra Road, Aldershot. It is enclosed by existing 2m high brick walls along both the east and west boundaries, and 2m close-board fence panels along the southern boundary. The northern boundary is currently unfenced and is close to a pair of attached garages which are in the ownership of Nos: 67 and 69 Alexandra Road.

A report to Cabinet dated 17th November 2015 by Corporate Services was presented in respect of sales of small areas of amenity land. It was explained that that the Estates Team received requests to dispose of small pieces of Council owned amenity land situated in large housing estates within the Borough. Several of these requests were considered suitable for transfer to private ownership provided planning permission was formally sought for the change of use. The Cabinet resolved that the Solicitor to the Council be authorised to agree the sale of any area of amenity land and take all the necessary steps required to complete the transaction.

The proposal seeks planning permission to incorporate the land within the boundary of 72 Alexandra Road for use of domestic garden land. The occupants have approached the Council to purchase the land, and propose to provide an entrance via an opening within their existing rear wall. A 2m high close-board fence would be erected along the northern boundary to separate the land from the garages.

Consultee Responses

Policy Team – No Objections

Neighbours notified

In addition to posting a site notice and press advertisement, 11 individual letters of notification were sent to properties within Alison Way, Aldershot and Alexandra Road, Aldershot

Neighbour comments

No neighbour representations received to date. The neighbour notification period expires on 18th August 2016.

Policy and determining issues

The site falls within the Built Up area of Aldershot as designated in the Rushmoor Local Plan Review 1996 - 2011. As such policies CP2 (Design and Heritage) and CP12 (Open Space, Sport) of the Rushmoor Plan Core Strategy and "saved policy ENV17 (development on smaller sites) of the Rushmoor Local Plan 1996-2011 are relevant to the consideration of the proposal.

The main determining issues are the principle, the visual impact and impact on neighbouring properties.

Commentary

1. Principle of development

The application site comprises an overgrown area of land which is bounded by other residential properties, outbuildings and gardens. The area is not publically accessible and is not visible from public locations. In view of the lack of public views of the site, the area is not considered to offer any significant public amenity. The proposed change of use of this land to form part of a garden is therefore considered to comply with Core Strategy Policy CP12 Open Space, Sport and Recreation.

2. Visual Impact

The proposed 2m close-board fencing proposed to separate the land from the adjacent garages would be of conventional design and appearance and is considered appropriate for its residential setting. See example in photograph at end of this report.

3. Impact on neighbours

Due to the location of the land and its separation from nearby dwellings, it is considered that the proposed change of use and associated fencing would have no material impact on neighbours in terms of loss of light, overshadowing or loss of privacy.

In conclusion, it is considered that the proposal is acceptable and would not give rise to any harmful impact upon the amenity or neighbouring properties. The proposal is therefore acceptable having regard to policies CP2 (Design and Heritage) and CP12 (Open Space, Sport) of the Rushmoor Plan Core Strategy and "saved policy ENV17 (development on

smaller sites) of the Rushmoor Local Plan 1996-2011.

FULL RECOMMENDATION

It is recommended that SUBJECT to no new or substantial objections being received by 18th August 2016 following expiry of the statutory consultation date, the Head of Planning in consultation with the Chairman be authorised to **GRANT** permission subject to the following conditions:

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

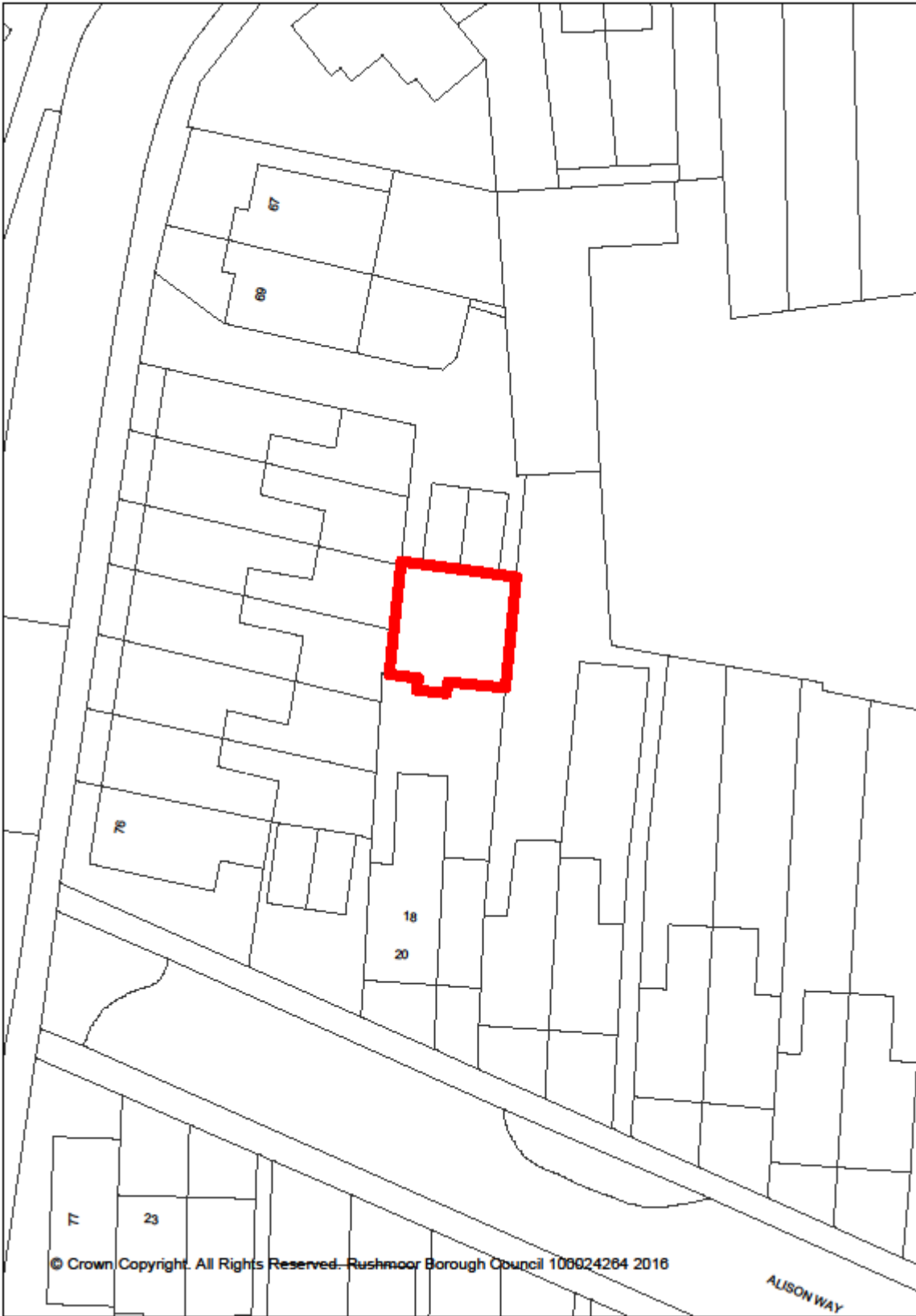
Reason - As required by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The permission hereby granted shall be carried out in accordance with the following approved drawings - PLAN/01 1:1250 Site Location Plan, PLAN/02 1:500 Block Plan and PLAN/03 Photograph showing type of proposed fencing.

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 will have an acceptable impact on the character of the area and would not give rise to any significant material or harmful impact on neighbours. The proposal is therefore considered acceptable having regard to policies CP2 and CP12 of the Rushmoor Core Strategy and "saved" policies ENV17 of the Rushmoor Local Plan. 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.





© Crown Copyright. All Rights Reserved. Rushmoor Borough Council 100024264 2016



Section D

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

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

Application No	16/00148/CONDPP	Ward: Manor Park
Applicant:	Mr M Hurley	
Decision:	Conditions details approved	
Decision Date:	26 July 2016	
Proposal:	Submission of details pursuant to Condition Nos.3 (external materials), 4 (surfacing materials), 9 (site investigation) and 11 (SUDs drainage details) of planning permission 15/00695/FULPP dated 6 November 2015	
Address	10 - 14 Elms Road Aldershot Hampshire GU11 1LJ	

Application No	16/00164/COU	Ward: Wellington
Applicant:	Mohammed Aslam, Yasmin Aslam, Nasim	
Decision:	Permission Granted	
Decision Date:	22 July 2016	
Proposal:	Change of use of first and second floor storage areas in the front part of the building into 5-bedroom House in Multiple Occupation; and erection of 1.2 metre high palisade fencing to enclose sides of a shared first floor terrace amenity area	
Address	41 Union Street Aldershot Hampshire GU11 1EP	

Application No 16/00294/COND Ward: St Mark's

Applicant: Mr Steven Tusz

Decision: **Conditions details approved**

Decision Date: 13 July 2016

Proposal: Submission of details pursuant to Condition Nos.8 (SUDS drainage details), 10 (existing and proposed levels), 13 (construction method statement), and 14 (landscaping scheme) of planning permission 15/00694/FULPP dated 24 November 2015

Address **44 Gravel Road Farnborough Hampshire GU14 6JJ**

Application No 16/00369/CONDPP Ward: North Town

Applicant: Mr P Needham

Decision: **Conditions details approved**

Decision Date: 26 July 2016

Proposal: Submission of details pursuant to condition nos. 3 (external materials), 4 (surfacing materials), 5 (levels), 6 (boundary enclosure details), 10 (construction method statement), 11 (landscaping), 16 (tree protection), 18 (site investigation), 20 (SUDS details), 21 (energy performance details), 22 (obscure glazing details) of planning permission 15/00461/FULPP dated 28th July 2015

Address **134 Holly Road Aldershot Hampshire GU12 4SG**

Application No 16/00370/FULPP Ward: St Mark's

Applicant: Mr & Mrs Singh & Kaur

Decision: **Permission Granted**

Decision Date: 26 July 2016

Proposal: Demolition of existing single-storey side extension, erection of new single storey side extension with roof terrace, external alterations to building, widening of vehicular access and change of use from shop with ancillary living accommodation to 2 x 2 bed and 1 x 3 bed flats

Address **22 Queens Road Farnborough Hampshire GU14 6DN**

Application No 16/00373/FULPP Ward: Aldershot Park
Applicant: Mrs Leena Kapur
Decision: **Permission Refused**
Decision Date: 27 July 2016
Proposal: Erection of a part single and part two storey rear extension
Address **431 Stockbridge Drive Aldershot Hampshire GU11 3RT**

Application No 16/00378/FULPP Ward: North Town
Applicant: Mr & Mrs Clark
Decision: **Permission Granted**
Decision Date: 12 July 2016
Proposal: Erection of a two storey rear extension
Address **53 Roberts Road Aldershot Hampshire GU12 4RB**

Application No 16/00386/COND Ward: Wellington
Applicant: Annington Property Limited
Decision: **Conditions details approved**
Decision Date: 15 July 2016
Proposal: Submission of details to comply with conditions 7 (screen walls and fencing) and 13 (landscaping) pursuant to planning permission 12/00611/FUL dated 9 January 2013 in respect of the demolition of existing link, erection of a single storey extension to building B and a two storey extension to Building A and a covered colonnade with associated internal and external alterations to facilitate the conversion of the buildings to provide twelve 2- bedroom and five 1-bedroom apartments with access, car parking and landscaping. □
Address **Union Building Hospital Hill Aldershot Hampshire**

Application No 16/00391/FULPP Ward: North Town
Applicant: Ms Kate Maclean
Decision: **Permission Refused**
Decision Date: 20 July 2016
Proposal: Demolition of existing single storey rear element and erection of a single storey side and rear extension
Address **21 Connaught Road Aldershot Hampshire GU12 4RN**

Application No 16/00395/COND Ward: Fernhill
Applicant: Bellway Homes (Thames Valley)
Decision: **Conditions details approved**
Decision Date: 15 July 2016
Proposal: Submission of details to comply with conditions 9 (landscaping) and 20 (arboricultural method statement) attached to planning permission 14/00014/FUL, allowed on appeal 7 January 2015 for the demolition of the existing part built structures and erection of 150 dwellings, construction of internal roads, provision of open space, school parking area, landscaping and associated infrastructure, formation of a new access onto Sandy Lane and closure of the existing access from the Minley Road roundabout except for emergency vehicles
Address **Land At Guillemont Park Sun Park Minley Road Farnborough Hampshire**

Application No 16/00405/TPO Ward: St John's
Applicant: Mr James Hawkins
Decision: **Permission Granted**
Decision Date: 19 July 2016
Proposal: One Beech and two Oaks (group G14 of TPO 355A) remove 3 metres from top of crown and 2 metres from the sides and crown lift to no more than 6 metres from ground level
Address **1 Nightingale Close Farnborough Hampshire GU14 9QH**

Application No 16/00414/FUL Ward: Wellington
Applicant: Bridges Estate Agents
Decision: **Permission Granted**
Decision Date: 19 July 2016
Proposal: Retention of part of shopfront and repair and replacement of feature corbels
Address **73 - 77 High Street Aldershot Hampshire**

Application No 16/00416/FULPP Ward: Manor Park
Applicant: Mr Michael Kelly
Decision: **Permission Granted**
Decision Date: 19 July 2016
Proposal: Installation of replacement doors
Address **Church Of Jesus Christ Of Latter Day Saints St Georges Road Aldershot Hampshire GU12 4LE**

Application No 16/00417/FUL Ward: St John's
Applicant: Ms K Hefford
Decision: **Permission Granted**
Decision Date: 13 July 2016
Proposal: Erection of a part first floor over existing garage, part single storey and part two storey side and rear extension
Address **9 Chamomile Gardens Farnborough Hampshire GU14 9XY**

Application No 16/00418/FUL Ward: Knellwood
Applicant: Mr Inderjit Gill
Decision: **Permission Granted**
Decision Date: 02 August 2016
Proposal: Insertion of two roof lights into front elevation and one roof light in rear elevation to facilitate use of loft as office and staff room with shower and toilet
Address **224 Farnborough Road Farnborough Hampshire GU14 7JW**

Application No 16/00425/CONDPP Ward: St Mark's
Applicant: Millstone Homes
Decision: **Conditions details approved**
Decision Date: 18 July 2016
Proposal: Submission of details to comply with condition 20 (communal aerial/satellite facilities) attached to planning permission 15/00606/FULPP dated 16 November 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.
Address **31 To 33 Queens Road And 62 Peabody Road Farnborough Hampshire**

Application No 16/00431/TPOPP Ward: Empress
Applicant: Mr Robinson
Decision: **Permission Granted**
Decision Date: 26 July 2016
Proposal: One Beech (T62 of TPO 194) crown reduction of no more than 5 metres
Address **17 Queen Victoria Court Farnborough Hampshire GU14 8AR**

Application No 16/00434/TPOPP Ward: St John's
Applicant: Mr Stephen Wroot
Decision: **Permission Granted**
Decision Date: 02 August 2016
Proposal: One Oak (T5 of TPO 353A) crown thin by no more than 20% and to crown lift by removing the four lowest limbs. □
Address **21 Moselle Close Farnborough Hampshire GU14 9YB**

Application No 16/00435/TPO Ward: Empress

Applicant: Mrs Helen Sherwood

Decision: **Permission Granted**

Decision Date: 22 July 2016

Proposal: One Birch (part of group G38 of TPO 354A) in rear garden of 7 Prospect Avenue, crown reduce by no more than 2 metres. One Sweet Chestnut (part of group G37 of TPO 354A) in rear garden of 9 Prospect Avenue, shorten lateral limb to the east by no more than 2.5 metres

Address **Land Affected By TPO 354A 7 - 9 Prospect Avenue Farnborough Hampshire**

Application No 16/00436/TPO Ward: Knellwood

Applicant: Mr A Myland

Decision: **Permission Granted**

Decision Date: 26 July 2016

Proposal: One Beech (T11 of TPO 296A) cut back branches overhanging garden of 41 The Crescent back to the boundary

Address **43 The Crescent Farnborough Hampshire GU14 7AR**

Application No 16/00454/CONDPP Ward: Empress

Applicant: Knight Frank Investment Management

Decision: **Conditions details approved**

Decision Date: 15 July 2016

Proposal: Submission of details to comply with condition 2 (external materials) attached to planning permission 15/00813/FULPP dated 22 December 2015 for the erection of an extension to existing shopping centre to provide two retail units to include external display areas to front, alterations to the external appearance of existing tower feature, creation of rear service yard with access from Hawthorn Road and alterations to existing car park layout and landscaping

Address **Proposed Extension To Princes Mead Westmead Farnborough Hampshire**

Application No 16/00457/TPOPP Ward: St Mark's
Applicant: Miss Juliette Murgatroyd
Decision: **Permission Granted**
Decision Date: 02 August 2016
Proposal: Re-pollard three Sycamore trees (T2,T3 and T4 of TPO 270) back to previous pollard points
Address **Flat 2 31 Southampton Street Farnborough Hampshire GU14 6AU**

Application No 16/00459/REVPP Ward: St Mark's
Applicant: Mr Neil Dudman
Decision: **Permission Granted**
Decision Date: 29 July 2016
Proposal: Variation of condition 2 of planning permission: 07/00122/FUL, dated 10/04/2007 to allow an extension of opening hours of nursery to 0800 to 1800 Mondays to Fridays.
Address **14 Winchester Street Farnborough Hampshire GU14 6AW**

Application No 16/00468/FUL Ward: Empress
Applicant: William Cole
Decision: **Permission Granted**
Decision Date: 02 August 2016
Proposal: Erection of two storey rear extension and porch to front
Address **The Larches 29 Napoleon Avenue Farnborough Hampshire GU14 8LZ**

Application No 16/00471/FULPP Ward: Rowhill
Applicant: Mr James O'Sullivan
Decision: **Permission Granted**
Decision Date: 22 July 2016
Proposal: Erection of a part single and part two storey rear extension with raised patio, walkway and privacy screens. Erection of 1.25 metre high boundary wall and pillar to front, formation of pitched roof over existing front dormer window and new cladding
Address **Laburnum Lodge 27 Hillside Road Aldershot Hampshire GU11 3LX**

Application No 16/00472/FULPP Ward: Knellwood

Applicant: Ms Fiona Richmond

Decision: **Permission Granted**

Decision Date: 12 July 2016

Proposal: Erection of single storey side and rear extension.

Address **4 Firs Close Farnborough Hampshire GU14 6SR**

Application No 16/00476/LBCPP Ward: Knellwood

Applicant: The Diocese Of Guildford

Decision: **Permission Granted**

Decision Date: 14 July 2016

Proposal: Listed Building Consent : Strengthening of the main staircase at the landing between the first and second floors with a concealed structural steel frame

Address **St Peters Junior School Church Avenue Farnborough Hampshire GU14 7AP**

Application No 16/00486/PDC Ward: Empress

Applicant: Mr & Mrs Annette

Decision: **Development is Lawful**

Decision Date: 12 July 2016

Proposal: LAWFUL DEVELOPMENT CERTIFICATE: Formation of a hip to gable roof extension and dormer window to rear with roof lights to front roof elevation

Address **108 Ship Lane Farnborough Hampshire GU14 8BH**

Application No 16/00487/FULPP Ward: Knellwood

Applicant: Mr Andrew Glaysher

Decision: **Permission Granted**

Decision Date: 26 July 2016

Proposal: Erection of a first floor side extension with dormer within rear roof elevation to create room in roof

Address **92 Cambridge Road East Farnborough Hampshire GU14 6QX**

Application No 16/00488/ADVPP Ward: Empress
Applicant: Mr Stephen Robbins
Decision: **Permission Granted**
Decision Date: 12 July 2016
Proposal: Installation of 46" tv depicting various Santander advertisements
Address **95 Eastmead Farnborough Hampshire GU14 7SA**

Application No 16/00489/NMA Ward: St Mark's
Applicant: Heref Farnborough Ltd
Decision: **Permission Granted**
Decision Date: 15 July 2016
Proposal: Non material amendment to part reserved matters approval for the erection of a single storey building for use as a coffee shop with drive through facility, including customer ordering point/height restrictor, and external seating area with associated car parking, access and works pursuant to Conditions 4(a)-(l) inclusive attached to Outline Planning Permission Ref: 99/00744/OUT dated 17th November 2000 to allow a change of surfacing materials
Address **Land At Junction With Templer Avenue Meadow Gate Avenue Farnborough Hampshire**

Application No 16/00491/REV Ward: St John's
Applicant: Mr Blanchette
Decision: **Permission Granted**
Decision Date: 11 July 2016
Proposal: Relief of Condition 19 of planning permission 91/00083/FUL dated 7th August 1991 to allow the erection of a conservatory to rear
Address **53 Juniper Road Farnborough Hampshire GU14 9XU**

Application No 16/00497/ADVPP Ward: Empress

Applicant: Travis Perkins PLC

Decision: **Permission Granted**

Decision Date: 02 August 2016

Proposal: Display of internally illuminated fascia sign, two non-illuminated product text signs, two non-illuminated promotional poster frame signs, and non-illuminated 'welcome' sign above entrance door on front elevation of building; one 6-metre high freestanding totem signs with internally-illuminated top section and remainder non-illuminated, and three non-illuminated banner frames on main road frontage of site; and non-illuminated directional sign at site vehicular access□

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

Application No 16/00501/FULPP Ward: West Heath

Applicant: Miss G Hawkins

Decision: **Permission Granted**

Decision Date: 14 July 2016

Proposal: Erection of single storey front extension

Address **60 Glebe Road Farnborough Hampshire GU14 8QU**

Application No 16/00502/FULPP Ward: St John's

Applicant: Mr L Bevan

Decision: **Permission Granted**

Decision Date: 13 July 2016

Proposal: Erection of a conservatory to rear

Address **54 Fernhill Road Farnborough Hampshire GU14 9RZ**

Application No 16/00503/FULPP Ward: Fernhill

Applicant: Mrs Dian Blaydon

Decision: **Permission Granted**

Decision Date: 13 July 2016

Proposal: Erection of single storey front extension

Address **24 Derry Road Farnborough Hampshire GU14 9BZ**

Application No 16/00504/FULPP Ward: Empress
Applicant: Lyndon Sutcliffe
Decision: **Permission Granted**
Decision Date: 13 July 2016
Proposal: Erection of a front infill extension to existing attached garage□
Address **8 Empress Avenue Farnborough Hampshire GU14 8LX**

Application No 16/00507/FULPP Ward: St Mark's
Applicant: Qinetiq
Decision: **Permission Granted**
Decision Date: 19 July 2016
Proposal: Installation of 2 sets of access steps/platforms to allow safe access to the cooling tower during cleaning
Address **QinetiQ Cody Technology Park Ively Road Farnborough Hampshire GU14 0LS**

Application No 16/00508/CONDPP Ward: Fernhill
Applicant: Gracewell Healthcare
Decision: **Conditions details approved**
Decision Date: 02 August 2016
Proposal: Submission of details pursuant to Condition No.20 (obscure glazing scheme) and revised details pursuant to Condition No.14 (landscape planting details) of planning permission 13/00343/FULPP dated 9 August 2013
Address **Proposed Redevelopment At Abercorn House Randell House And Hamilton Court Fernhill Road Blackwater Camberley Hampshire**

Application No 16/00513/FULPP Ward: St John's
Applicant: Mr Adrian Trickett
Decision: **Permission Granted**
Decision Date: 20 July 2016
Proposal: Erection of single storey rear extension following demolition of existing conservatory and part garage conversion
Address **48 Marlborough View Farnborough Hampshire GU14 9YA**

Application No 16/00518/REXPD Ward: Rowhill
Applicant: Mr O'Keith
Decision: **Prior approval is NOT required**
Decision Date: 04 August 2016
Proposal: Erection of a single storey rear extension measuring 3.4 metres from the original rear wall x 2.2 metres high to the eaves x 4 metres high
Address **Gresham Lodge 111 York Road Aldershot Hampshire GU11 3JQ**

Application No 16/00519/FULPP Ward: West Heath
Applicant: Mr Michael Westlake
Decision: **Permission Granted**
Decision Date: 03 August 2016
Proposal: Erection of first floor over existing garage
Address **18 Middleton Gardens Farnborough Hampshire GU14 9PH**

Application No 16/00521/PDC Ward: Cherrywood
Applicant: Mr And Mrs Ruddock
Decision: **Development is Lawful**
Decision Date: 20 July 2016
Proposal: CERTIFICATE OF LAWFULNESS FOR A PROPOSED DEVELOPMENT: Formation of dormer within the rear roof elevation and three roof lights within front roof elevation
Address **369 Farnborough Road Farnborough Hampshire GU14 8BA**

Application No 16/00523/HCC

Ward: Rowhill

Applicant: Hampshire County Council

Decision: **No Objection**

Decision Date: 15 July 2016

Proposal: Consultation from Hampshire County Council in respect of submission of details to comply with conditions 5 (details of windows) and 10 (levels) attached to planning permission 15/00604/HCC dated 2 October 2015 in respect of the conversion and extension to existing school building to create an Education Centre

Address **Wellington Community Primary School York Campus York Road
Aldershot Hampshire GU11 3JG**

Application No 16/00525/FUL

Ward: Knellwood

Applicant: Mr Jon Phillips

Decision: **Permission Granted**

Decision Date: 22 July 2016

Proposal: Erection of two storey side extension, single storey rear extension, formation of dormer in rear roof slope and formation of new porch to incorporate a canopy over new bow window (Variation to scheme approved under planning permission 14/00838/FUL dated 26.11.14)

Address **19 The Crescent Farnborough Hampshire GU14 7AR**

Application No 16/00526/SCREEN

Ward: St Mark's

Applicant: Salesian College

Decision: **Environmental Assessment Not Required**

Decision Date: 22 July 2016

Proposal: EIA SCREENING OPINION : Construction of 3G artificial turf all-weather rugby/football pitch to replace existing grass rugby pitch, enclosed with new 4.5 metre high fencing and provided with floodlighting comprising a total of sixteen sports lighting luminaires mounted distributed between six 15-metre high light columns

Address **Salesian College Playing Fields Park Road Farnborough Hampshire**

Application No 16/00527/HCC Ward: West Heath
Applicant: Hampshire County Council
Decision: **No Objection**
Decision Date: 22 July 2016
Proposal: HAMPSHIRE COUNTY COUNCIL CONSULTATION: Renewal of temporary planning permission for one double modular temporary classroom to provide two extra general teaching spaces
Address **Manor Infants School Fernhill Road Farnborough Hampshire GU14 9DX**

Application No 16/00530/FUL Ward: Knellwood
Applicant: Sharon Fulat
Decision: **Permission Granted**
Decision Date: 25 July 2016
Proposal: Erection of single storey front extension
Address **7 Adlington Place Farnborough Hampshire GU14 7DU**

Application No 16/00535/REXPD Ward: West Heath
Applicant: Mrs K Nash
Decision: **Prior approval is NOT required**
Decision Date: 26 July 2016
Proposal: Erection of single storey rear extension measuring 5.9m in depth from the original rear wall of the house, 2.1m eaves height and 31.m overall height□
Address **17 Beta Road Farnborough Hampshire GU14 8PQ**

Application No 16/00539/NMAPP Ward: Empress

Applicant: Wickes Building Supplies

Decision: **Permission Granted**

Decision Date: 02 August 2016

Proposal: NON MATERIAL AMENDMENT : amendments to scheme approved by planning permission 14/00203/FUL dated 30 June 2014 (and subject to amendments approved by 15/00563/REVPP dated 28 October 2015) comprising provision of utility sub-station enclosure with adjoining relocation of retaining wall, deletion of family parking space to create larger block-paved apron adjoin Wickes Unit entrance with re-positioned trolley bay, re-location of roller-shutter door from rear elevation to side elevation with colour finish, minor revisions to position of means of enclosure, substitution of weld-mesh fencing in place of palisade fencing, and minor revisions to glazing arrangements

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

Application No 16/00543/FUL Ward: Fernhill

Applicant: Mrs P Russell

Decision: **Permission Granted**

Decision Date: 29 July 2016

Proposal: Retention and completion of 1.82m wooden lattice style close board fence panels along the boundary with No: 281 Pinewood Park and erection of 1.82m close board fencing including trellis along the boundary with No: 285 Pinewood Park

Address **283 Pinewood Park Farnborough Hampshire GU14 9JS**

Application No 16/00546/FULPP Ward: Empress

Applicant: Mr & Mrs Geoff Baier

Decision: **Permission Granted**

Decision Date: 03 August 2016

Proposal: Erection of single storey side extension

Address **24 St Michaels Road Farnborough Hampshire GU14 8NE**

Application No 16/00547/NMA Ward: North Town
Applicant: Mr James Lathwell
Decision: **Permission Granted**
Decision Date: 05 August 2016
Proposal: Non material amendment to planning application 15/00800/FUL dated 05.11.15 to allow a changes in design and size to windows and door
Address **6 Nelson Close Aldershot Hampshire GU12 4YZ**

Application No 16/00548/FULPP Ward: Fernhill
Applicant: Mr & Mrs Browne
Decision: **Permission Granted**
Decision Date: 04 August 2016
Proposal: Formation of a hip to gable roof and dormer window within rear roof slope to allow rooms in roof along with three roof lights within front roof elevations
Address **374 Fernhill Road Farnborough Hampshire GU14 9EL**

Application No 16/00550/PDC Ward: Aldershot Park
Applicant: Mr Harrison
Decision: **Development is Lawful**
Decision Date: 04 August 2016
Proposal: CERTIFICATE OF LAWFULNESS FOR A PROPOSED DEVELOPMENT: Formation of an L-shaped dormer within the rear roof slope and two roof lights to front roof slope
Address **25 Stone Street Aldershot Hampshire GU12 4EB**

Application No 16/00566/NMAPP Ward: Knellwood
Applicant: Mr Reuben Peter
Decision: **Permission Granted**
Decision Date: 19 July 2016
Proposal: Non Material Amendement to application 16/00393/FULPP dated 8th May 2016 for the erection of a single storey side and rear extension to allow a reduction in width of the proposed extension
Address **Easby 159 Sycamore Road Farnborough Hampshire GU14 6RF**

Application No 16/00576/HCC Ward: West Heath
Applicant: County Planning Officer
Decision: **No Objection**
Decision Date: 29 July 2016
Proposal: CONSULTATION FROM HAMPSHIRE COUNTY COUNCIL: Renewal of planning permission in respect of a double temporary classroom previously granted under reference 12/00272/HCC
Address **Manor Junior School Fernhill Road Farnborough Hampshire GU14 9DX**

Application No 16/00587/CONDPP Ward: North Town
Applicant: Ayyaz Homes Limited
Decision: **Conditions details approved**
Decision Date: 03 August 2016
Proposal: Submission of details pursuant to Condition No.16 (Bat Survey) of planning permission 16/00331/FULPP dated 23 June 2016
Address **65 North Lane Aldershot Hampshire GU12 4QF**

Application No 16/00602/NMA Ward: West Heath
Applicant: Mr Martin Fountain
Decision: **Permission Granted**
Decision Date: 27 July 2016
Proposal: Non Material Amendment to application 16/00441/FUL dated 24th June 2016 to enlarge the opening for Bi-folding doors from 3.4m to 4.6m
Address **10 Avon Close Farnborough Hampshire GU14 9LN**

**Planning (Development Management) summary report for the quarter
April - June 2016**

1. Introduction

1.1 The purpose of this report is to update Members on the position with respect to Performance Indicators for the Development Management Section of Planning, and the overall workload of the Section. This report covers the quarter from 1st April to 30th June 2016.

2. Planning Applications

2.1 The three tables below set out figures relating to Major, Minor and 'Other' planning applications for the first quarter. We are required to provide the government with these statistics although it should be noted that they relate solely to the above categories and do not include householder applications, certificates of lawfulness and other types of application which constitute around 50% of those determined as part of the Development Management workload. Analysis of performance regarding Householder applications is included in the graphs at Section 3 of this report.

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

2015/2016 Total	Applications in quarter	Apr/Jun 2016	Government Target
85%	10	80%	60%

Minor (Non householder) Applications determined within 8 weeks

2015/2016 Total	Applications in quarter	Apr/Jun 2016	Government Target
78.5%	32	65.6%	65%

'Other' Applications determined within 8 weeks

2015/2016 Total	Applications in quarter	Apr/Jun 2016	Government Target
84.9%	112	86.6%	80%

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

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

2015/2016 Total	Government Target	Apr/Jun 2016	Appeal Decisions
44%*	40% max	50%	2

*Whilst this figure exceeds the Government's maximum target, it relates to only 2 appeal decisions in the quarter, one of which was allowed.

3. Workload

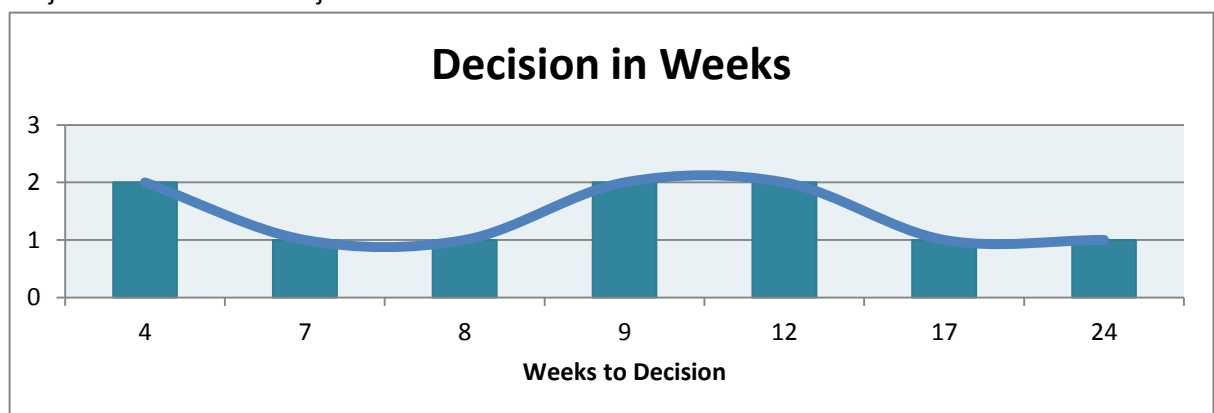
3.1 This section deals with workload demand on the Development Management Section in the past three months.

Departmental Work Demand Apr-Jun 2016

Applications Submitted (All types)	Pre-Application Cases	Incoming Telephone Calls	Applications Determined (All types)	Appeals Submitted
285	231	2628	267	0

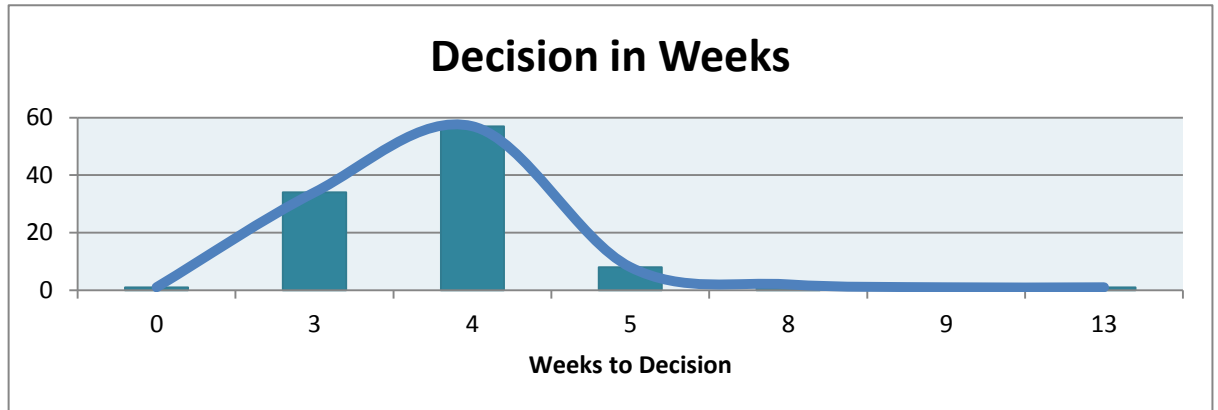
3.2 The following graphs present the time period being taken to determine different types of application.

Major and Small-scale majors Total 10



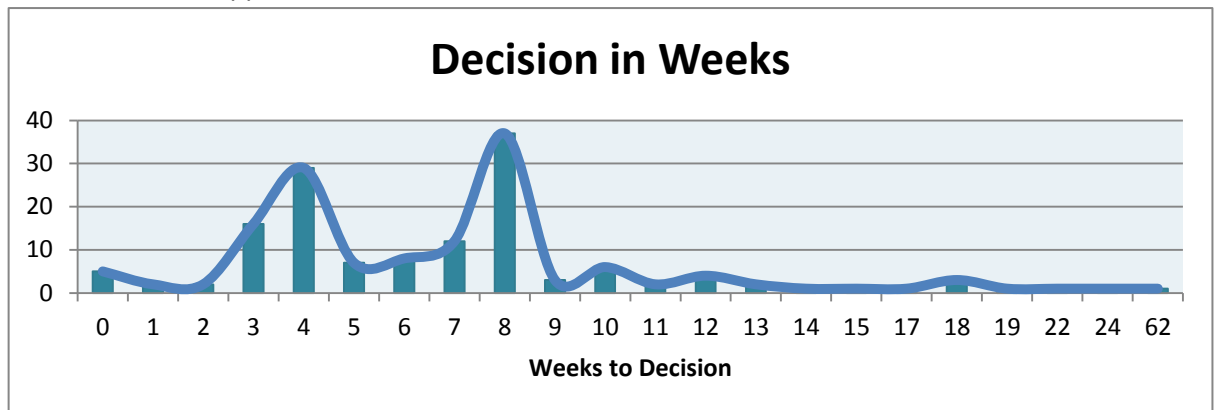
3.3 Performance with regard to Major applications remains buoyant with 80% determined in time and only two of ten cases taking longer than the statutory 13 week period. One of these was the subject of an agreed extension of time with the applicants and therefore will be recorded in Government returns as having met the target.

Householder applications Total 104



3.4 This second graph shows that in the first quarter of this financial year 102 of 104 householder applications (98%) were determined within the statutory period and 91 of those (87%) were issued in the third and fourth weeks after validation.

Minor and Other applications Total 145



3.5 This third graph illustrates the determination times for minor and other applications with 118 of 145 (81%) determined within the statutory period and 54 (37%) issued within four weeks of validation.

4. Fee Income

4.1 The total amount of planning fee income received for the quarter was £54,297.00

5. Section 106 contributions

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

Section 106 contributions received	Apr-Jun 2016
Contributions received (Rushmoor and Hampshire) apportioned as set out below~	£415,626.98
Open Space (specific projects set out in agreements)	£43,634.00
SANGS a) Hawley Meadows * b) Southwood II c) Rowhill	a) £139,356.56 b) £57,850.00 c) £16,900.00
SAMM* a) Hawley Meadows b) Southwood II c) Rowhill d) Wellesley Woodland	a) £15,238.75 b) £6,330.00 c) £1,850.00 d) £0
Transport (specific projects set out in agreements)*	£94,030.51

~This figure also includes monitoring charges, interest and receipts for the Farnborough Airport Community Environmental Fund.

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

13 new undertakings/legal agreements were signed in the period April-June 2016.

6. Comment on workload for this quarter and year

6.1 This first quarter saw sustained application submission and determination levels and a 25% increase in fee income over the previous quarter.

7. Wellesley

7.1 Progress on the first phases of Wellesley continues. Maida Zone A is at an advanced stage of construction with 50 of the units now occupied. Corunna Zone B, located to the west of Maida on the opposite side of Queen's Avenue is now cleared of buildings. Pre-application discussion on proposals for the eastern section of the site will commence shortly and discussions are

continuing in relation to McGrigor Zone D, located directly north of the Cambridge Military Hospital Zone C.

- 7.2 Reserved Matters and accompanying Listed Building Consent applications in respect of the Cambridge Military Hospital and Louise Margaret Hospital Buildings are expected to be reported to the Development management Committee in September. This will be preceded by a Members' site visit. Tree removal works required to facilitate the proposed A331 on-slip road have now taken place.
- 7.3 The Regulation 3 application in respect of the Western Primary School in the School End zone has been determined by HCC and the transfer of the site to the County is imminent .

8. Recommendation

- 8.1 That the report be NOTED

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

BACKGROUND PAPERS: There are no background papers.

This page is intentionally left blank