

Public Document Pack



RUSHMOOR BOROUGH COUNCIL

DEVELOPMENT MANAGEMENT COMMITTEE

*at the Council Offices, Farnborough on
Wednesday, 14th September, 2016 at 7.00 pm*

To:

VOTING MEMBERS

Cllr B.A. Thomas (Chairman)

Cllr Mrs. D.B. Bedford
Cllr D.M.T. Bell
Cllr R. Cooper
Cllr P.I.C. Crerar

Cllr Sue Dibble
Cllr Jennifer Evans
Cllr D.S. Gladstone
Cllr C.P. Grattan

Cllr J.H. Marsh
Cllr A.R. Newell

NON-VOTING MEMBERS

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

STANDING DEPUTIES

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

A G E N D A

1. 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 - 182)

To confirm the Minutes of the Meeting held on 17th August, 2016 (copy attached).

Item for decision

3. PLANNING APPLICATIONS –

To consider the Head of Planning's Report No. PLN1629 on planning applications recently submitted to the Council (copy attached with a copy of the index appended to the agenda).

4. ENFORCEMENT AND POSSIBLE UNAUTHORISED DEVELOPMENT –

To consider the Head of Planning's Report No. PLN1630 (copy attached) which reports on cases of planning enforcement and possible unauthorised development.

Items for information

5. APPEALS PROGRESS REPORT –

To consider the Head of Planning's Report No. PLN1632 (copy attached) on the progress of recent planning appeals.

MEETING REPRESENTATION

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

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

DEVELOPMENT MANAGEMENT COMMITTEE

Meeting held on Wednesday, 17 August 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 P.I.C. Crerar | Cllr D.S. Gladstone |
| Cllr D.M.T. Bell | Cllr Sue Dibble | Cllr C.P. Grattan |
| Cllr R. Cooper | Cllr D.S. Gladstone Jennifer Evans | Cllr A.R. Newell |

Non-Voting Members

Councillor Martin Tennant (ex-officio)

Apologies for absence were submitted on behalf of Councillor Jennifer Evans.

Cllr P.F. Rust attended as standing deputy in place of Councillor Jennifer Evans.

22. DECLARATION OF INTEREST

There were no declarations of interest.

23. MINUTES

The Minutes of the Meeting held on 20th July, 2016 were approved and signed by the Chairman.

24. 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:
 - * 16/00557/RBC3PP (259 North Lane, Aldershot);
 - * 16/00581/RBC3PP (Land to the Rear of Alison Way, Aldershot);
- (ii) the applications dealt with by the Head of Planning, where necessary in consultation with the Chairman, in accordance with the Council's Scheme

of Delegation, more particularly specified in Section “D” of the Head of Planning’s Report No. PLN1627, be noted;

- (iii) 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);

16/00522/FULPP (Salesian College Playing Fields, Park Road, Farnborough); and

16/00544/FULPP (Southwood Summit Centre, 1 Aldrin Place, Farnborough)

- * The Head of Planning’s Report No. PLN1627 in respect of these applications was amended at the meeting.

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

There were no representations by the public.

26. PLANNING (DEVELOPMENT MANAGEMENT) SUMMARY REPORT FOR THE QUARTER APRIL – JUNE, 2016

The Committee received Head of Planning’s Report No. PLN1628 which provided an update on the position with respect to achieving performance indicators for the Development Management Section of Planning and the overall workload of the Section for the period 1st April to 30th June, 2016.

The Head of Planning informed the Committee that the percentage of appeals against the authority’s decision to refuse planning permission had exceeded the Government’s maximum target, however, this related to only two appeal decisions in the quarter, one of which was allowed. All other Government targets had been met.

RESOLVED: That the Head of Planning’s Report No. PLN1628 be noted.

The meeting closed at 7.29 pm.

CLLR G.B. LYON

CHAIRMAN

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RUSHMOOR BOROUGH COUNCIL

DEVELOPMENT MANAGEMENT COMMITTEE

***Wednesday, 14th September, 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, 14th September, 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

6th September, 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/8926>

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 17th August, 2016 (copy attached).

Items for decision

3. **Planning applications –**

To consider the Head of Planning's Report No. PLN1629 on planning applications recently submitted to the Council (copy attached with a copy of the index appended to the agenda).

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

To consider the Head of Planning's Report No. PLN1630 (copy attached) which reports on cases of planning enforcement and possible unauthorised development.

Items for information

5. **Appeals progress report –**

To consider the Head of Planning's Report No. PLN1632 (copy attached) on the progress of recent planning appeals.

**Index to Development Management Committee Agenda
14th September 2016
Report No. PLN1629**

| Item No. | Reference Number | Address | Recommendation | Page No. |
|-----------------|-------------------------|---|-----------------------|-----------------|
| 1 | 16/00068/FULPP | Enterprise House, 88-90 Victoria Road and part of 84-86 Victoria Road Aldershot | For Information | 13 |
| 2 | 16/00544/FULPP | Southwood Summit Centre 1 Aldrin Place Farnborough | For Information | 13 |
| 3 | 15/00897/REMPP | Zone C - Cambridge Military Hospital Aldershot Urban Extension Alisons Road Aldershot | Grant | 14 |
| 4 | 15/00898/REMPP | Zone C - Cambridge Military Hospital Aldershot Urban Extension Alisons Road Aldershot | Grant | 63 |
| 5 | 15/00930/LBC2PP | Zone C - Cambridge Military Hospital Aldershot Urban Extension Alisons Road Aldershot | Grant | 14 |
| 6 | 15/00931/LBC2PP | Zone C - Cambridge Military Hospital Aldershot Urban Extension Alisons Road Aldershot | Grant | 63 |
| 7 | 16/00522/FULPP | Salesian College Playing Fields Park Road Farnborough | Grant | 114 |
| 8 | 16/00571/FULPP | 177 - 177A Ash Road Aldershot | Grant | 129 |

Development Management Committee
14th September 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 |
|-----------------|--------------------------|---------------------|--------|
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DEVELOPMENT MANAGEMENT COMMITTEE

Meeting held on Wednesday, 17th August, 2016 at the Council Offices,
Farnborough at 7.00 p.m.

Voting Members

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

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

Non-Voting Member

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

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

Cr. P.F. Rust attended as standing deputy in place of Cr. Jennifer
Evans.

22. **DECLARATION OF INTEREST –**

There were no declarations of interest.

23. **MINUTES –**

The Minutes of the Meeting held on 20th July, 2016 were approved and
signed by the Chairman.

24. **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:

* 16/00557/RBC3PP (259 North Lane, Aldershot);

- * 16/00581/RBC3PP (Land to the Rear of Alison Way, Aldershot);
- (ii) the applications dealt with by the Head of Planning, where necessary in consultation with the Chairman, in accordance with the Council's Scheme of Delegation, more particularly specified in Section "D" of the Head of Planning's Report No. PLN1627, be noted;
- (iii) 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);
 - 16/00522/FULPP (Salesian College Playing Fields, Park Road, Farnborough); and
 - 16/00544/FULPP (Southwood Summit Centre, 1 Aldrin Place, Farnborough)
- * The Head of Planning's Report No. PLN1627 in respect of these applications was amended at the meeting.

25. REPRESENTATIONS BY THE PUBLIC –

There were no representations by the public.

26. PLANNING (DEVELOPMENT MANAGEMENT) SUMMARY REPORT FOR THE QUARTER APRIL – JUNE, 2016 –

The Committee received Head of Planning's Report No. PLN1628 which provided an update on the position with respect to achieving performance indicators for the Development Management Section of Planning and the overall workload of the Section for the period 1st April to 30th June, 2016.

The Head of Planning informed the Committee that the percentage of appeals against the authority's decision to refuse planning permission had exceeded the Government's maximum target, however, this related to only two appeal decisions in the quarter, one of which was allowed. All other Government targets had been met.

RESOLVED: That the Head of Planning's Report No. PLN1628 be noted.

The Meeting closed at 7.29 p.m.

B.A. THOMAS
CHAIRMAN

**Development Management Committee
17th August 2016**

Appendix "A"

Application No. & Date Valid: **16/00557/RBC3PP** **13th July 2016**

Proposal: Change of use of existing building from Army Air Cadet Hut to a hostel for up to 9 persons and associated works at **259 North Lane Aldershot Hampshire GU12 4SU**

Applicant: Ms Qamer Yasin

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 as a Army Air Cadets Training Hut.

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.

Application No. & Date Valid: **16/00581/RBC3PP** **20th July 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 at **Land To The Rear Of 18 Alison Way Aldershot Hampshire**

Applicant: Rushmoor Borough Council

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.

Planning Applications

1. Introduction

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

2. Sections In The Report

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

Section A – FUTURE Items for Committee – Page 13

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 13

Section C – Items for DETERMINATION – Pages 14 to 149

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 150 to 166

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 | 16/00068/FULPP | Erection of a four storey building to comprise 12 flats (4 x studio, 2 x one bed and 6 x two bed) with vehicular access from Crimea Road and associated car parking and bin/cycle storage Enterprise House 88 - 90 Victoria Road And Part Of 84-86 Victoria Road Aldershot Hampshire This application has only recently been received and consultations are underway. |
| 2 | 16/00544/FULPP | 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 Southwood Summit Centre 1 Aldrin Place Farnborough Hampshire Consultations are complete however the application has been delayed by validity issues in relation to land ownership. |

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 | Maggie Perry |
| Application No. | 15/00897/REMPP |
| Date Valid | 3 rd December 2015 |
| Expiry date of consultations | 24 th March 2016 (re-consultation) |
| Proposal | 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. |
| Address | Zone C – Cambridge Military Hospital, Aldershot Urban Extension, Alisons Road, Aldershot |
| Ward | Wellington |
| Applicant | Grainger Limited and Secretary of State for Defence |
| Agent | Savills |
| Recommendation | GRANT |
| <hr/> | |
| Application No. | 15/00930/LBC2PP |
| Date Valid | 3 rd December 2015 |
| Expiry date of consultations | 24 th March 2016 (re-consultation) |
| Proposal | 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). |

| | |
|----------------|--|
| Address | Zone C – Cambridge Military Hospital, Aldershot Urban Extension, Alisons Road, Aldershot |
| Ward | Wellington |
| Applicant | Grainger Limited and Secretary of State for Defence |
| Agent | Savills |
| Recommendation | GRANT |

Description

Background & Site

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, including a neighbourhood centre, employment provision, schools and a suite of Suitable Alternative Natural Greenspace (SANG). The Aldershot Urban Extension is known as Wellesley.

The Wellesley Masterplan is made up of 20 Development Zones. The application site is located centrally within Development Zone C - Cambridge Military Hospital. Zone C - is located on a tree-lined ridge on the southern edge of the Wellesley site overlooking Aldershot town. The application site extends slightly into, and there is some overlap with, the adjoining Mc Grigor Development Zone D to the north.

Zone C contains several historic buildings centred around the Grade II Listed Cambridge Military Hospital (1879). The Grade II Listed Cambridge Military Hospital (CMH) building with its prominent tower and cupola is a fine example of Victorian Military Architecture and one of the most significant landmarks within Rushmoor Borough. The CMH, together with ancillary buildings including the Old Leishman Laboratory (1932), Gunhill House and Water Tower (1907 and 1892), Louise Margaret Maternity Hospital (1897) and the former Nurses Residence (1937), form a group of important heritage buildings central to the history of Army medical care in Aldershot.

The majority of the development within Zone C (excluding the site of the former spider buildings and medical store/gym to the south) falls within the Aldershot Military Town Conservation Area. It is also relevant to note that the curtilage of the Grade II listed Cambridge Military Hospital extends north into the southern part of Development Zone D – McGrigor.

The application site falls within the largest sub-zone of the development zone, sub- zone A / phase 2a. This sub-zone contains the main Cambridge Military Hospital and Old Leishman Laboratory buildings.

The Proposals

The proposal is for the conversion and part extension of the Cambridge Military Hospital (including the retention and conversion of the Leishman Laboratory Building) to provide 74 dwellings and approximately 943sqm of commercial and community floor space. The dwellings would comprise 28 houses, 43 flats and 3 maisonettes (12 x 1 bed, 25 x 2-bed, 33

x 3-bed and 4 x 4-bed).

The proposals include associated parking, access, landscaping and public open space. Demolition of later extensions to the buildings will be required in order to facilitate the proposals. The demolition proposals include the first floor linking corridor extension and extensions the front of the hospital, particularly the post WW2 extensions which provided an accident and emergency ward at its western end. The proposals are discussed in detail in the main body of this report.

The proposals are part of the second phase of Reserved Matters Applications for Development Zone C - Cambridge Military Hospital, specifically concerning sub-phase A. The application is submitted part pursuant to Condition 4 (1 to 21), attached to Outline Planning Permission 12/00958/OUT dated 10th March 2014. A corresponding Listed Building Consent application has been submitted with the Reserved Matters.

APPLICATION A - 15/00897/REMPP

Reserved Matters

Condition 4 of the outline planning permission sets out the 'reserved matters' that require approval prior to the commencement of each Development Zone, as follows:

- 1) Scale and external appearance;
- 2) Landscaping (hard and soft);
- 3) Ecology;
- 4) Remediation;
- 5) Air quality (if required);
- 6) Heritage Trail Details;
- 7) Infrastructure and Drainage ;
- 8) Trees;
- 9) Levels;
- 10) Construction Environmental Management Plan;
- 11) Construction Traffic Management Plan;
- 12) Statement of Compliance with Design Code 3;
- 13) The layout of the development, including the positions and widths of roads and footpaths;
- 14) Landscaping, including a landscaping design showing the planting proposed to be undertaken, the means of forming enclosures, the materials to be used for paved and hard surfaces and the finished levels in relation to existing levels;
- 15) The design and external appearance of all buildings, plant and tanks, including details of the colour and texture of external materials to be used, together with samples of all external facing and roofing materials;
- 16) The layout of foul sewers and surface water drains;
- 17) The measures to be taken to protect adjacent areas from excessive noise;
- 18) Measures to protect the occupiers of residential property from external noise;
- 19) The provision to be made for street lighting including measures to prevent spillage and light pollution;
- 20) The provision to be made for the storage and removal of refuse from the premises, and;
- 21) Archaeological watching brief.

The Applicants' Planning Statement sets out a list of the relevant documents to be considered in relation to each of the reserved matters. The planning application (including

drawings) is accompanied by the following supporting documents:

- Planning Statement (Savills, November 2015);
- Design & Access Statement ref: 8127 Rev D03 (Feilden + Mawson, January 2016);
- Heritage Statement ref: 8127 Rev D04 (Feilden + Mawson, November 2015);
- Design Revisions ref: 8127 Rev A01 (Feilden + Mawson, February 2016);
- Arboricultural Development Statement CBA9003 v1 (CBA Trees, November 2015);
- Phase 1 & 2 Bat Survey (Lindsay Carrington Ecological Services Ltd, July 2014);
- Archaeological Watching Brief ref: 79182.04 (Wessex Archaeology, November 2015);
- Construction Traffic Management Plan ref: ZGTASHOT.2 (Mayer Brown, January 2015);
- Construction Environmental Management Plan V2 ref: W GTASHOT.9 (Mayer Brown, 15/01/2016)
- CMH Structural Report (AKS Ward, October 2015);
- Phase 1 Desk Study Report ref: LP1042 (Leap Environmental, 09/11/2015);
- Landscape Management and Maintenance Proposals ref: 2519-CMH-MP-01 P3 (Allen Pyke Associates, November 2015);
- CMH Lighting Assessment ref: A095013 (WYG, November 2015);
- CMH Noise Assessment ref: A095013 (WYG, July 2016);
- Proposed Drainage Strategy for CMH & LMH (Mayer Brown, 23/11/2015);
- Planning Stage Sustainability and Energy Report ref: 3808/DH/GS Issue 3 (RHB, 5th November 2015);
- Mechanical & Electrical Outline Design Specification ref: 3808/HG/DH Issue 3 (RHB, 5th November 2015)/

APPLICATION B -15/00930/LBC2PP

Listed Building Consent is sought in respect of the works associated with the Reserved Matters application. The application refers to drawings and documents from the list above.

Consultee Responses

| | |
|---|--|
| RBC Housing Strategy and Enabling Team: | No objection |
| RBC Transportation Strategy Officer (On behalf of HCC Highways Development Planning): | No objection |
| RBC Ecologist Officer: | No objection |
| RBC Arboricultural Officer: | No objection |
| RBC Community - Contracts: | No objection |
| RBC Planning Policy: | No objection |
| RBC Environmental Health: | No objection subject to safeguarding conditions |
| RBC Conservation Officer: | Precis of detailed comments (<i>these comments were</i> |

received in relation to the original application drawings and documents, which have since been revised):

- Raised concerns regarding the design of the new build elements, in particular the bullnose extensions.
- Raised concerns regarding the design of the replacement first floor corridor extension and the detrimental impact of the proposed dormers on the existing window hierarchy.

Response: These matters are both addressed by significant changes to the detailed design of the proposals, which have been made in response to comments received from Historic England (HE), the Design Review Panel, the Victorian Society and Council Officers. The Architect has submitted a document that summarises the design revisions together with amended drawings.

- The structural survey is not sufficient to inform the planning and listed building consent applications.
- The internal alterations required for the conversion have not been addressed in sufficient detail.
- Provided a list of queries and requests for further details and clarification.

Response: Due to ongoing making safe works relating to both the CMH and LMH application sites, including the clearance of asbestos, it has not been safe to enter all of the buildings to carry out the necessary structural surveys and to confirm the extent of internal work required in connection with the conversions. On a project of this size and complexity, it will be necessary for these detailed works to be designed and agreed in phases once more is understood regarding the condition of the buildings. This phased approach (including the submission of further structural reports) can be secured by appropriate planning conditions and is an approach endorsed by Historic England in their detailed consultation comments.

Historic England:

No objection, following significant revisions to the proposals and subject to safeguarding conditions.

Victorian Society:

Precis of detailed comments:

- Overall, it is excellent that a solution is near for this long dilapidated site.
- The site (LMH and CMH) should be considered as a whole and the acceptability of the proposed demolition at LMH will rely on wider benefits being delivered through the successful restoration of CMH.
- The greatest heritage benefit would be for the

connecting corridors to be returned to their single-storey form to place the architectural emphasis on the central pavilion block.

- The present roof extensions (first floor corridor) make the hospital appear quite blocky and new roof extensions will not remedy this.

Response: Contrasting views have been received from consultees in relation to the principle of the replacement first floor corridor extension.

HE commented “the design of the rear face of the new first floor corridor accommodation evokes an open colonnaded loggia and is appropriate for the Italianate design of the original building.”

The proposed replacement first floor corridor would replace an existing extension of poor quality. Following the consultation period, amendments to the scheme have refined the detailed design of dormer windows of the first floor corridor, creating lighter, thinner architraves and reducing the top heavy appearance.

| | |
|---|--|
| HCC Senior Archaeologist: | No objection |
| Hampshire Buildings Preservation Trust Ltd: | No comments received |
| Environment Agency: | No objection raised. Provided general guidance and advice. <i>Response: These comments have been forwarded to the Applicants’ Planning Agent for consideration.</i> |
| HCC Surface Water Drainage : | No objection |
| Natural England: | No objection |
| Hampshire Fire & Rescue Services: | No objection raised. Provided general guidance and advice. <i>Response: These comments have been forwarded to the Applicants’ Planning Agent for consideration.</i> |

Neighbours notified

In addition to posting two site notices and a press advertisement, eighty one (81) letters of notification were sent to the occupiers of neighbouring properties in relation to both the Reserved Matters and Listed Building Consent applications. This neighbour consultation period expired 8th January 2016.

Neighbour comments

No representations received

Public Consultation

The Applicant carried out a public consultation exercise in September 2015 prior to submission of the planning and listed building consent applications for Cambridge Military Hospital and Louise Margaret Hospital and Nurses Residence. An exhibition was held at Smith Dorrien House, Queen's Avenue, Aldershot and was attended by various stakeholders, including local residents, amenity groups, local Councillors and Rushmoor Borough Council Officers. Comments received through public consultation were fed back into the development design process.

Policy and determining issues

This report provides an assessment of the Reserved Matters and Listed Building Consent Applications required in connection with the residential re-development of the Cambridge Military Hospital and Old Leishman Laboratory together with a small element of commercial/community space.

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. 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 Rushmoor Core Strategy was adopted by the Council in October 2011. This site is identified on the proposals map as within the Aldershot Urban Extension and Aldershot Military Town Conservation Area.

The following policies of the Core Strategy are relevant:

- SP1 (Aldershot Urban Extension)
- CP1 (Sustainable Development Principles)
- CP2 (Design and Heritage)
- CP3 (Renewable Energy and Sustainable Construction)
- CP4 (Surface Water Flooding)
- CP5 (Meeting Housing Needs and Housing Mix)
- CP6 (Affordable Housing)
- CP13 (Thames Basin Heaths Special Protection Area)
- CP15 (Biodiversity)
- CP16 (Reducing and Managing Travel Demand)

Rushmoor Local Plan Review saved policies (August 2007):

- ENV13 (Trees)
- ENV16 (Major Sites)
- ENV19 (Comprehensive Landscape Plans)
- ENV23 (Works to Listed Buildings)
- ENV26 (Adjoining Development)

ENV30 (Archaeology)
ENV31 (Recording of Remains)
ENV34 (Preserve or Enhance Character)
ENV36 (Materials)
ENV42 (Flood Risk Protection Measures)
ENV48 (Damage to the Environment – noise, smoke gases etc.)
ENV49 (Development on Contaminated Land)
ENV50 (Amenities of Local Residents While Sites Are Being Developed)
ENV51 (Development of Sites Affected by Air Pollution or Noise)
ENV52 (Light Pollution)
OR4 (Public Open Space Required for New Development)
H14 (Amenity Space)

In addition, the Council's 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 February 2011 are applicable.

The proposals have been assessed against the policy framework outlined above and all other relevant material considerations. The main determining issues in the assessment of the proposals are:

- The principle of development
- Design and layout
- Impact on and preservation of heritage assets
- Housing tenure & mix
- Transport, parking & access
- Impact on neighbours
- Living environment created for future residents
- Nature conservation and trees
- Flood risk & drainage
- Sustainable construction and renewable energy
- Archaeology

Commentary

The principle of development –

The current application is for the submission of reserved matters in relation to part of Development Zone C – Cambridge Military Hospital and involves the residential conversion and part extension of the Grade II listed Cambridge Military Hospital building (including the Old Leishman Laboratory Building).

A set of Design Codes was approved as part of the outline planning application. Design Code Document 1 sets out general design code principles and Design Code Document 2 provides definitions and technical specifications. These documents apply to the entire AUE site whereas a Design Code Document 3, providing zone-specific requirements, is required for each Development Zone and secured by Condition 3 of the outline permission.

A Design Code Document 3 was approved for Cambridge Military Hospital – Zone C on the 03/03/2015, ref: 15/00935/CONPP. This document identifies the key issues and priorities relevant to CMH and has informed the design of the Reserved Matters Application. The

Planning Statement submitted with the Reserved Matters application incorporates a 'Schedule of Compliance with the Approved Design Principles (Design Code Document 3), in accordance with the requirements of Condition 4 of the outline permission.

In summary, it is considered that the Reserved Matters proposals sufficiently reflect the terms of the outline planning permission, parameter plans and the principles of the Design Code 3 document as approved. The proposals are acceptable in principle, subject to detailed assessment against relevant national and local planning policies and guidance.

In determining the corresponding Listed Building Consent application, an assessment of the impact of the proposals on the character of the buildings of special architectural or historical interest is required in accordance with the LBCA Act 1990, including the proposals for demolition of later additions.

Design and layout –

The application site is located centrally within the CMH Development Zone and contains the Grade II listed Cambridge Military Hospital and Old Leishman Laboratory. The majority of the existing development within CMH - Zone C (including the application site) falls within the Aldershot Military Town Conservation Area.

The application site and proposals extend slightly into, and there is some overlap with, the adjoining McGrigor Development Zone D to the north. This is partly a response to the shape of the designated curtilage of the listed hospital, which extends northwards encroaching into this zone. This important part of the site fronting the core of CMH has been identified in the application as providing an area of public open space. Central to the landscaping and design of the public open space, is the relationship with the adjoining McGrigor Zone, incorporating views to and from the clock tower from McGrigor and beyond into Maida Zone A. The realignment of Hospital Road, with the intention of moving any traffic away from the front of the hospital, is also a key feature of the public realm proposals.

The proposals have been developed in accordance with approved Design Codes. In this regard, the majority of the application site lies within Sub-Character Heritage Area A1 (Cambridge Military Hospital). The Code Control Level is categorised as 'Hot' requiring the greatest level of control and development should accord with the approved 'Heritage' palettes. The site also falls partly within Sub-Character area A3 (McGrigor Quarter) to the northwest and Sub-Character area F5 (General Wooded Area) to the south. These smaller areas are categorised as 'Hot' and 'Warm' respectively.

The approved Design Code Document 3 further classifies the site as within Development Sub-Zone A, which is described as 'mainly existing buildings with the potential for sensitive new build infill'. Whilst approved parameter plan PP4 identifies a maximum height of new development in the CMH Zone as three storeys, DCD1 envisions a maximum height of two storeys for new build specifically within this sub-zone.

Proposals summary

The redevelopment of the Grade II Listed Cambridge Military Hospital (including the retained Old Leishman Laboratory building) would provide 74 dwellings and approximately 943sqm of commercial and community floor space, together with associated parking, access, landscaping and public open space.

The proposals involve the conversion, refurbishment and part extension of the hospital

buildings, following demolition of some later additions, to provide:

- 74 dwellings (28 houses, 43 flats and 3 maisonettes);
- 943sqm (approx.) of commercial and community floor space;
- Landscaping, adjustments to ground levels around the building, new public open space and private and communal amenity space for residents of the development;
- Re-alignment of part of Hospital Road;
- Incorporation of proposed Heritage Trail within Hospital Road Frontage;
- Incorporation of re-designed parking area allocated to the Gunhill House & Water Tower development;
- 213 residential parking spaces (excluding 16 spaces reserved for Gunhill House & Water Tower), 40 commercial parking spaces, 140 cycle spaces, refuse storage and access for service vehicles.

The key structures identified for demolition include a first floor corridor extension which spans the width of the hospital; and, post WW2 extensions which wrap around the western wing/frontage of the hospital forming the accident and emergency unit. Various poor quality additions have already been given consent for demolition/demolished. The principle of the third phase of demolition now proposed is discussed in detail in the Heritage and Conservation section below.

The main hospital building would be converted to provide a mix of houses, flats and maisonettes. The single-storey Leishman Laboratory would be converted to provide a three-bedroom house. No affordable housing is proposed in this sub-phase. Various external alterations to the building would be required to facilitate the conversion including the installation of new windows and doors, the adaptation of existing openings, the removal of existing fire escapes, pipework and plant. Adjustments to the ground levels around the buildings would be required to facilitate access.

The most significant alterations to the listed building, other than the proposed demolition, would involve the following new build elements:

- Erection of two front extensions (bull noses) to the north side of the west wing of the building;
- Replacement of the first floor corridor extension that runs east to west along the length of the hospital;
- The erection of a glazed roof structure to the open courtyard area located directly to the rear of the core of CMH. The covered area would incorporate the existing chimney stack which served the hospital boilers.

The ground floor of the core building would be converted to provide a central public atrium space connecting to a suite of rooms on the northern side of the building for commercial/community use (943sqm approx.). Potential uses of this floor space include a residents' gym on the lower ground floor and small art gallery/museum, meeting rooms or café on the ground floor. Two ground floor flats would be provided at the eastern and western ends of the core of the building. A further 4 flats would be accommodated within the first floor. The current application does not include proposal to convert the floorspace within the clock tower at this stage.

The application contains detailed landscaping plans. As discussed, the landscaping proposals at the front of the building would include a significant area of public open space and would incorporate a key section of the Wellesley Heritage Trail. Landscaping to the rear

(south) of the building would include private amenity space and informal areas for play and would provide links to the adjacent woodland.

A total of 213 parking spaces would serve development, together with 140 cycle spaces, refuse storage and access for service vehicles. The majority of residential parking would be located to the rear (south) of the building with some residential and commercial parking at the front. The current scheme also includes proposals to reposition some parking provision (16 spaces) previously proposed for the first of the CMH reserved matters proposals, at Gunhill House & Water Tower (Sub- phase B). There would be no reduction in the number of spaces proposed.

It is considered that the design and layout of the development would generally accord with the approved Outline Planning Permission parameter plans and the principles set by the approved Design Code 1, 2 and 3 documents. The detailed design of the scheme accords with the palettes described within the Design Codes, dictated by the variable levels of design code control and the designated character areas.

The proposals are consistent with Core Strategy Policy CP2 and Rushmoor Local Plan Review saved policies ENV19, ENV23, ENV26, ENV34 and ENV36.

Heritage & Conservation –

Buildings and Condition

The application is accompanied by a Heritage Statement, Design and Access Statement and a Structural Report. These documents, together with the Conservation Plan and Heritage Strategy approved with the outline planning permission, provide an extensive historical description and record of the development of the Cambridge Military Hospital (CMH) and ancillary buildings. The Conservation Plan and Heritage Strategy includes a Building/ Building Group Value Index which establishes the significance of heritage assets across the Wellesley site. The Grade II Listed Cambridge Military Hospital (including Leishman Laboratory) is given a Building Value Index of A (High quality).

Cambridge Military Hospital (CMH) was developed from 1875-79 onwards as a military hospital, constructed in yellow London stock brick with stone dressings and slate roofs. The Statement of Significance contained within the approved Conservation Plan and Heritage Strategy describes CMH as *“an important example of a Victorian military hospital and the early use of pavilion ward planning. The evolution of the plan reflects the development of military medical treatment”*. In this regard the hospital is laid out in a symmetrical composition of pavilion blocks/wards oriented in a north south direction with a central core building forming the administration block designed in the Italianate Style.

The pavilions and central core of the building are linked by an axial corridor, which forms the spine of the hospital running in an east-west direction. The flat roof of this arcaded corridor originally provided an outdoor terrace for patients. In 1893 the hospital was extended to the east and west by further wards and a lodge at either end. Later, a first floor extension was erected in place of the terraces to provide additional accommodation and a first floor corridor. The expansion and extension of the hospital continued throughout its operation, including the addition of the single-storey Leishman Laboratory in 1932. Many of the later extensions, including the first floor corridor extension, are of poor quality and have detracted from the original character and appearance of the hospital.

The Cambridge Military Hospital was listed on the 20th August 1979 (Grade II Listed). The listing relates specifically to the administrative block referred to as the 'Main Block'. This is the centrepiece of the pavilion plan hospital and includes the imposing clock tower. The listing states in the reason for designation *"Of special interest as an architecturally distinguished hospital administration block, which ranks among some of the most striking examples of its type for its bold architectural treatment, dominated by the massive tower and cupola. It is the most impressive building to have survived from the early years of the camp. Historical associations with casualties from both World Wars, and associations with pioneering works such as plastic surgery and the pathological work done by Sir William Leishman, also contribute to its special interest."* In referring to the wings of the hospital the listing states *"The ward blocks, while of interest as part of an imposing composition, have been altered and do not constitute an early example of the pavilion plan, which by 1875 had been widely adopted for hospitals nationally. They are thus not of special interest."*

CMH closed in 1996 and the buildings have since remained unoccupied. The condition of the hospital buildings is rapidly deteriorating due to the lack of heating and maintenance. A significant amount of asbestos also exists throughout the hospital buildings and a programme of works is currently being undertaken in relation to its safe removal.

Structural reports

The Structural Report submitted with the application concludes that the condition of the Cambridge Military hospital *"varies significantly across the building, but overall it is in a poor state of repair internally."* It notes that in some wings, floors have rotted and ceilings have collapsed and access to the building is hazardous in parts. Rising damp, mould growths and dry rot exists in many areas of the building.

As regards the external envelope of the building, the report states *"Externally the masonry is in reasonable condition..."* Referring to cracks above windows/ failed brick arches, it concludes *"in relation to the total area of the building and the number of windows that exist the extent needing repair is a relatively small proportion."*

Describing the condition of the listed core of CMH, the report states, *"this area is significantly affected by water ingress, collapsing floors at ground level and significant mould growths. Wet and dry rot are highly likely at basement level and up through this portion of the building... The clock tower structure has been subject to a more recent refurbishment and therefore is in far better condition than the rest of this part of the building"*

The report recognises that the vast scale of CMH will present a challenge for its refurbishment, but identifies residential use, commercial/offices and a museum as potentially appropriate uses in terms of the existing design and structure of the building. The report concludes by providing recommendations for the next phase of structural investigation.

Design development of the proposals

The Design and Access Statement (DAS) describes how the plan-form of CMH has developed over time, responding to advances in medical technology, economic drivers and architectural fashion. The original symmetry of the pavilion plan has been lost due to many additions and alterations particularly at the western end of the hospital. Expanding on this theme, the Applicants' Architect maintains, *"Our approach to the redevelopment of CMH considers the building as an asset that will continually adapt over its lifetime to meet new uses rather than an historical artefact that is inert"*. The philosophy behind the current proposal is a scheme that *"turns the clock back approximately 100 years and restores the*

symmetry that is a feature of the original footprint". Figure 1 below details the building footprint now proposed.

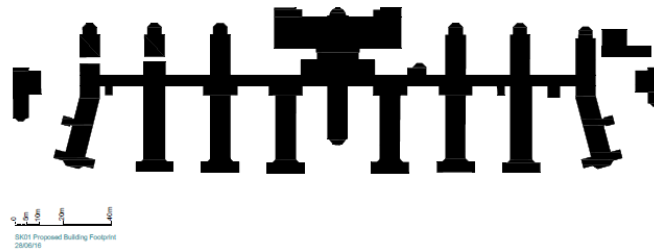


Figure 1 – Proposed Building Footprint

Residential conversion

The DAS states that the primary objective of the scheme is to provide “*accommodation that meets modern residential and building standards and complies with current planning policies: balancing current requirements with the need to respect designated heritage assets*”. The conversion would provide a mix of houses and apartments through the sensitive conversion of the building and a small amount of new-build. As established with the outline permission, an element of commercial and community floor space is also proposed centrally within the main core of the building.

Dwelling houses would be created through the vertical subdivision of the pavilions and the conversion of the bullnoses and Leishman Laboratory. Apartments would be accommodated within the central core, the two-storey east-west corridor and the outer lodges. In this regard the DAS confirms “*A key decision at the start of the design process was to sub-divide the new accommodation as far as possible into elemental types that could be repeated in a modular fashion providing a flexible mix of flats and houses and allow standardisation of residential units. There are a number of miscellaneous, one-off plan types in the proposed design, but most layouts confirm to a series of repeated patterns.*”

The interiors of the wider hospital and pavilion wards are largely utilitarian in appearance, other than specific features found within the circulation areas including decorative steel staircase balustrades and plaster mouldings and internal doors of key corridors and stairwells. As previously discussed, the historic significance and interest of the hospital, both externally and in the interior, is focussed on the central core building and clock tower and this is reflected in the current design approach outlined within the DAS, which confirms that greater efforts would be made for the retention of fireplaces and chimney breasts within the core building.

Generally, the hospital lends itself very well to residential conversion in terms of layout, circulation space and the position and arrangement of existing windows and openings. However, the very generous floor to ceiling height may present a challenge for some of the smaller apartments, where for example, ceiling heights may need to be lowered to create appropriately proportioned rooms.

The majority of the pavilion wards do not contain decorative details such as original plaster cornices, skirtings, dados, or fireplaces. Where fixtures and fittings still remain, these are generally modern and of no historic interest. Given this, the subdivision of the pavilions would have minimal impact on the historic fabric of the building. Further, the design of this element of the conversion actively responds to the original layout of the wards. In this regard, the

DAS explains how a suitable module for a terraced family house can be created subdividing the spaces which would have been occupied by pairs of beds, and enclosed by curtains, in the original 24-bed ward plan.

The Design and Access Statement briefly describes the internal finishes and proposals to improve the insulation of the external walls of the building and confirms that the loss of some architectural detail to the internal walls after the asbestos strip out and introduction of thermal linings is inevitable. It states *“thermal linings on metal firrings [battens] will be used to improve the insulation of the external wall, leaving a void between the new linings and old finishes which will preserve any plaster left after the asbestos has been stripped out and the dry rot has been eradicated”*. A phased condition is proposed to seek further details, including construction details of the proposed methodology for the internal lining of the building and the partitions associated with the conversion. Whilst some impact on the internal fabric is inevitable, there are some areas, such as the listed core of the hospital and around existing openings, architraves and other features etc. which will require a more sensitive approach where practicable.

Another key element of the proposal is the reinstatement of southern facing balconies and verandas and the replacement of some of the later modern infills on the southern ends of the pavilions. The DAS observes, *“Balconies and verandas are common features in the Victorian phases of the development of the hospital”* because *“Sun and fresh air were vital factors that promoted patient recovery and health”*. This is another example of how the building lends itself well to residential conversion, as these elements of the scheme would enhance living conditions for future occupiers, whilst restoring an original feature of the building. Properties on this elevation would benefit from the southerly aspect and extensive views out across Aldershot.

Externally, the proposals seek to preserve and enhance the original character and appearance of the retained hospital buildings. In this regard, the Method Statement (Heritage Statement) confirms that existing chimneystacks would be retained, brickwork and roofs repaired with matching materials. Existing timber sash windows and French doors would be refurbished and no secondary glazing is proposed. Whilst the windows proposed in the new build elements of the scheme would be double glazed and aluminium, their size and proportions would be sympathetic to the fenestration of the original building. The Method Statement confirms that cast iron rainwater goods would be repaired and redecorated. Notwithstanding this, phased conditions are proposed to seek various details of materials and methodologies relating to the matters discussed above.

Demolition

The plans below identify additions to the hospital building that have previously been granted consent for demolition and the further demolitions proposed as part of the current reserved matters application.

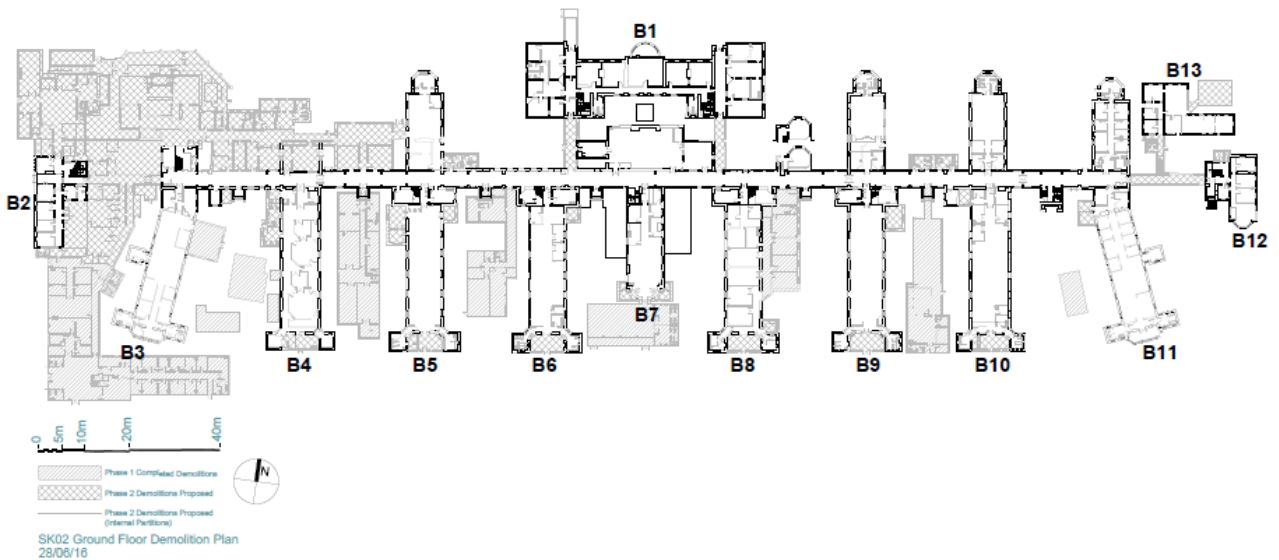


Figure 2 – Ground Floor Demolition plan

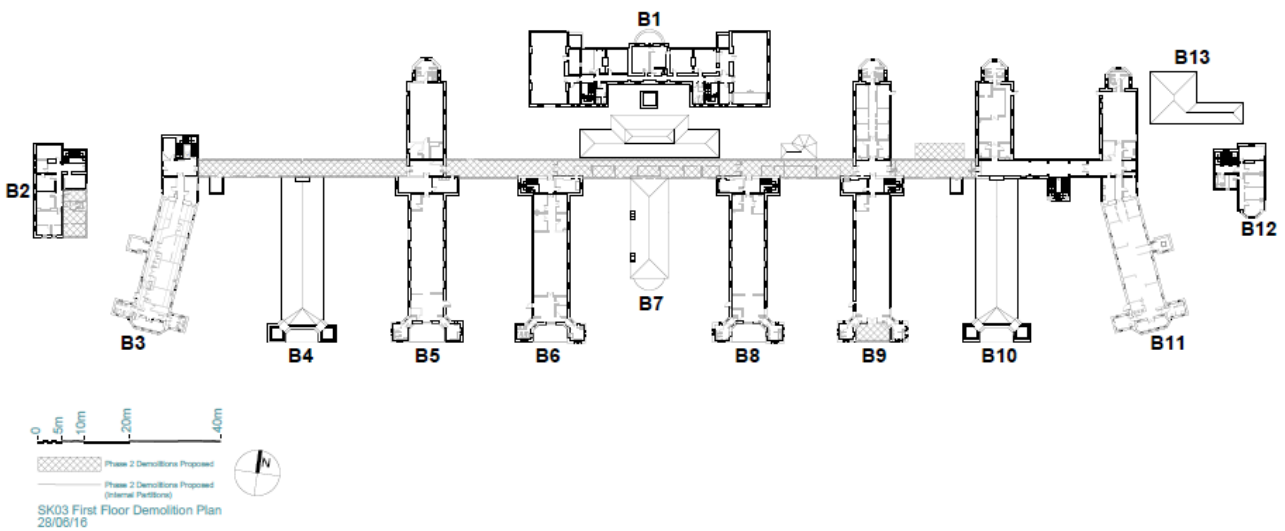


Figure 3 – First Floor Demolition plan

Historic England have raised no objection to the proposed demolition. The parts of the building proposed to be demolished as part of the current application are mostly later additions considered to have had a negative impact on the character of the building. The demolition of these later additions would in general terms restore the footprint of the hospital to how it appeared before the first world war. It is considered that any loss of historic fabric would be outweighed by the benefits of the overall restoration and sustainable re-use of the building.

It will be necessary for detailed building surveys to be carried out in relation to and following the proposed demolition. It has not been safe to carry out detailed surveys to the building due to the ongoing making safe works and extensive asbestos removal. Further, it will not be

until the demolition of numerous extensions has taken place, that the extent and condition of the remaining historic fabric is understood. This is particularly the case in relation to the western end of the hospital. Conditions have therefore been design and are proposed to enable this process to be undertaken in a phased approach.

Paragraph 141 of the NPPF states "*Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible...*" As such, a condition is proposed requiring a detailed recording document to be prepared and approved for each building to be demolished, and placed in the relevant public archive, in accordance with Section 9.0 of the Conservation Plan and Heritage Strategy (December 2012) approved under planning permission 12/00958/OUT dated 10/03/2014. Further, a condition is proposed in respect of salvage, to ensure that any special historic features are identified, retained, reused within the scheme or salvaged.

New Build

Significant changes to the detailed design of the proposals have been made in response to comments received from Historic England (HE), the Design Review Panel, the Victorian Society and Council Officers. The Architect has submitted a document that summarises the design revisions together with amended drawings. The document also explains that due to the current works being carried out in relation to the clearance of asbestos, it has not been safe to enter the building to carry out the necessary surveys to confirm the extent of internal work required in connection with the conversion. On a project of this size and complexity, it will be necessary for these detailed works to be designed and agreed in phases once more is understood regarding the condition of the building. This phased approach can be secured by appropriate planning conditions and is an approach endorsed by Historic England in their detailed consultation comments.

(i) Bullnose extensions:

The two proposed front bullnose extensions to the western end of the hospital would accommodate three houses and would reinstate the symmetry of the plan-form of the hospital (see Figure 1). Whilst the extensions have been designed to reflect the scale and massing of the existing bullnoses, a gap would be maintained between the new and the existing building and the detailed design is such that they would be clearly identifiable as later additions. In this regard the DAS states "*New additions and extensions to the building use materials already present on site but clearly in a modern style. These new elements are designed to ensure that the original Victorian buildings and later additions are legible and distinguishable; avoiding the risk of falsifying historical evidence of the past and preserving the Classical composition of the buildings.*"

Historic England have carried out a site visit and have provided detailed comments in relation to the proposals. HE originally commented that the application lacked sufficient detail and recommended that improvements were sought in relation to the detailed design of the bullnose extensions. Similar concerns were raised by The Design Panel. In this regard, amendments have been secured which include the introduction of stone string courses, stone cills and a plain cornice beneath the eaves together with adjustments to the proportions of windows and design of the garage doors. These adjustments to the design seek to align the design of the bullnoses more closely with the existing building and the

stringcourses help to rationalise the difference in floor levels between the existing and proposed buildings. It is recommended that further detailed design, including details of materials, is secured by planning condition.

(ii) *First floor corridor extension:*

The second key new-build element of the scheme is the proposed replacement of the existing first floor spine corridor extension. This extension would enable a series of flats to be arranged over the resulting two floors of accommodation, incorporating the existing arcaded corridor beneath. The first floor extension would feature a series of dormer windows on the front and the rear, set within a pitched lead roof with standing seams which takes reference from the detailing of the clock tower. It is noted that some of the elevations of the existing arcaded ground floor corridor have been obscured by later additions. Therefore it is likely the arcade detail would need to be restored in certain areas following demolition. A phased condition is proposed to seek such details following demolition.

Historic England raised no objection to the principle of replacing the first floor corridor, but raised concern regarding the top heavy appearance of the extension. This was primarily due to the relative width of the proposed dormer windows, which appeared larger than the existing arcaded windows beneath. Once again, similar concerns were received by the Design Panel. The Victorian Society took the more radical view that the connecting corridors should in fact be returned to their single-storey form to *“place the architectural emphasis on the central pavilion block”*. Conversely, HE commented *“the design of the rear face of the new first floor corridor accommodation evokes an open colonnaded loggia and is appropriate for the Italianate design of the original building.”*

The amended design features the reduction in the width of the dormer windows, the extension of the roofing material down to the eaves (where brickwork was previously proposed), together with adjustments to the dormer window architraves *“to look thinner and lighter removing the perceived ‘top heavy’ feel.”*

(iii) *Glazed Atrium:*

A glazed roof structure supported by steel trusses is proposed which would span a new structural slab which would be installed centrally at ground floor level, between the old kitchen and the core building. This area is currently an open courtyard and the newly created public atrium would incorporate the existing freestanding chimney (hospital boiler flue) and would connect the core area with the rest of the building. No objections have been raised from any of the consultees in relation to this element of the proposals. The proposed phasing conditions will secure further details of the atrium and slab, in order to fully understand how these interventions will integrate with existing the structures, including the central chimney.

Landscaping

The application provides detailed proposals for hard and soft landscaping (including details of landscape management) and site levels in accordance with the requirements of Condition 4 of the Outline Planning Permission. The proposals include a feature area of public open space at the front of the building which the Planning statement describes as *“enhancing key views to the hospital and clock tower and linking into the wider heritage trails within Wellesley.”* This area of public realm to the frontage of the development would be formal in character incorporating high quality materials and planting in accordance with the Design Code’s Heritage Palette, appropriate to its historic and public setting.

In contrast, the semi-private and communal areas to the rear of the development are more informal as the site extends south. In this regard the alternate courtyards associated within the southern flats and terraced houses would provide small scale private rear gardens and the existing terraced and wooded landscape to the rear of the buildings would be enhanced with new planting including native species, incorporating natural play features and providing links to the adjacent woodland.

Heritage Trail

Condition 4 of the Outline Planning Permission and the s106 legal agreement require any Reserved Matters proposals to demonstrate enhancement of the existing Heritage Trail in relation to the relevant Development Zone in accordance with the approved Conservation and Heritage Strategy and Design Code Document 3 (DCD3). In this regard, the proposals for CMH incorporate an important section of the Heritage Trail as it follows the frontage of the hospital and new area of public realm, linking from the South African War Memorial to the west and on towards Hope Grants Road to the east. The Design and Access Statement identifies the route of the Heritage trail and demonstrates how the new area of public realm will provide an enhanced setting for the adjoining heritage assets and provide various opportunities to incorporate elements and features associated with the Heritage Trail, within an area of low vehicle activity.

Conclusion - Reserved Matters & Listed Building Consent:

The National Planning Policy Framework (NPPF) (para.128) states, *"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance..."* Paragraph 131 emphasises *"the desirability of sustaining and enhancing the significance of heritage assets and putting them into viable uses consistent with their conservation."*

It is considered that the Design and Access Statement and Heritage Statement submitted with the planning and listed building consent applications, sufficiently consider the significance of the existing heritage assets and the impact of the proposals, of the on those assets. As noted by Historic England, *"Generally this proposal shows respect for the special interest of the historic building and a desire to retain as much of the older building as possible and to reverse some unfortunate past interventions"*.

During the course of the applications, a meaningful consultation process resulted in significant amendments to the detailed design of the proposals, and this has satisfied key concerns raised by Historic England and the Design Panels. Furthermore, phased planning conditions have been designed to secure additional detailed design work, once a greater understanding of the condition of the building is established.

It is therefore considered, subject to appropriate conditions, that the proposals to convert and refurbish the Cambridge Military Hospital and Leishman Laboratory, including the removal of poor quality additions, would enhance the character and appearance of the buildings and maintain their significance as heritage assets. It is considered on balance that the loss of any historic fabric resulting from the proposals would be outweighed by the overall benefits of the restoration of the listed buildings. The development would provide a viable use for the Grade II Listed Cambridge Military Hospital buildings consistent with their conservation and would enhance the setting of those buildings and the character and appearance of the Aldershot Military Town Conservation Area.

The Reserved Matters (including works requiring Listed Building Consent) are consistent with Core Strategy Policy CP2, Rushmoor Local Plan Review saved policies ENV23, ENV26, ENV34 and ENV36 and ENV26 and section 12 of the National Planning Policy Framework (NPPF). It is not considered that the proposed alterations would result in any in any unacceptable impact on the historic fabric or architectural interest of the listed buildings, in accordance with the requirements of the Planning (Listed Building and Conservation Areas) Act 1990 as amended.

Housing tenure & mix –

The residential accommodation created through the redevelopment of the Cambridge Military Hospital and the Old Leishman Laboratory would comprise the following:

| Dwelling type | 1-bed | 2-bed | 3-bed | 4-bed | Total |
|---------------|-----------|-----------|-----------|----------|-----------|
| Flat | 12 | 20 | 11 | 0 | 43 |
| Maisonette | 0 | 2 | 1 | 0 | 3 |
| House | 0 | 3 | 21 | 4 | 27 |
| Total | 12 | 25 | 33 | 4 | 74 |

Figure 4: Accommodation schedule

The current application represents part of the second phase (sub-phase 2a) of the Reserved Matters Applications for Development Zone C - Cambridge Military Hospital. An application for the conversion of the Louise Margaret Hospital and Nurses Residence building (sub-phase 2a), has been lodged at the same time under a separate application). These sub-phases would not provide any affordable housing and the scheme has been designed as a Build to Rent scheme (private rented accommodation - PRS). The dwelling sizes and mix are largely influenced by the nature of the conversion. Notwithstanding this, the scheme includes a good proportion of family sized houses.

Affordable Housing

The s106 legal agreement attached to the outline planning permission for Wellesley requires an overall total of 35% of the housing units within the Aldershot Urban Extension to be affordable housing, of which 60% shall be affordable/social rented and 40% intermediate. To allow a degree of flexibility, the Affordable Housing Strategy (AHS) contained within Schedule 16 of the s106 permits a variance of 5% of affordable housing between individual Development Zones, i.e. each Development Zone should provide between 30% and 40% affordable housing. This is to allow for site specific constraints.

The Outline Planning Permission acknowledges that there may be special circumstances where no affordable housing is provided within a particular Reserved Matters Application site due to constraints peculiar to that Development Zone. In this regard the Affordable Housing Strategy (AHS) contained within Schedule 15 of the s106 legal agreement specifically cites the Cambridge Military Hospital as an example, by way of an acknowledgement of the costs associated with the conversion of the Grade II Listed Buildings. Notwithstanding this, the AHS maintains “*the overall target of 35% [affordable housing] will still apply*” across the Wellesley development.

Paragraphs 2.11, 2.12 and 2.13 of the legal agreement require an Affordable Housing Development Zone Strategy (AHDZS) to be submitted to the Council for approval with the first Reserved Matters Application in any Development Zone. The strategy should set out the number of estimated Reserved Matters Applications within the Development Zone and the proposed quantum of affordable housing units provided for each application to be applied within that Development Zone. Each subsequent Reserved Matters should be accompanied by a statement confirming the proposals for affordable housing within the reserved matters application area are in compliance with the Affordable Housing Strategy.

The Cambridge Military Hospital is an important landmark building for Wellesley, and Grainger is therefore eager to develop the CMH Development Zone as early as possible within the Wellesley development. However, taking into consideration the heritage status of the buildings and their state of disrepair, considerable costs will be associated with the implementation of the CMH Development Zone, costs that will significantly affect the return from that phase of the development, and prohibit the funding of affordable housing in this particular element of the development.

Affordable Housing Development Zone Strategy

An Affordable Housing Development Zone Strategy (AHDZS) was submitted with the first CMH Development Zone Reserved Matters Application (Gun Hill House & Water Tower ref: 15/00069/REMPP), in accordance with the requirements of the Wellesley s106 legal agreement.

The first Reserved Matters were approved at planning committee in June 2015, subject to a deed of variation to the original legal agreement to accommodate changes to the Affordable Housing Strategy. The associated deed of variation to the s106 is currently being engrossed by all parties and it is only when this deed of variation is completed that permission can be formally granted and the decision notice for the first Reserved Matters application for CMH formally issued.

The AHDZS for CMH Zone has been agreed in consultation with the Council's Housing Strategy and Enabling Team. The AHDZS establishes that the first phases of the CMH Development Zone will be developed as a Build to Rent scheme (private rented accommodation - PRS). Gunhill House and Water Tower (sub-phase 1), Cambridge Military Hospital (sub-phase 2a), and Louise Margaret Hospital and Nurses Accommodation (sub-phase 2b), will not therefore provide any affordable housing now or in the future.

The Applicants have submitted a statement confirming that the proposals for Cambridge Military Hospital are in line with agreed AHDZS, in compliance with clause 2.12 of the s106. Given this, the Council's Housing Strategy and Enabling Team have raised no objection to the Reserved Matters proposals.

Given the above, it should be noted that if Members' are minded to grant permission, the decision should be issued following the grant of the first CMH Development Zone Reserved Matters Application at Gun Hill House & Water Tower ref: 15/00069/REMPP (including the completion of the associated deed of variation). This is reflected in the wording of the Officer's recommendation.

Highways Considerations –

Details of the site layout, roads and footpaths, refuse and recycling storage and a Construction Traffic Management Plan have been submitted with the Reserved Matters

Application in accordance with the requirements of Condition 4. Consideration of the highway and traffic impact of the proposed redevelopment of this site was considered as part of the outline planning application 12/00958/OUT for the Aldershot Urban Extension development. In this regards, a Transport Assessment (including Travel Plans and Public Transport Strategy) was approved as part of the outline planning permission for Wellesley. Road hierarchy principles for the AUE site as a whole were established on the parameter plans and with the approval of the Design Codes.

Access

The section of Hospital Road fronting CMH is identified as a Secondary Street in the hybrid outline planning permission for Wellesley. Hospital Road currently runs directly along the frontage of CMH with access to a rear service road via the eastern and western ends of the building. This service road is identified in the outline permission as a Tertiary Street. Hope Grants Road, identified as a Primary Street, intersects with Hospital Road at the eastern end of the site.

The planned realignment of Hospital Road would move traffic away from the front of the hospital, and would connect to Hope Grants Road at an earlier point to the west that it does currently. The resultant bypassed section of Hospital Road directly to the front of CMH would be incorporated into the development as un-adopted road and would facilitated the creation of an area of public realm to the front/west of the core building. The realignment of Hospital Road does not represent a material change from the outline planning permission because it would not alter the approved hierarchy of roads and would not compromise the proposals for a bus route along Hope Grants Road.

Following consideration of the general arrangement drawings showing the road layout, which takes principal access from Hospital Road with some parking areas entered directly from it, it is concluded that the road width generally around the development is a minimum of 4.8m, with 1.2m margins in places which for the nature of the development aimed to provide a shared surface is satisfactory. It is expected that cyclists will use the residential access roads to link to more strategic cycle routes on the AUE development. In some locations the road alignment is necessarily acute forming 90 degree bends which will also act as speed reducing measures throughout the development. Visibility splay lines have been identified on the general arrangement drawings to meet the requirements of DTp Manual for Streets for the design speeds already agreed in the design code for the development. For the 90 degree bends forward visibility has also been identified to meet the standard, however for the bend on the south west corner of the development (adjacent to parking space B2-02/2) there is a conflict with proposed planting that should be rectified. The applicant has since confirmed that the canopies of the trees will be more than 2m height therefore, the planting is not in conflict with the sightline. There is therefore no objection on this ground.

Parking

The scheme would provide 173 residential parking spaces (including 31 visitor bays), 40 commercial parking spaces (including 2 disabled spaces) and 140 covered cycle spaces, plus additional outdoor visitors cycle spaces. The scheme also includes proposals to reposition some parking provision (16 spaces) previously proposed for the first of the CMH reserved matters proposals, at Gunhill House & Water Tower (Sub- phase B). There would be no reduction in the original number of spaces proposed.

The proposals would accord with the Council's Car and Cycle Parking Standards SPD for residential development. The standards require 1 car parking space for every 1 bedroom

property, 2 spaces for every 2/3 bed property and 3 spaces for every 4 bedroom property. Further, 1 visitor parking space is required for every 5 residential units, with a more stringent requirement of 1 space for every 3 x 1 bedroom unit.

In relation to disabled parking, while the general arrangement drawings do not show this (other than for the commercial development) the parking layout shows that with possible re-allocation of spaces to meet the individual needs of residents, there are some locations where spaces are adjacent to pathways or landscaped areas where the additional side margin of 1.2m required could be accommodated. This is therefore satisfactory.

The application indicates that the proposed commercial/community floor space (943m²) would comprise a small art gallery/museum, meeting rooms and/or café on the ground floor (Use classes A3, B1 and D1) and a resident's only gym (ancillary use). The exact layout of these uses is to be determined and will be secured by Planning Condition. Conditions are also proposed to restrict any further changes normally permitted within or between the use classes.

The adopted parking standard seeks a maximum of 1 space for 5m² for a café, 1 space for 30m² of office; there is no standard for a museum or art gallery but it could be considered to be on the basis of 1 space for 10m² of open floor area. Based on worst case scenarios of the balance of uses, 40 car parking spaces (including 2 disabled) allocated to the commercial uses on the site with a flexible arrangement for the visitors parking spaces (which would be likely to be uses at times when residential demand is low) would be acceptable.

The parking layout shows spaces to be of sufficient minimum dimensions (2.4m x 4.8m) with 6m aisles and spaces of 6m length where parked longitudinally. The parking layout is therefore satisfactory.

Cycle parking

The Design and Access Statement includes a layout drawing identifying the location and type of cycle storage proposed in relation to the uses, together with typical drawings indicating the general design of the cycle stores. The proposals include 140 covered cycle spaces, plus additional outdoor visitors cycle spaces. Spaces are proposed for the residential and the commercial uses. Cycle storage for flats and houses with gardens is proposed in individual sheds. Flats without gardens would have access to cycle stores in communal areas. The level of cycle parking proposed is satisfactory, further detail in relation to the proposed racking/ storing cycles within the buildings can be secured by condition. Further details will be sought in relation to each phase of the development to establish the detailed design and position of the proposed stores, to ensure that the provision is fit for purpose and that it will not have a detrimental impact on the special historic character of CMH.

No objection is raised to the proposal in relation to servicing, parking or highway safety grounds. The proposals are consistent with Core Strategy Policies CP1, CP16 and the Council's 'Parking Standards' SPD.

Refuse and Recycling Storage

The Design and Access Statement (DAS) includes a strategy for refuse and recycling storage and a layout drawing indicating the position of bin stores within the development. The design includes a mix of individual and communal provision and further detailed design drawings of typical stores are included with the application. The DAS confirms *"The North part of the site, which is the public front of the building, has covered enclosures housing*

individual bins that are integral to the hard landscaping of the houses as well as open enclosures for the flats and commercial element located behind the central block out of direct public view. The private, South part of the site provides communal bins, which give a tidier appearance” .

Given the constraints of the conversion, it has not been possible in all instances to achieve the maximum of 25m walk distances from dwellings to bin store, however the arrangements are considered acceptable on balance, taking into account the future management proposals for the development. The tracking diagrams submitted with the application demonstrate that the proposed arrangement is accessible by all vehicles expected to use the development (including the Phoenix 2 Twin Pack 20 refuse freighter).

It is therefore considered the proposals are acceptable in relation to access, servicing and highway safety, in accordance with the aims and objectives of Core Strategy Policy CP16 and Rushmoor Local Plan Review saved policies ENV16 and ENV50.

Construction Traffic Management Plan

A Construction Traffic Management Plan (CTMP) was submitted with the Reserved Matters Application in accordance with the requirements of Condition 4 of the Outline Planning Permission. The Council’s Transportation Strategy Officer (on behalf of Hampshire County Council (HCC) Highways) has raised no objection to the Construction Traffic Management Plan (CTMP) commenting that the plan “identifies a suitable location for a site compound which is fully accessible from the existing local road network through the development site. The plan confirms that suitable arrangements will be made with all construction personnel and vehicles driven to and from the site to minimise the impact of traffic on local roads and to minimise other nuisance including mud and debris. A Construction Traffic routeing drawing is also provided that accords with the principles set out in the outline approval that only certain major roads shall be used to access the Aldershot Urban Extension site and that specifically this shall not include North Lane (as this route to the A323 and A311 maybe more vulnerable as the development is built out on the eastern side of the Wellesley development)”

It is therefore considered the proposals are acceptable in relation to access, servicing and highway safety, in accordance with the aims and objectives of Core Strategy Policy CP16 and Rushmoor Local Plan Review saved policies ENV16 and ENV50.

Impact on neighbours –

There are no existing occupied properties directly adjoining the site. Development Zone D - McGrigor lies to the north and Zone E - Gunhill lies to the west. These zones are separated from the site by highways and will both be developed for residential in the near future. The closest occupied residential properties are located to the south at Falaise Close and Alamein Road. These houses are located lower down the escarpment beneath the wooded ridge. They are set a significant distance from the development and would not therefore be affected.

Taking into account the nature of the development and the proposed uses, the location of the site and its current context, it is not considered that the proposals would result in any adverse impacts on existing neighbouring occupiers or uses, in accordance with Rushmoor Local Plan Review saved policies ENV16 and ENV50.

Living environment created for future residents –

It is considered that the scheme would provide new dwellings of a generous size and good layout with sufficient natural light and ventilation. Almost all of the gross internal floor areas for the proposed dwellings would exceed the nationally described space standards for internal living space and residents would have access to good quality private or communal amenity space. Defensible planting is proposed for ground floor units which adjoin communal areas in the interests of privacy.

Due to nature of the development and the proposed conversions, it is not possible to provide directly accessible private amenity space for all dwellings, but this has been achieved where possible. The Green Infrastructure Strategy approved with the outline application does not require the provision of formal equipped play space within the CMH Zone. However, the proposed landscaping for the terrace to the rear of the hospital would incorporate natural play features and links to the adjacent woodland.

Given the heritage status of the buildings, and taking into account the constraints of the conversion, it is accepted that it will not be viable for all parts of the buildings to be fully accessible for those with impaired mobility. However, in the case of the new build elements, these dwellings have been designed to provide equal access to occupants and visitors in accordance with Part M of the Building Regulations. The required level of disabled parking is also proposed.

Taking into account the constraints of the conversion, it is considered that adequate spacing would be provided between habitable room windows in facing units, with regard to privacy and outlook. In fact, the DAS describes how the outdoor spaces between the pavilions to the north and south of the corridor link are generally set 18-19 metres apart which provides the optimum distance for providing daylight and privacy. *“The open spaces in the proposed design are converted into a series of alternating semi-public access courtyards containing car parking with predominantly hard landscaped finishes and private gardens with soft landscaping features and sheds. This arrangement gives each of the dwellings overlooking the open spaces a double aspect with clearly differentiated fronts and backs and clearly identifiable public and private aspects.”*

The proposal is for a predominantly residential conversion with a smaller element of commercial/community uses located in the central core of the building (943sqm approx.). The ground floor would be converted to provide a central public atrium space connecting to a suite of rooms on the northern side of the building for use as a small art gallery/museum, meeting rooms and/or café on the ground floor (Use classes A3, B1 and D1) and a resident's only gym (ancillary use). The exact layout of these uses is to be determined and will be secured by planning condition.

Two ground floor flats are proposed at the eastern and western ends of the core of the building. A further 4 flats would be accommodated within the first floor of the core. These properties would potentially be most affected by the activities of the commercial and community uses. Various safeguarding conditions are proposed in order to ensure that satisfactory living conditions are provided for future residents of the development. The proposed conditions include restrictions on hours of operation, delivery times and to restrict any further changes normally permitted within or between the use classes. Conditions are also proposed to seek details of internal sound insulation between the proposed uses, details of commercial kitchen extract details/odour abatement and to assess noise levels from any associated external plant.

A Noise Assessment has been submitted in accordance with the requirements of Condition 4 of the Outline Planning Permission. The report demonstrates that standard single glazing would be sufficient across the site when windows are closed, provided alternative ventilation in the form of acoustic trickle vents (or other such methods) is provided for habitable rooms on all facades across the site. Further, all private external amenity areas would achieve acceptable noise levels.

The proposals for CMH predominantly involve the conversion of the retained listed buildings, with a smaller element of new build. The retained buildings would largely retain the original single glazed timber windows whereas the new build element would incorporate double-glazing. There is no objection to the proposals subject to details of an alternative method of ventilation for the retained single glazing. The submission of such details would also allow the Council to ensure that the special historic character and fabric of the listed buildings is not compromised by any such intervention. The internal noise level requirements will need to be balanced against any potential harm to the special historic character and fabric of the listed buildings.

It is therefore considered that the proposals would provide a satisfactory living environment for future residents, in accordance with Core Strategy Policies CP5, CP6 and Rushmoor Local Plan Review saved policy ENV16 and the Council's 'Housing Density and Design' SPD.

Pollution & Remediation -

Lighting

A Lighting Assessment was submitted with the Reserved Matters Application in accordance with the requirements of Condition 4 of the Outline Planning Permission. A review of the report and the proposals for street lighting within the scheme and accepts the conclusions and recommended mitigation measures. It is therefore considered that the proposed lighting scheme would adequately limit the impact of light pollution on nearby sensitive receptors and ecology in accordance with Rushmoor Local Plan Review saved policy ENV52.

Contaminated Land

A Phase 1 Desktop Study, Site Reconnaissance report was submitted with the Reserved Matters Application in accordance with the requirements of Condition 4 of the Outline Planning Permission. The report has identified the potential for contamination to be present in the made ground due to the former use of the site as a military barracks, the previous presence of ground fuel storage tanks and the asbestos present within the buildings. The report concludes "*The conceptual site model has indicated a number of possible pollutant linkages which may cause a moderate risk to future site users and in the case of asbestos a high risk to construction workers. Risks to controlled waters are low*".

The Phase 1 Desk Study and recommendation that a Phase II intrusive site investigation be undertaken in accordance with the scope outlined in section 17 of the report is accepted. As discussed in the report, it will first be necessary to deem the areas in question clear of asbestos prior to carrying out the investigations.

It should be noted that contamination investigation and remediation measures are secured by Conditions 14, 15 and 16 of the outline planning permission in respect of each Reserved Matters Area/ Development Zone. These conditions require further detailed assessments to be undertaken in relation to each zone and will ensure, if necessary, that suitable remedial

measures be submitted to the Council for approval in accordance with Rushmoor Local Plan Review saved policy ENV49. Therefore, to avoid duplication, no further details are sought by condition as part of this recommendation.

Construction Environmental Management Plan Strategy

A Construction Environmental Management Plan strategy (CEMP) was submitted with the Reserved Matters Application in accordance with the requirements of Condition 4 of the Outline Planning Permission. The strategy deals with matters of noise, vibration, dust emissions and the impact of the development on the wider environment. The measures set out within the CEMP are acceptable in accordance with the relevant policies of the Development Plan.

Air quality and noise generation

There would be no significant air quality impact as a result of this residential phase of the development. Therefore, no Air Quality Assessment is required under Condition 4 of the Outline Planning Permission in respect of CMH Zone C. The predominantly residential use would be compatible with the character of the area and no issues have been identified in relation to noise generation from the residential use. Various safeguarding conditions are proposed in relation to the commercial/community uses, to ensure that the uses do not result in any loss of amenity to future occupiers of the development through noise and other disturbance. The conditions include restrictions on use, hours of use, delivery times, details of noise insulation, extraction and any associated plant. Therefore it is considered that the proposals are consistent with Rushmoor Local Plan Review saved policy ENV48.

Nature Conservation & Trees -

The Design & Access Statement submitted with the Reserved Matters Application summarises the ecological proposals for the Cambridge Military Development Zone in the context of the Landscape Masterplan and the approved Design Codes. This statement together with an Arboricultural Development Statement, Phase 1 & 2 Bat Survey, and Construction Environmental Management Plan Strategy and has been submitted with the Reserved Matters Application in accordance with the requirements of Condition 4 of the Outline Planning Permission.

Thames Basin Heaths Special Protection Area

The Wellesley development will benefit from provision of Suitable Alternative Natural Greenspace (SANG) approved as part of the Hybrid Outline Planning Permission (ref: 12/00958/OUT), secured and delivered by s106 legal agreement together with Strategic Access and Monitoring (SAMM) contributions. Natural England has confirmed that provided the SANG and SAMM requirements are fully met under the wider AUE application, the Local Planning Authority is not required to undertake an Appropriate Assessment to assess the implications of this proposal on the site's conservation objectives. Taking into account these mitigation measures, the proposals are not likely to have a significant effect, alone or in combination upon the nature conservation interest and objectives of the Thames Basin Heath Special Protection Area (SPA), in accordance with saved South East Plan Policy NRM6, Core Strategy Policy CP13 and Rushmoor's AMS (2011).

Ecology

A significant amount of ecological work was undertaken with the Outline planning application.

This has informed the development of the Design Codes for each development zone. The current proposals seek to enhance biodiversity value through appropriate planting and management of landscaped areas. The Landscape Masterplan submitted with the current application includes an indicative plant list which has been produced in consultation with an ecologist and includes species detailed within the Design Code Document 2. Other biodiversity measures include the installation of bat and bird boxes on mature trees and on new parts of the building. The bat boxes would be installed below the roof eaves and bat slates incorporated into unoccupied roof voids.

The wooded terraced slopes to the south of the Cambridge Military Hospital site will form the key focus for the ecology strategy, where the proposals include the clearance of invasive and alien species and the replanting of native and locally appropriate species (retention of mature trees, new tree planting and wildflower meadow planting).

The application includes mitigation measures, proposed to ensure that nesting birds are not harmed during the construction of the development. The Council's Ecological Officer has confirmed that mitigation for the current proposals falls under existing licences and therefore a new licence is not required for this phase of work.

There is no objection to the proposals on the grounds of biodiversity, subject to the mitigation measures contained within the supporting documents, including phase 1 & 2 bat surveys. It is therefore considered that the proposals are consistent with Core Strategy Policy CP15.

Trees

It will be necessary to remove some of the existing trees on site in order to facilitate the proposals. However, the proposed landscape Masterplan includes 124 new trees which will be planted as part of the development proposals for CMH.

An Arboricultural Development Statement (ADS) was submitted with the application, which builds on the Arboricultural Method Statement approved under Condition 3 of the outline planning permission. Part 1 of the ADS includes a tree survey, tree retention plans and justification for those trees that will require removal in order to facilitate the development. Part 2 of the ADS outlines the methodology for protection measures for retained trees during and post development. The planning application drawings also include typical tree pit details, for new tree planting.

The ADS confirms that there are 13 trees and 9 groups of trees that will require removal in order to accommodate the proposed design layout. Further, 11 trees and 9 groups of trees will require removal for sound arboricultural management reasons regardless of any development proposals. Some groups of trees within the lower slopes of the existing woodland to the south, would be thinned / removed as part of the positive management of this woodland area (Group Category B). It is noted regrettably that four trees identified for removal along the Hospital Road frontage to the north of CMH are Category A (High Quality) Tulip Trees. However, the removal of these trees will be necessary in order to implement the proposed realignment of Hospital Road and the public realm proposals. These changes to the road layout are fundamental elements of the design proposals for the CMH zone and it is therefore considered that the tree removal is justified on balance, taking into account the overall benefits of the new layout and the mitigation planting proposed. The Council's Arboricultural Officer has therefore raised no objection.

It is considered that the proposal is consistent with Rushmoor Local Plan Review saved policy ENV13. A planning condition is proposed to ensure that the development, including tree protection measures, is carried out in accordance with the recommendations of the

Arboricultural Development Statement.

Flood Risk & Drainage –

Policy CP4 of the Council's Core Strategy seeks to ensure that run-off rates and volumes are returned to original greenfield discharge rates to prevent flooding and safeguard local water quality. A Drainage Strategy Statement was submitted with the Reserved Matters Application as required by Condition 4 of the Outline Planning Permission. The strategy relates to both the CMH and adjoining LMH application site as a whole.

The Planning Statement confirms that an assessment of the existing drainage system has determined that the pipe work is in poor structural condition and the system would be inadequate to serve the new development. As such, details of a proposed drainage scheme are set out in the Drainage Strategy Statement to accord with the objectives of the Site Wide Drainage Strategy approved with the outline planning permission. The statement maintains *“the proposed drainage strategy has been designed to current best practice for both piped drainage and sustainable drainage. SuDS provision is predominantly through the use of pervious pavements and below ground attenuation.”*

The Environment Agency (EA) and Hampshire County Council's Flood Water Management Team were consulted in relation the Reserved Matters Application and have confirmed no objection to the proposals. It is also relevant to note that condition 13 of the outline permission requires that development shall not commence on any reserved matters area until a detailed surface water drainage scheme for that reserved matter area, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, consistent with the Site-wide Drainage Strategy has been submitted to and approved in writing by the local planning authority. The Applicant has confirmed that a details application will be submitted in respect of Condition 13 prior to commencement.

Sustainable construction and renewable energy –

A Site Wide Sustainability Strategy and Energy Statement were approved as part of the outline planning permission for Wellesley in accordance with Policy CP3 of the Council's Core Strategy. The approved Design Code Document 3 confirms that *“generally the Wellesley development will be designed to meet Code for Sustainable Homes Standards and BREEAM standards in line with national and local requirements”*. It is also noted that in relation to Building Regulations Approved Document L, due to the historic importance of the buildings, they are exempt from complying with energy efficiency requirements where this would unacceptably alter their character and appearance.

A Sustainability and Energy Report was submitted in support of the applications for both LMH and CMH, outlining details of the strategy for the development. The Planning Statement submitted with the application summarises *“the energy efficiency and thermal performance of the existing buildings will be significantly improved as a result of the refurbishment works, with the installation of new insulation and repair/refurbishment of existing windows, along with the installation of energy efficient heating and lighting systems. New dwellings will be designed to achieve CO2 emissions less than the minimum Part L1A benchmark levels.”*

Archaeology -

A Written Scheme of Investigation for an Archaeological Watching Brief was submitted with the Reserved Matters Application in accordance with the requirements of Condition 4 of the

Outline Planning Permission. The brief provides a methodology for monitoring and measures for removal and recording in consultation with Hampshire County Council's Archaeological Advisor. A condition is proposed to ensure that the development of the site is carried out in accordance with the Archaeological Watching Brief as approved, in accordance with Rushmoor Local Plan Review saved policies ENV30 and ENV31.

Conclusion

Reserved Matters and Listed Building Consent

The Reserved Matters proposals for sub-zone A of Development Zone C - Cambridge Military Hospital (Phase 2a), including the proposed residential, commercial and community uses, sufficiently reflect the terms of the outline planning permission for the Aldershot Urban Extension, including the parameter plans and the principles of the approved Design Codes. The proposals also accord with the Affordable Housing Development Zone Strategy for Zone C – Cambridge Military Hospital.

During the course of the application/s, a meaningful consultation process resulted in significant amendments to the detailed design of the proposals, and the supporting information submitted in respect of the application and this has satisfied key concerns raised by Historic England, the Design Panels and Council Officers.

It is considered on balance, and subject to appropriate conditions, that the proposals to refurbish and convert the Cambridge Military Hospital and Old Leishman Laboratory buildings to residential use with an element of commercial/community use, together with the demolition of various poor quality additions, would be consistent with the relevant national and local planning policies and guidance.

The proposed residential accommodation would provide an acceptable living environment for future occupiers and there would be no unacceptable impacts on neighbouring amenity or on nature conservation. The proposals would provide adequate parking and servicing provision and would be acceptable in highway terms.

The proposed development would enhance both the setting of the Grade II Listed Cambridge Military Hospital and curtilage buildings and the character and appearance of the Aldershot Military Town Conservation Area, maintaining their significance as heritage assets. It is considered that any loss of historic fabric would be outweighed by the provision of a viable and sustainable future use for these buildings, consistent with their conservation.

Full Recommendation

APPLICATION A - 15/00897/REMPP (Reserved Matters)

It is recommended that following issue of planning permission for the first CMH Development Zone Reserved Matters Application (at Gun Hill House & Water Tower ref: 15/00069/REMPP) on completion of the associated deed of variation, the Head of Planning in consultation with the Chairman be authorised to **GRANT** planning permission subject to the following conditions and informatives:

Time Limit

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.

Approved Plans

2. The permission hereby granted shall be carried out in accordance with the following approved drawings and documents:

Drawings received 17/11/2015: L-001 D00; L-003 D00; L-010 D02; L-011 D00; L-013 D02; L-014 D02; L-015 D02; L-016 D02; L-017 D02; L-018 D02; L-019 D01; L-020 D01; L-021 D01; L-050 D02; L-051 D02; L-052 D02; L-053 D02; L-054 D02; L-055 D02; L-056 D02; L-057 D02; L-058 D02; L-065 D02; L-100 D04; L-103 D01; L-110 D02; L-111 D00; L-114 D02; L-115 D02; L-119 D01; L-120 D02; L-121 D01; L-152 D02; GTASHOT_C/GA/01 A; GTASHOT_C/GA/02 A; GTASHOT_C/GA/03 A; GTASHOT_C/GA/07 A; GTASHOT_C/GA/08 A; GTASHOT_C/GA/09 A; GTASHOT_C/RD/01 A; GTASHOT_C/RD/02 A; GTASHOT_C/RD/03 A; GTASHOT_C/RD/04 A; GTASHOT_C/RD/05 A; GTASHOT_C/UT/02; GTASHOT_C/UT/03 A; GTASHOT_C/UT/04; GTASHOT_C/VT/01; GTASHOT_C/VT/02; GTASHOT_C/VT/03; GTASHOT_C/VT/04; 2519-CMH-GMP-01 P2; 2519-CMH-DT-02 P1; 2519-LMH-LA-08 P3; 2519-CMH-DT-01 P1; 2519-CMH-DT-04 P1; 2519-CMH-DT-03 P1; 2519-CMH-DT-05 P1; 2519-CMH-LA-01 P2; 2519-CMH-LA-02 P2; 2519-CMH-LA-03 P2; 2519-CMH-LA-04 P2; 2519-CMH-LA-05 P2; 2519-CMH-LA-06 P2 and 2519-CMH-LA-07 P2.

Drawings received 22/02/2016: L-101 D05; L-102 D05; L-113 D03; L-116 D03; L-117 D03; L-118 D03; L-150 D03; L-151 D03; L-153 D03; L-154 D03; L-155 D03; L-156 D03; L-157 D03 and L-158 D03.

Documents: Planning Statement (Savills, November 2015); Design & Access Statement ref: 8127 Rev D03 (Feilden + Mawson, January 2016); Heritage Statement ref: 8127 Rev D04 (Feilden + Mawson, November 2015); Design Revisions ref: 8127 Rev A01 (Feilden + Mawson, February 2016); Arboricultural Development Statement CBA9003 v1 (CBA Trees, November 2015); Phase 1 & 2 Bat Survey (Lindsay Carrington Ecological Services Ltd, July 2014); Archaeological Watching Brief ref: 79182.04 (Wessex Archaeology, November 2015); Construction Traffic Management Plan ref: ZGTASHOT.2 (Mayer Brown, January 2015); Construction Environmental Management Plan V2 ref: W GTASHOT.9 (Mayer Brown, 15/01/2016); Structural Report (AKS Ward, October 2015); Phase 1 Desk Study Site & Reconnaissance Report ref: LP1042 (Leap Environmental, 09/11/2015); Landscape Management and Maintenance Proposals ref: 2519-CMH-MP-01 P3 (Allen Pyke Associates, November 2015); CMH Lighting Assessment ref: A095013 (WYG, November 2015); CMH Noise Assessment ref: A095013 (WYG, July 2016) Proposed Drainage Strategy for CMH & LMH (Mayer Brown, 23/11/2015); Planning Stage Sustainability and Energy Report ref: 3808/DH/GS Issue 3 (RHB, 5th November 2015); and, Mechanical & Electrical Outline Design Specification ref: 3808/HG/DH Issue 3 (RHB, 5th November 2015).

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

Phasing Plan

- 3 No development (including demolition) shall take place until details of a phasing programme for the development hereby approved has been submitted to and approved in writing by the Local Planning Authority. The details shall include the following:
- (i) A layout plan identifying the extent of the buildings to be included within each identified phase;
 - (ii) An indicative phasing programme for the implementation of the consent.

The development shall be carried out in accordance with the approved phasing plan and programme.

Reason: To facilitate a phased approach to the development, due to the scale and complexity of the proposals.*

Updated existing and proposed plans and structural reports following demolition

- 4 No development, other than the demolition of the parts of the building hereby approved, shall commence on a phase agreed by condition 3 until the following details have been submitted to and approved in writing by the Local Planning Authority, in relation to that phase:
- (i) A revised set of existing building drawings (post demolition);
 - (ii) Accurate survey of existing ground levels around the retained buildings (post demolition);
 - (iii) A structural surveyor's report setting out the condition of the relevant parts of the building and the nature of and suggested remedial work to any structural defects;
 - (iv) An updated set of proposed drawings (including written schedule of materials) informed by post demolition surveys (ground levels, structural surveys etc.);
 - (i) Details of finished floor levels and proposed ground levels in relation to a fixed datum, including scaled cross-sections where appropriate.

This condition shall apply notwithstanding any indication as to these matters that have been given in the current application and the development shall be carried out and thereafter retained in accordance with the approved details.

Reason: In order to gain a greater understanding of the fabric and integrity of the retained listed buildings following the demolition of later additions, in order that the Local Planning Authority can consider the impact of any minor variations to the proposed development on the character and appearance of the listed buildings and the conservation area.*

Non-residential floor space

- 5 The A3, B1 and D1 floor space hereby approved shall not be occupied until the following details have been submitted to and approved in writing by the Local Planning Authority:

- (i) Layout plan identifying the location and extent of each of the proposed uses;
- (ii) Details of the composite sound reduction index, R_w , of the relevant parts of the building envelope with windows and doors closed and other means of ventilation provided, to demonstrate that the insulation is sufficient to prevent noise disturbance.

The details shall be implemented as approved and retained in accordance with the approved details for the life of the uses.

Reason: To ensure that the proposed uses are compatible with the adjacent uses and to safeguard the living conditions of adjoining residents against noise and disturbance.*

Noise attenuation - windows

- 6 Prior to first occupation of a phase agreed by condition 3, details of the acoustic performance of the existing glazing and/or the submission of appropriate acoustic mitigation to ensure that the recommended internal ambient noise levels, as set out within BS8233:2014, will be achieved, with windows closed and other means of ventilation provided, shall be submitted to and approved in writing by the Local Planning Authority.

The development shall be carried out and thereafter retained in accordance with the approved details.

Reason: To safeguard future occupiers of the development against noise disturbance and to preserve the special architectural and historic fabric of the listed buildings.*

Odour Abatement/ Extraction

- 7 Prior to the fitting out of the A3 use hereby approved, details shall be submitted to and approved in writing by the Local Planning Authority, for the installation, operation, and maintenance of the best practicable odour abatement equipment including an extract system, the height of the discharge, and the efflux velocity of the effluent at the point of discharge. The system, as approved, shall be installed and operational prior to the first use of the A3 use hereby approved, and retained and maintained in operation for the life of the use.

Reason: To safeguard future occupiers of the development against odour and noise disturbance.*

External Plant Noise

- 8 Prior to the installation of any external plant and machinery, details shall be submitted to and approved in writing by the Local Planning Authority, to demonstrate that the rating level emitted from any external plant and machinery, as assessed under BS4142: 2014, shall be lower than the background sound level as measured or calculated at 3.5 m from the nearest ground floor sensitive facade and 1m from upper floor noise sensitive facades, during the relevant periods of operation. The level of mitigation required to achieve this criteria shall be retained thereafter, for the life of the equipment.

Reason: To safeguard future occupiers of the development against noise disturbance*

Cycle storage

- 9 Prior to first occupation of a phase agreed by condition 3, the following details shall be submitted to and approved in writing by the Local Planning Authority, in relation to that phase:

- (i) Detailed design and location of cycle storage, including details of the proposed internal racking systems;
- (ii) Details of the design, location and methodology for installation of the proposed stair/step cycle channels.

This condition shall apply notwithstanding any indication as to these matters that have been given in the current application. The storage shall be provided in accordance with the approved details prior to the first occupation of the relevant part of the development to which it relates, and shall be retained thereafter for the parking of bicycles the life of the development.

Reason – To ensure that a sufficient level of cycle parking is available for the development to meet its operational needs and to safeguard the character and appearance of the listed buildings and the conservation area. *

Refuse and recycling storage

- 10 Prior to first occupation of a phase agreed by condition 3, the following details concerning the design and location of refuse and recycling bin storage shall be submitted to and approved in writing by the Local Planning Authority, in relation to that phase.

This condition shall apply notwithstanding any indication as to these matters that have been given in the current application. The storage shall be provided in accordance with the approved details prior to the first occupation of the relevant part of the development to which it relates, and shall be retained thereafter for the life of the development.

Reason – To ensure that sufficient refuse and recycling storage is available for the development to meet its operational needs and to safeguard the character and appearance of the listed buildings and the conservation area. *

Residential and non-residential parking

- 11 The residential, non-residential and visitors' parking spaces (including disabled bays) shall be laid out in accordance with the car parking strategy layout plan contained within in section 5.2 of the approved Design & Access Statement ref: 8127 Rev D03 (Feilden + Mawson, January 2016) hereby approved, prior to first occupation of the part of the development to which it relates and retained thereafter for the life of the development. The spaces shall be used only for the parking of vehicles ancillary and incidental to the residential use and commercial/community use of the development.

Reason - To ensure the provision and availability of adequate parking to serve the operational needs of the development in the interests of highway safety.

Hours of Construction

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

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

Tree Protection

- 13 The development shall be carried out strictly in accordance with the methodology and recommendations (including site monitoring and supervision) contained within the Arboricultural Development Statement CBA9003 v1 (CBA Trees, November 2015) hereby approved.

Reason - To safeguard existing and replacement trees within the site, in the interests of biodiversity and the character and appearance of the conservation area.

Bird Nesting Season

- 14 All wild birds and their nests are protected under the Wildlife and Countryside Act 1981 (as amended). If any trees are to be removed or buildings demolished during the bird breeding season (March-September inclusive) they shall first be inspected by an experienced ecologist and the development carried out in accordance with the methodology and recommendations contained within the Construction Environmental Management Plan V2 ref: W GTASHOT.9 (Mayer Brown, 15/01/2016) hereby approved, to ensure that no active nests are present. If an active nest is discovered it shall be left in situ until the young have fledged.

Reason - To prevent harm to breeding birds

Archaeology

- 15 The development hereby approved shall be carried out in accordance with the methodology and recommendations contained within the Written Scheme of Investigation for an Archaeological Watching Brief Archaeological Watching Brief ref: 79182.04 (Wessex Archaeology, November 2015) hereby approved.

Reason: To secure the protection of archaeological assets if they are discovered.

Construction Environmental Management Plan

- 16 The development hereby approved shall be carried out strictly in accordance with the approved Construction Environmental Management Plan V2 ref: W GTASHOT.9 (Mayer Brown, 15/01/2016).

Reason – In order to safeguard local environmental conditions and wildlife during the construction of the development.

Construction Traffic Management Plan

- 17 The development hereby approved shall be carried out strictly in accordance with the approved Construction Traffic Management Plan ref: ZGTASHOT.2 (Mayer Brown, November 2015);

Reason – In the interests of highway safety.

Use of Residents' Gym

- 18 The ancillary gymnasium shall not be used by any person other than a resident of or a staff member located within Development Zone C - Cambridge Military Hospital as identified on page 12 of the Design & Access Statement ref: 8127 Rev D03 (Feilden + Mawson, January 2016) hereby approved.

Reason - To ensure the provision and availability of adequate parking within the development and to safeguard the living conditions of adjoining residents.

Restriction of uses (A3 Use)

- 19 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 and the Town and Country Planning (General Permitted Development) Order 1995, both as amended, (or any Order revoking or re-enacting those Orders) the A3 use hereby permitted shall be limited to an A3 restaurant or café use, and used for no other purpose.

Reason: To ensure that the uses occupying the commercial/community core of the development are compatible with its context and to safeguard the living conditions of adjoining residents.

Restriction of uses (B1 Use)

- 20 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 and the Town and Country Planning (General Permitted Development) Order 1995, both as amended, (or any Order revoking or re-enacting those Orders) the B1 use hereby permitted shall be limited to a B1(a) office use and/or B1(b) research & development use, and for no other purpose (including any other purpose in Class B1 of the Town and Country Planning (Use Classes) Order 1987 as amended.

Reason: To ensure that the uses occupying the commercial/community core of the development are compatible with its context and to safeguard the living conditions of adjoining residents.

Restriction of community and commercial uses (D1 Use)

- 21 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 and the Town and Country Planning (General Permitted Development) Order 1995, both as amended, (or any Order revoking or re-enacting those Orders) the D1 use hereby permitted shall be limited to a gallery, museum and/or community meeting room use, and for no other purpose (including any other purpose in Class D1 of the Town and Country Planning (Use Classes) Order 1987 as amended.

Reason: To ensure that the uses occupying the commercial/community core of the development are compatible with its context and to safeguard the living conditions of adjoining residents.

Hours of operation

- 22 The A3, B1 and D1 uses hereby approved shall not operate outside of the outside of the hours of 0700 and 2300hrs.

Reason: To protect the occupants of the development against unacceptable noise and disturbance.

Deliveries

- 23 No deliveries or collections (including waste collections) for the proposed A3, B1 and D1 uses hereby approved shall take place outside of the hours of 0800 and 2000hrs Mondays to Saturdays and at no time on Sundays and Public Holidays.

Reason: To protect the occupants of the development against noise and disturbance.

INFORMATIVES

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

The proposal has been assessed against The National Planning Policy Framework (NPPF March 2012) and the following policies of the Council's Development Plan:

Rushmoor Plan (Core Strategy) Adopted October 2011

SP1 (Aldershot Urban Extension); CP1 (Sustainable Development Principles); CP2 (Design and Heritage); CP3 (Renewable Energy and Sustainable Construction); CP4 (Surface Water Flooding); CP5 (Meeting Housing Needs and Housing Mix); CP6 (Affordable Housing); CP13 (Thames Basin Heaths Special Protection Area); CP15 (Biodiversity); CP16 (Reducing and Managing Travel Demand)

Rushmoor Local Plan Review saved policies (August 2007):

ENV13 (Trees); ENV16 (Major Sites); ENV19 (Comprehensive Landscape Plans); ENV23 (Works to Listed Buildings); ENV26 (Adjoining Development); ENV30 (Archaeology); ENV31 (Recording of Remains); ENV34 (Preserve or Enhance Character); ENV36 (Materials); ENV42 (Flood Risk Protection Measures); ENV48 (Damage to the Environment – noise, smoke gases etc.); ENV49 (Development on Contaminated Land); ENV50 (Amenities Of Local Residents While Sites Are Being Developed); ENV51 (Development of Sites Affected by Air Pollution or Noise); ENV52 (Light Pollution); OR4 (Public Open Space Required for New Development); H14 (Amenity Space).

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 February 2011 are applicable.

The Reserved Matters proposals for sub-zone A of Development Zone C - Cambridge Military Hospital (Phase 2a), including the proposed residential, commercial and community uses, sufficiently reflect the terms of the outline planning permission for the Aldershot Urban Extension, including the parameter plans and the principles of the approved Design Codes. The proposals also accord with the Affordable Housing Development Zone Strategy for Zone C – Cambridge Military Hospital.

It is considered on balance, and subject to appropriate conditions, that the proposals to refurbish and convert the Cambridge Military Hospital and Old Leishman Laboratory buildings to residential use with an element of commercial/community use, together with the demolition of various poor quality additions, would be consistent with the relevant national and local planning policies and guidance.

The proposed residential accommodation would provide an acceptable living environment for future occupiers and there would be no unacceptable impacts on neighbouring amenity or on nature conservation. The proposals would provide adequate parking and servicing provision and would be acceptable in highway terms.

The proposed development would enhance both the setting of the Grade II Listed Cambridge Military Hospital and retained curtilage buildings and the character and appearance of the Aldershot Military Town Conservation Area, maintaining their significance as heritage assets. It is considered that any loss of historic fabric would be outweighed by the provision of a viable and sustainable future use for these buildings, consistent with their conservation.

- 2 INFORMATIVE - Your attention is specifically drawn to the conditions marked *. These condition(s) require the submission of details, information, drawings etc. to the Local Planning Authority BEFORE WORKS START ON SITE or, require works to be carried out BEFORE COMMENCEMENT OF USE OR FIRST OCCUPATION OF ANY BUILDING. Failure to meet these requirements is in contravention of the terms of the permission and the Council may take enforcement action to secure compliance. As of April 2008 submissions seeking to discharge conditions or requests for confirmation that conditions have been complied with must be accompanied by the appropriate fee.
- 3 INFORMATIVE - The applicant is reminded that there are a number of conditions attached to the original outline planning permission (ref:12/00958/OUT) which remain applicable to this Development Zone and may require details to be approved prior to the commencement of development.
- 4 INFORMATIVE - The applicant is reminded that this permission and the original outline planning permission (ref: 12/00958/OUT) is subject to a legal agreement under Section 106 of the Town and Country Planning Act 1990 (as amended).
- 5 INFORMATIVE – The applicant is reminded that specific conditions associated with the associated Listed Building Consent ref: 15/00930/LBC2PP will also need to be complied with prior to commencement of the development and/or first occupation/use.
- 6 INFORMATIVE - In the UK all species of bats are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and under Schedule 2 of the conservation (Natural Habitats & c) Regulations 2004. The grant of planning permission does not supersede the requirements of this legislation and any unauthorised works would constitute an offence. If bats or signs of bats are

encountered at any point during development then all works must stop immediately and you should contact Natural England.

- 7 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.

APPLICATION B -15/00930/LBC2PP (Listed Building Consent)

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

Time Limit

- 1 The works to which this application relates shall be begun before the expiration of 3 years from the date of this permission.

Reason - To comply with the requirements of the Planning (Listed Building and Conservation Areas) Act 1990 as amended.

Approved Plans

- 2 The consent hereby granted shall be carried out in accordance with the following approved drawings and documents:

Drawings received 17/11/2015: L-001 D00; L-003 D00; L-010 D02; L-011 D00; L-013 D02; L-014 D02; L-015 D02; L-016 D02; L-017 D02; L-018 D02; L-019 D01; L-020 D01; L-021 D01; L-050 D02; L-051 D02; L-052 D02; L-053 D02; L-054 D02; L-055 D02; L-056 D02; L-057 D02; L-058 D02; L-065 D02; L-100 D04; L-103 D01; L-110 D02; L-111 D00; L-114 D02; L-115 D02; L-119 D01; L-120 D02; L-121 D01; L-152 D02; GTASHOT_C/GA/01 A; GTASHOT_C/GA/02 A; GTASHOT_C/GA/03 A; GTASHOT_C/GA/07 A; GTASHOT_C/GA/08 A; GTASHOT_C/GA/09 A; GTASHOT_C/RD/01 A; GTASHOT_C/RD/02 A; GTASHOT_C/RD/03 A; GTASHOT_C/RD/04 A; GTASHOT_C/RD/05 A; GTASHOT_C/UT/02; GTASHOT_C/UT/03 A; GTASHOT_C/UT/04; GTASHOT_C/VT/01; GTASHOT_C/VT/02; GTASHOT_C/VT/03; GTASHOT_C/VT/04; 2519-CMH-GMP-01 P2; 2519-CMH-DT-02 P1; 2519-LMH-LA-08 P3; 2519-CMH-DT-01 P1; 2519-CMH-DT-04 P1; 2519-CMH-DT-03 P1; 2519-CMH-DT-05 P1; 2519-CMH-LA-01 P2; 2519-CMH-LA-02 P2; 2519-CMH-LA-03 P2; 2519-CMH-LA-04 P2; 2519-CMH-LA-05 P2; 2519-CMH-LA-06 P2 and 2519-CMH-LA-07 P2.

Drawings received 22/02/2016: L-101 D05; L-102 D05; L-113 D03; L-116 D03; L-117 D03; L-118 D03; L-150 D03; L-151 D03; L-153 D03; L-154 D03; L-155 D03; L-156 D03; L-157 D03 and L-158 D03.

Documents: Planning Statement (Savills, November 2015); Design & Access Statement ref: 8127 Rev D03 (Feilden + Mawson, January 2016); Heritage Statement ref: 8127 Rev D04 (Feilden + Mawson, November 2015); Design Revisions ref: 8127 Rev A01 (Feilden + Mawson, February 2016); Structural Report (AKS Ward, October

2015)

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

Phasing Plan

- 3 No works shall take place until details of a phasing programme for the development (including demolition) hereby approved has been submitted to and approved in writing by the Local Planning Authority. The details shall include the following:
- (i) A layout plan identifying the extent of the buildings to be included within each identified phase;
 - (ii) An indicative phasing programme for the implementation of the consent.

The works shall be carried out in accordance with the approved phasing plan and programme.

Reason: To facilitate a phased approach to the works, due to the scale and complexity of the associated redevelopment proposals. *

Updated existing and proposed plans and structural reports following demolition

- 4 No works other than the demolition of the parts of the building hereby approved shall commence on a phase agreed by condition 3 until the following details have been submitted to and approved in writing by the Local Planning Authority, in relation to that phase:
- (i) A revised set of existing building drawings (post demolition);
 - (ii) Accurate survey of existing ground levels around the retained buildings (post demolition);
 - (iii) A structural surveyor's report setting out the condition of the relevant parts of the building and the nature of and suggested remedial work to any structural defects;
 - (iv) An updated set of proposed drawings informed by post demolition surveys (ground levels, structural surveys etc.);
 - (v) Details of finished floor levels and proposed ground levels in relation to a fixed datum, including scaled cross-sections where appropriate.

This condition shall apply notwithstanding any indication as to these matters that have been given in the current application and the works shall be carried out and thereafter retained in accordance with the approved details.

Reason: In order to gain a greater understanding of the fabric and integrity of the retained listed buildings following the demolition of later additions, in order that the Local Planning Authority can consider the impact of any minor variations to the proposed works on the special architectural and historic interest of the heritage assets. *

Further Details Required

- 5 No works other than the demolition of the parts of the building hereby approved, shall commence on a phase agreed by condition 3 until the following details have been submitted to and approved in writing by the Local Planning Authority, in relation to that phase:
- (i) An updated schedule of works (Section 9:00 Method Statement of the approved Heritage Statement 8127 Rev D04 November 2015);
 - (ii) Detailed drawings and methodology of proposed internal partitions and any proposed building insulation, demonstrating how the original internal fabric and features of the building would be affected, such as existing doors, windows and reveals, floorboards/coverings, walls, ceilings, cornices, picture rails, skirtings and other decorative features;
 - (iii) Detailed drawings and construction methodology for the proposed glazed atrium roof (incorporating retained boiler chimney), steel trusses and structural slab;
 - (iv) Details (drawings and/or samples where appropriate) of internal and external materials, including plasterwork and decorative features, internal doors, flooring, roof tiles, ridge tiles, other roof coverings, stonework, bricks types (including extent of re-use of bricks), brick bond, mortar mix, pointing method, flashing, rainwater goods and exterior metal work, including external balustrades;
 - (v) Typical large scale detailed drawings (1:5 and/or 1:20), including vertical and horizontal cross-sections through openings, of new and replacement windows, rooflights and external doors, including materials, finishes, head, sill, lintels and depth of reveal;
 - (vi) Detailed design and location of cycle storage, including details of the proposed internal racking systems;
 - (vii) Details of the design, location and methodology for installation of the proposed stair/step cycle channels;
 - (viii) Design and location of refuse and recycling bin storage;
 - (ix) Methodology (drawings where appropriate) for retained window refurbishment, including any required modifications (e.g. for thermal or sound attenuation purposes);
 - (x) Details of any proposed external services/fixtures, including pipes, soil stacks, flues, vents, ductwork, CCTV and lighting.

This condition shall apply notwithstanding any indication as to these matters that have been given in the current application and the works shall be carried out and thereafter retained in accordance with the approved details.

Reason - In the interests of preserving the special architectural and historic interest of the listed buildings. *

Recording document/s

- 6 No demolition or works shall commence on a phase agreed by condition 3 until a recording document of the parts of the building to be demolished, in accordance with Section 9.0 of the Conservation Plan and Heritage Strategy (December 2012) approved under planning permission 12/00958/OUT dated 10/03/2014, is submitted to and approved in writing by the Local Planning Authority. Thereafter the approved recording document/s shall be made available through the relevant public archive.

Reason - To record and advance understanding of the significance of any heritage assets to be removed. *

Salvage document/s

- 7 No demolition or works shall commence on a phase agreed by condition 3, until a programme of salvage has been submitted to and approved in writing the Local Planning Authority in respect of that phase. The document shall include:
- (i) Details and photographs of any features such as ironmongery, fireplaces, cornices, skirtings, architraves and doors to be removed;
 - (ii) Details, storage and/or proposals for re-use of salvaged features.

Thereafter no such features identified in the Salvage Document shall be removed temporarily or permanently except as indicated in the agreed programme of retention and salvage.

Reason - To re-incorporate historic features into design of the scheme where practicable and to record and advance understanding of the significance of any heritage assets to be removed. *

Demolition strategy / making good works

- 8 No works shall commence on a phase agreed by condition 3 until a Demolition Method Statement (including making good works and methodology to protect existing structures, such as the retained boiler chimney) is submitted to and approved in writing by the Local Planning Authority in respect of that phase. The demolition works shall be carried out in accordance with the approved strategy.

Reason: To safeguard the special architectural and historic character of the buildings*

Damp proofing

- 9 No increase in the existing ground levels directly adjoining the retained listed buildings shall be made until details concerning damp-proofing (including method statement and section drawings where appropriate) is submitted to and approved in writing by the Local Planning Authority. This condition shall apply notwithstanding any indication as to these matters that have been given in the current application and the works shall be carried out and thereafter retained in accordance with the approved details.

Reason - In the interests of preserving the special architectural and historic interest of the listed buildings. *

Cleaning and repointing

- 10 No works to clean or repoint external brickwork or stonework of any retained buildings shall be undertaken within a phase agreed by condition 3 until the following details have been submitted to and approved in writing by the Local Planning Authority, in relation to that phase:
- (i) Details of the extent of cleaning and repointing proposed;
 - (ii) Details of proposed cleaning method together with a sample area of brickwork/stonework has been prepared on site and inspected by the Local Planning Authority;
 - (iii) A sample panel/s not less than 1 metre square to show the proposed mortar composition and colour, and the method of pointing, has been prepared on site and inspected by the Local Planning Authority.

The sample panels/areas shall be photographed (or otherwise identified for comparison as work proceeds) prior to works commencing and the works shall thereafter be carried out to match the approved samples.

Reason - To ensure that the character, appearance and integrity of the listed buildings is not prejudiced, thereby preserving their special architectural and historic interest. *

INFORMATIVES

- 1 **INFORMATIVE - REASONS FOR APPROVAL** - The Council has granted Listed Building Consent because the proposals to convert and refurbish the Cambridge Military Hospital and Leishman Laboratory, including the removal of poor quality additions, would enhance the character and appearance of the buildings and maintain their significance as heritage assets. It is considered on balance that the loss of any historic fabric resulting from the proposals would be outweighed by the overall benefits of the restoration of the listed buildings. The development would provide a viable use for the Grade II Listed Cambridge Military Hospital buildings consistent with their conservation and would enhance the setting of those buildings and the character and appearance of the Aldershot Military Town Conservation Area. The proposals are consistent with Core Strategy Policy CP2, Rushmoor Local Plan Review saved policies ENV23 and ENV26 and section 12 of the National Planning Policy Framework (NPPF). This assessment also includes a consideration of whether the decision to grant consent is compatible with the Human Rights Act 1998.
- 2 **INFORMATIVE** - Your attention is drawn to the Planning (Listed Buildings and Conservation Areas) Act 1990, Section 8 which states the following: -

Works for the demolition of a listed building are authorised if: -

- a) such consent has been granted for their execution;
- b) notice of the proposal to execute the works has been given to the Royal Commission;
- c) after such notice has been given either:-

- (i) for a period of at least one month following the grant of such consent, and before the commencement of the works, reasonable access to the building has been made available to members or officers of the Royal Commission for the purpose of recording it; or
 - (ii) The office of the Royal Commission has stated in writing that they have completed their recording of the building or that they do not wish to record it; and
- (d) the works are executed in accordance with the terms of the consent and of any conditions attached to it.

The address of the National Monuments Record Centre is Kemble Drive, Swindon SN2 2GZ.

- 3 INFORMATIVE - Your attention is specifically drawn to the conditions marked *. These condition(s) require the submission of details, information, drawings etc. to the Local Planning Authority BEFORE WORKS START ON SITE or, require works to be carried out BEFORE COMMENCEMENT OF USE OR FIRST OCCUPATION OF ANY BUILDING. Failure to meet these requirements is in contravention of the terms of the permission and the Council may take enforcement action to secure compliance. As of April 2008 submissions seeking to discharge conditions or requests for confirmation that conditions have been complied with must be accompanied by the appropriate fee.
- 4 INFORMATIVE – The applicant is reminded that this Listed Building Consent relates to associated development approved under planning permission 15/00897/REMPP. Therefore specific conditions associated with this planning permission will also need to be complied with prior to commencement of the works and/or first occupation/use.
- 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.

INDICATIVE PLANT SCHEDULE

Plants to be indicated from:

| PLANT | SYMBOL | SIZE | PLANTING | PLANTING |
|--|--------|-----------|-----------|-----------|
| Arbutus menziesii | C | 100-150cm | 100-150cm | 100-150cm |
| Camellia sasanqua | C | 100-150cm | 100-150cm | 100-150cm |
| Chamaecyparis nana | C | 100-150cm | 100-150cm | 100-150cm |
| ... (repeating similar entries for various plants and sizes) ... | | | | |

| SYMBOL | PLANT | SYMBOL | PLANT |
|--------|-----------|--------|-----------|
| C | 100-150cm | C | 100-150cm |
| S | 100-150cm | S | 100-150cm |
| ... | ... | ... | ... |

NOTE:
Height: Minimum 100cm. Height to be indicated from base of trunk.
Can height: Minimum 100cm. Height to be indicated from top of canopy.

Open lawn area for view to Clackamore from McGrigor Zone.

McGrigor Zone

Clackamore Zone

Hospital Road

Viewing terrace with panoramic interpretation bench

Existing landscape terrace with mature plants and informal play

New steps for long term woodland enhancement

Conceptual sketch view of residential courtyard adjacent to Hospital frontage

Legend

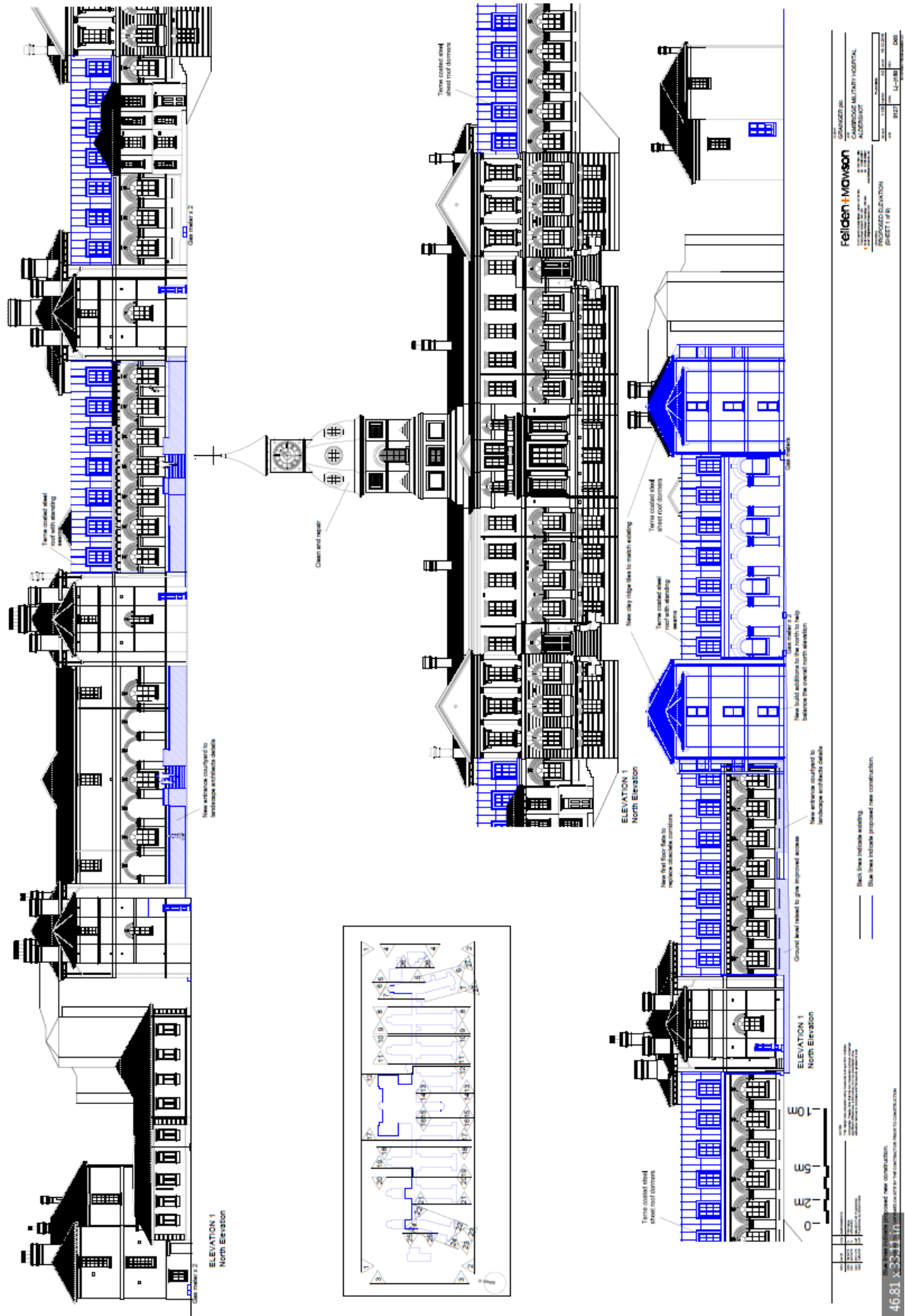
- Site boundary
- SOFT LANDSCAPE:
 - Existing trees to be retained
 - Proposed trees
 - Proposed hedger
 - Proposed structural shrubs and groundcovers
 - Assembly grass
 - Mow grasses
- HARD LANDSCAPE:
 - Timber roads and footpaths including Heritage Trail
 - Paved paths and paving at key nodes using Heritage Trail
 - Heritage furniture and/or furniture to be replaced
 - Planting and trees based on urban
 - Existing paths and steps to be replaced
 - Timber to be replaced
 - New steps for long term woodland enhancement
 - Seating (benches, tables and other furniture)
 - Play equipment, temporary elements and art
 - Artwork and sculpture



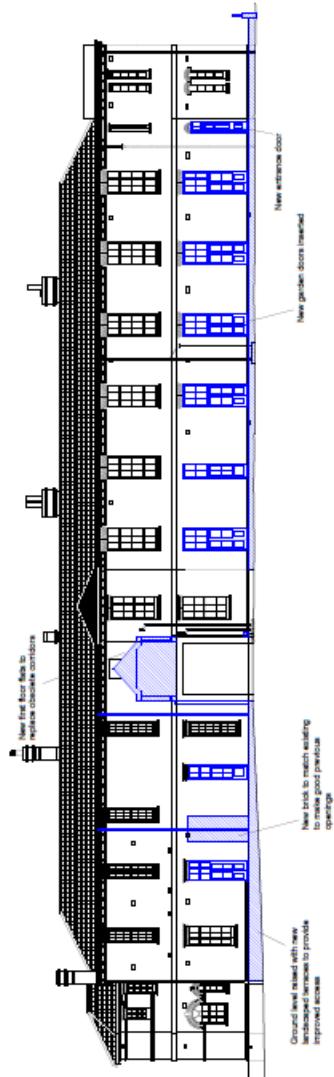
Scale: 1:500

North Arrow

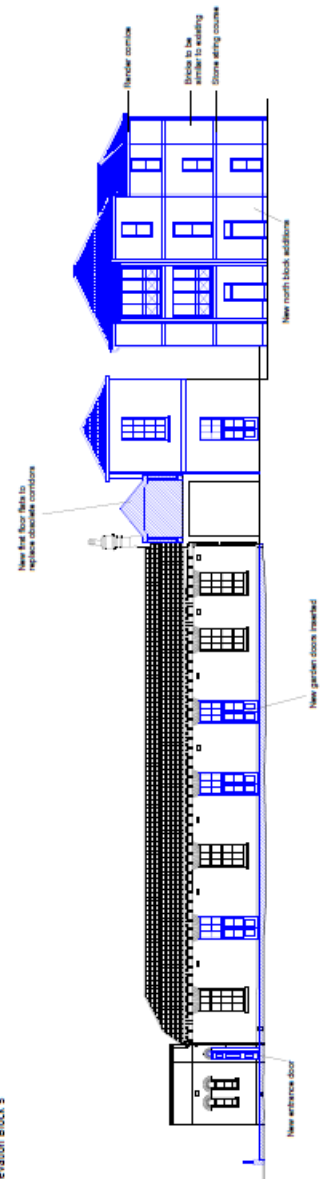
Allen Pyke Associates



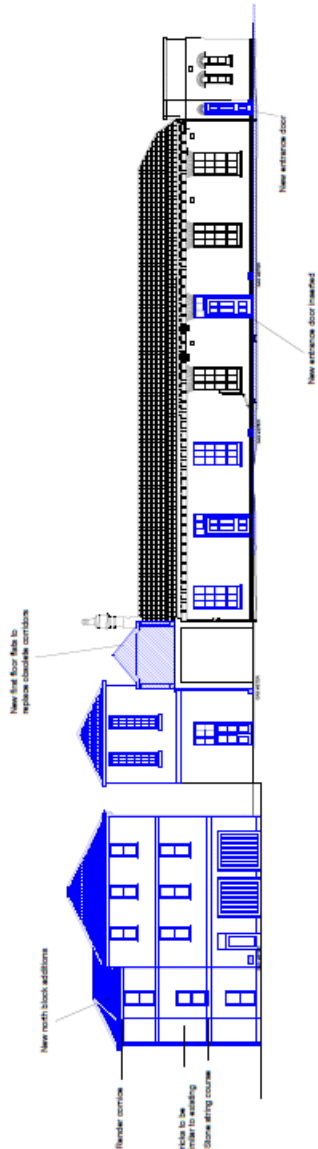
46.81 x 33.11 in



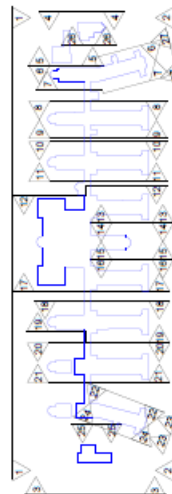
ELEVATION 19
West Evason Block 5



ELEVATION 20
East Evason Block 4



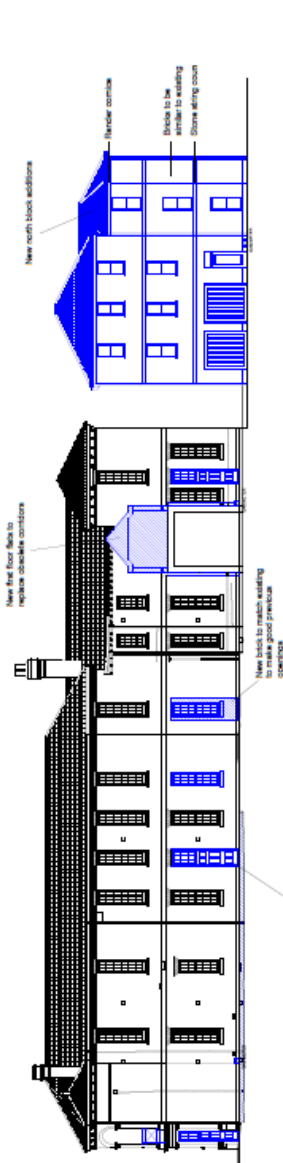
ELEVATION 21
West Evason Block 4



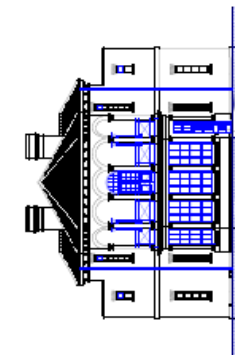
1. New work
 2. Existing work
 3. To be removed
 4. Proposed work
 5. To be retained

Blue lines indicate proposed new construction.
 Black lines indicate existing.
 Blue lines indicate proposed new construction.

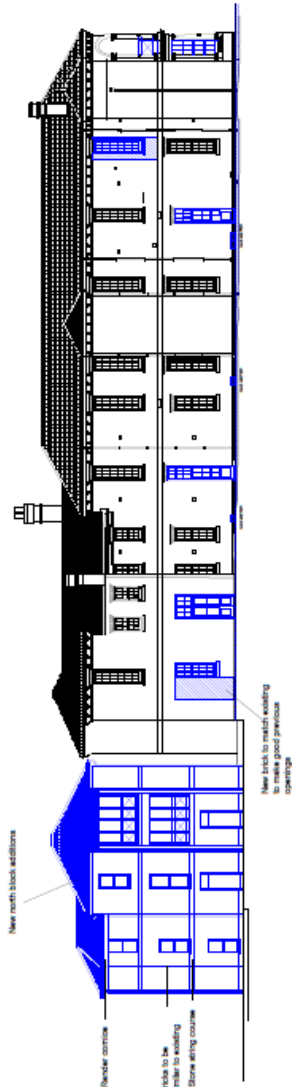
Fellden Mawson
 ARCHITECTS
 100-102 BARNUM STREET
 AUCKLAND
 PH: 09 308 1300
 FAX: 09 308 1301
 WWW: FELLDENMAWSON.CO.NZ
 Proposed Elevations (Sheet 5 of 9)
 Date: 01/22
 095



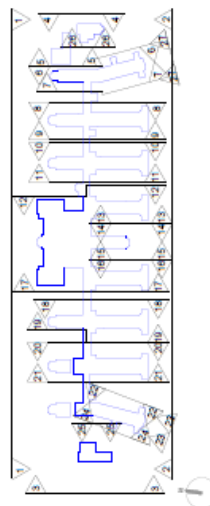
ELEVATION 22
East Elevation Block 3



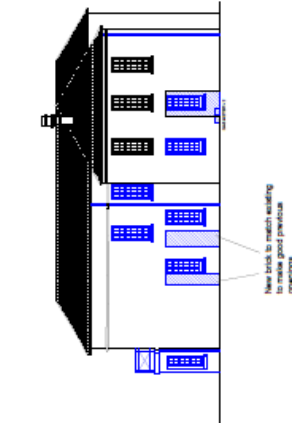
ELEVATION 23
South Elevation Block 3



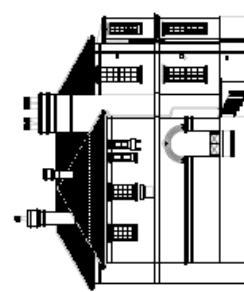
ELEVATION 24
West Elevation Block 3



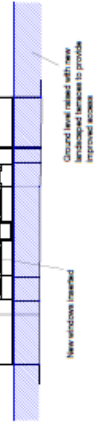
ELEVATION 25
East Elevation Block 2



ELEVATION 26
West Elevation Block 12



ELEVATION 27
West Elevation Block 11



ELEVATION 28
South Elevation Block 11



Back lines indicate existing
Blue lines indicate proposed new construction.

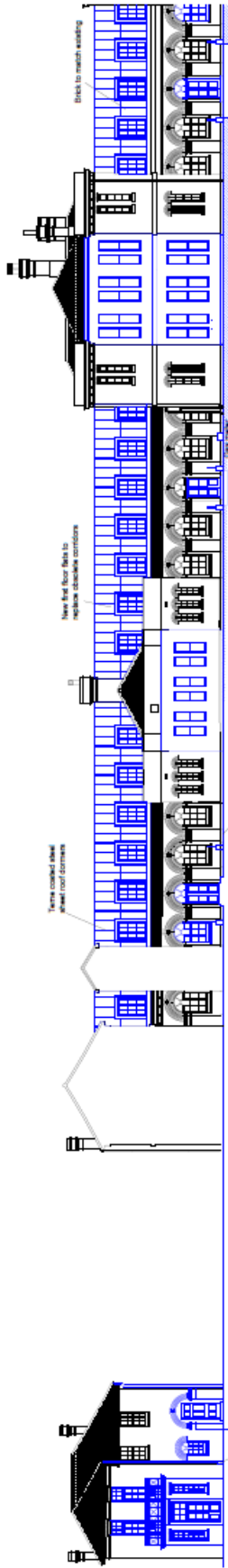
46.81 x 33.11 in

PROPOSED NEW CONSTRUCTION
DRAWING NO. 07 FOR NEW CONSTRUCTION FROM THE CONTRACTOR

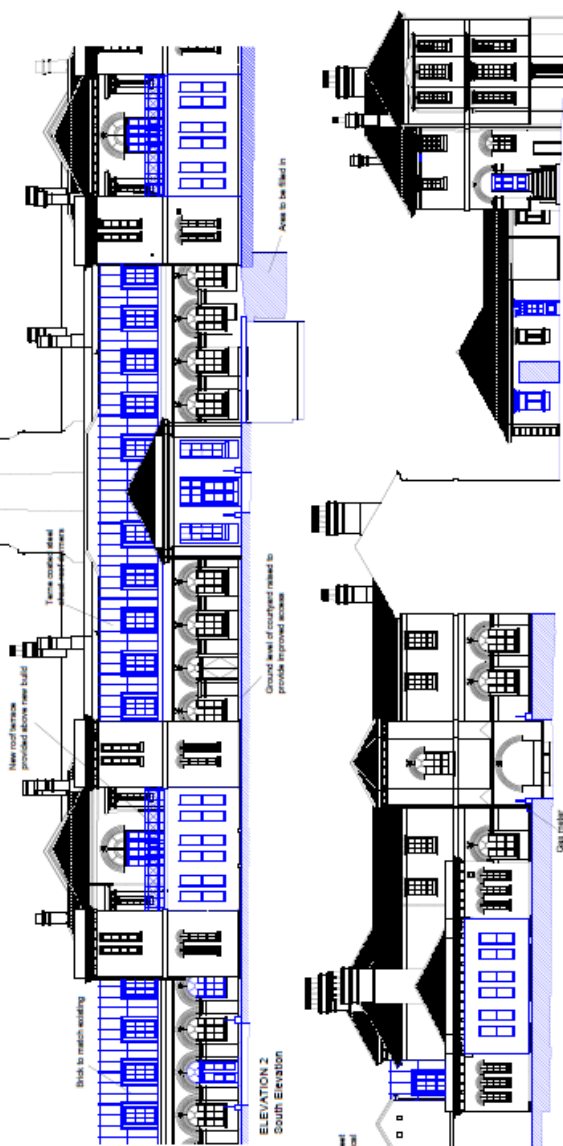
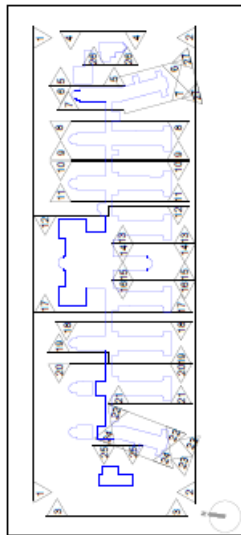
DATE: 11/2018
SCALE: 1:1000
DRAWN BY: [Name]
CHECKED BY: [Name]

FELICION-NOVISON
GRANDT J.P.
CAMBRIDGE MILITARY HOSPITAL
ALDRIDGE

Proposed Elevation (Sheet 6 of 8)



ELEVATION 2
South Elevation



ELEVATION 2
South Elevation

ELEVATION 2
South Elevation

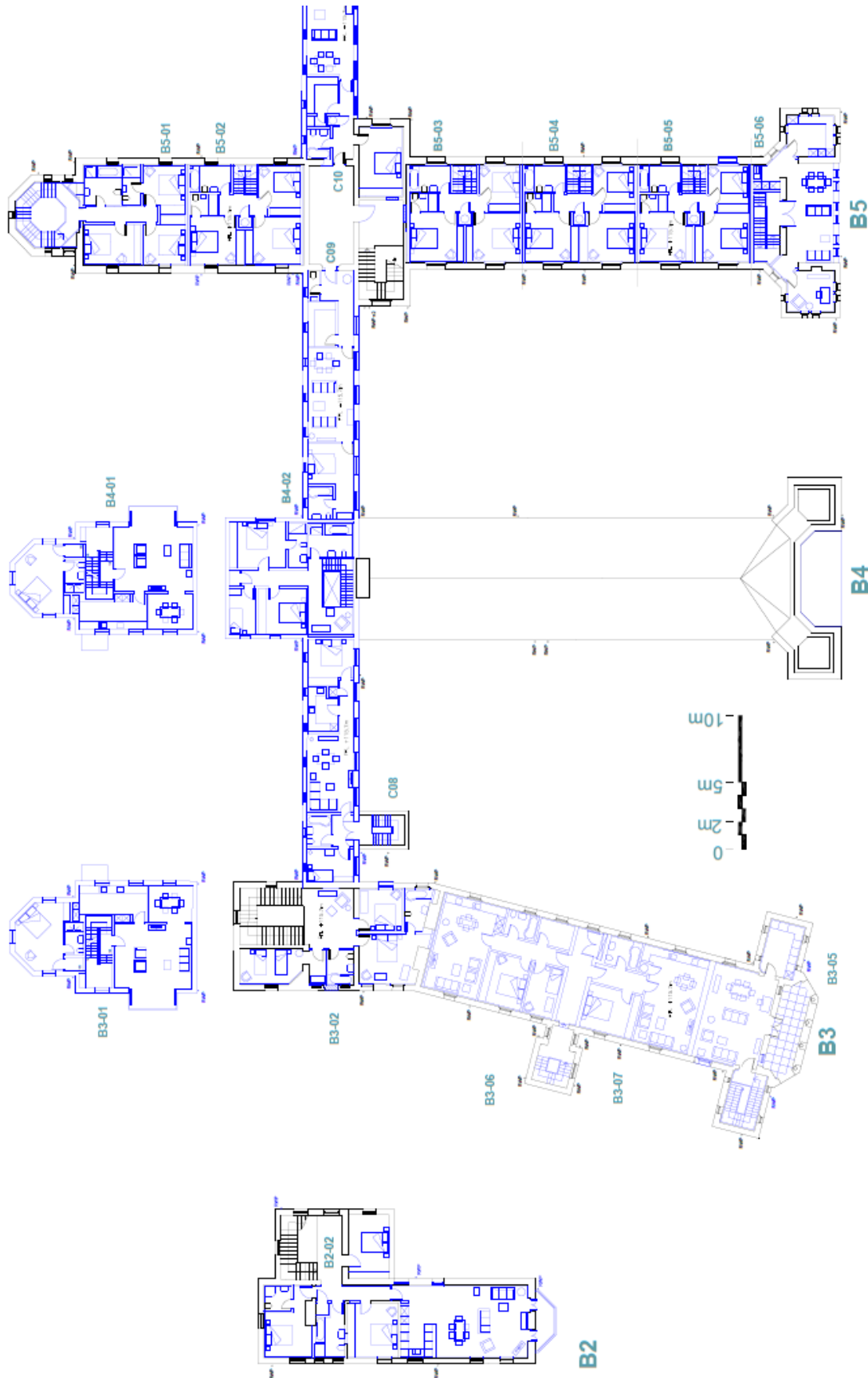
| | | |
|----|-------------|----------|
| 1 | Scale | 1:100 |
| 2 | North Arrow | As shown |
| 3 | Grid Lines | As shown |
| 4 | Level | As shown |
| 5 | Material | As shown |
| 6 | Colour | As shown |
| 7 | Line Style | As shown |
| 8 | Line Weight | As shown |
| 9 | Symbol | As shown |
| 10 | Annotation | As shown |

Blue lines indicate proposed new construction.
Black lines indicate existing.

Felicien Mawson
 CIVIL ENGINEER
 CONSULTING ENGINEER
 ARCHITECT

**PROPOSED ELEVATION
 (SHEET 2 OF 8)**

DATE: 01/10/2023
 DRAWN BY: J. SMITH
 CHECKED BY: J. SMITH
 PROJECT: ST. MARY'S MILITARY HOSPITAL
 SHEET: 2 OF 8



reidien + howson
CONSULTANTS
ARCHITECTS
PLANNERS
ENGINEERS

**GRANDSTREET
CLINICAL MEDICAL HOSPITAL
ALBERTON**

1:0000
1:2000
1:1000
1:500
1:250
1:100
1:50
1:25
1:10
1:50
1:25
1:10
1:50
1:25
1:10

PROJ. NO. 138
DATE 03/11/18
SHEET 1 OF 3
R107 14/18/18

Blue lines indicate proposed new construction.
Black lines indicate existing.
Blue lines indicate proposed new construction.

46.81 x 33.11 in

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 | Maggie Perry |
| Application No. | 15/00898/REMPP |
| Date Valid | 3 rd December 2015 |
| Expiry date of consultations | 24 th March 2016 (re-consultation) |
| Proposal | 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 41 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. |
| Address | Zone C – Cambridge Military Hospital, Aldershot Urban Extension, Alisons Road, Aldershot |
| Ward | Wellington |
| Applicant | Grainger Limited and Secretary of State for Defence |
| Agent | Savills |
| Recommendation | GRANT |
| <hr/> | |
| Application No. | 15/00931/LBC2PP |
| Date Valid | 3 rd December 2015 |
| Expiry date of consultations | 24 th March 2016 (re-consultation) |
| Proposal | 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 41 dwellings, in Development Zone C (Cambridge Military Hospital). |
| Address | Zone C – Cambridge Military Hospital, Aldershot Urban Extension, Alisons Road, Aldershot |

| | |
|----------------|---|
| Ward | Wellington |
| Applicant | Grainger Limited and Secretary of State for Defence |
| Agent | Savills |
| Recommendation | GRANT |

Description

Background & Site

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, including a neighbourhood centre, employment provision, schools and a suite of Suitable Alternative Natural Greenspace (SANG). The Aldershot Urban Extension is known as Wellesley.

The Wellesley Masterplan is made up of 20 Development Zones. The application site is located at the eastern end of Development Zone C - Cambridge Military Hospital. Zone C - is located on a tree-lined ridge on the southern edge of the Wellesley site overlooking Aldershot town. Zone C contains several historic buildings centred around the Grade II Listed Cambridge Military Hospital (1879). The Grade II Listed Cambridge Military Hospital (CMH) building with its prominent tower and cupola is a fine example of Victorian Military Architecture and one of the most significant landmarks within Rushmoor Borough.

The CMH, together with ancillary buildings including the Old Leishman Laboratory (1932), Gunhill House and Water Tower (1907 and 1892), Louise Margaret Maternity Hospital (1897) and the former Nurses Residence (1937), form a group of important heritage buildings central to the history of Army medical care in Aldershot. The majority of the development within Zone C (excluding the site of the former spider buildings and medical store/gym to the south) falls within the Aldershot Military Town Conservation Area.

The application site forms sub- zone C/ phase 2b, which contains Louise Margaret Maternity Hospital and the former Nurses Residence. This zone previously included the recently demolished Eye and Dental Clinic and Laundry/ Incinerator buildings

The Proposal

The proposal is for the redevelopment of the Louise Margaret Hospital and Nurses Residence to provide 41 dwellings with associated landscaping, access and parking. The proposals include part demolition, extensions to the retained buildings and new build elements. The dwellings would comprise 4 houses and 37 apartments (7 x 1-bed, 29 x 2-bed, 2 x 3-bed and 3 x 4-bed). The proposals are discussed in detail in the main body of this report.

The proposals are part of the second phase of Reserved Matters Applications for Development Zone C - Cambridge Military Hospital, specifically concerning sub-phase C. The application is submitted part pursuant to Condition 4 (1 to 21), attached to Outline Planning Permission 12/00958/OUT dated 10th March 2014. A corresponding Listed Building Consent application has been submitted with the Reserved Matters.

APPLICATION A - 15/00898/REMP

Reserved Matters

Condition 4 of the outline planning permission sets out the 'reserved matters' that require approval prior to the commencement of each Development Zone, as follows:

- 1) Scale and external appearance;
- 2) Landscaping (hard and soft);
- 3) Ecology;
- 4) Remediation;
- 5) Air quality (if required);
- 6) Heritage Trail Details;
- 7) Infrastructure and Drainage ;
- 8) Trees;
- 9) Levels;
- 10) Construction Environmental Management Plan;
- 11) Construction Traffic Management Plan;
- 12) Statement of Compliance with Design Code 3;
- 13) The layout of the development, including the positions and widths of roads and footpaths;
- 14) Landscaping, including a landscaping design showing the planting proposed to be undertaken, the means of forming enclosures, the materials to be used for paved and hard surfaces and the finished levels in relation to existing levels;
- 15) The design and external appearance of all buildings, plant and tanks, including details of the colour and texture of external materials to be used, together with samples of all external facing and roofing materials;
- 16) The layout of foul sewers and surface water drains;
- 17) The measures to be taken to protect adjacent areas from excessive noise;
- 18) Measures to protect the occupiers of residential property from external noise;
- 19) The provision to be made for street lighting including measures to prevent spillage and light pollution;
- 20) The provision to be made for the storage and removal of refuse from the premises, and;
- 21) Archaeological watching brief.

The Applicants' Planning Statement sets out a list of the relevant documents to be considered in relation to each of the reserved matters. The planning application (including drawings) is accompanied by the following supporting documents:

- Planning Statement (Savills, November 2015);
- Design and Access Statement (Omega Partnership, November 2015);
- Heritage Statement (CgMs, February 2016);
- Arboricultural Development Statement CBA9003 v1 (CBA Trees, November 2015);
- Phase 1 & 2 Bat Survey (Lindsay Carrington Ecological Services Ltd, July 2014);
- Archaeological Watching Brief ref: 79182.04 (Wessex Archaeology, November 2015);
- Construction Traffic Management Plan ref: ZGTASHOT.2 (Mayer Brown, November;2015);
- Construction Environmental Management Plan V1 ref: W GTASHOT.9 (Mayer Brown, November 2015);
- The Nurses Residence - Structural Report (AKS Ward, October 2015);
- The Louise Margaret Hospital - Structural Report (AKS Ward, October 2015);
- Phase 1 Desk Study Report ref: LP1042 (Leap Environmental, 09/11/2015);
- Landscape Management and Maintenance Proposals ref: 2519-LMH-MP01 Rev P3

(Allen Pyke Associates, March 2016);

- LMH Lighting Assessment ref: A095013 (WYG, November 2015);
- LMH Noise Assessment ref: A095013 (WYG, July 2016);
- Proposed Drainage Strategy for CMH & LMH (Mayer Brown, 23/11/2015);
- Planning Stage Sustainability and Energy Report ref: 3814/DH/CAG Issue 2 for Planning (RHB Partnership, 5th November 2015);
- Mechanical & Electrical Outline Design Specification ref: 3808/HG/DH Issue 2 (RHB, 5th November 2015);
- Confidential Cost Review and Viability (Grainger plc. July 2016);

APPLICATION B -15/00931/LBC2PP

Listed Building Consent is sought in respect of the works associated with the Reserved Matters application. The application refers to drawings and documents from the list above.

Consultee Responses

| | |
|---|--|
| RBC Housing Strategy and Enabling Team: | No objection |
| RBC Transportation Strategy Officer (On behalf of HCC Highways Development Planning): | No objection |
| RBC Ecologist Officer: | No objection |
| RBC Arboricultural Officer: | No objection |
| RBC Community - Contracts: | No objection |
| RBC Planning Policy: | No objection |
| RBC Environmental Health: | No objection subject to safeguarding conditions |
| RBC Conservation Officer: | <p>Precis of detailed comments (<i>these comments were received in relation to the original application drawings and documents, which have since been revised</i>):</p> <ul style="list-style-type: none">• The Heritage Statement originally submitted with the LBC application does not include a robust justification for the proposed demolition of the single-storey structures and does not provide an assessment of the impact of the proposed new build. The substantial harm that is created through this proposal has not been justified |

Response: Following the consultation period, a revised Heritage Statement (CgMs, February 2016) was submitted to address the above. These matters are discussed further in the body of this committee report.

- The structural report is very general with many assumptions. A detailed survey is required to inform the development.

Response: Due to ongoing making safe works relating to both the LMH and CMH application sites, including the clearance of asbestos, it has not been safe to enter all of the buildings to carry out the necessary structural surveys and to confirm the extent of internal work required in connection with the conversions. On a project of this size and complexity, it will be necessary for these detailed works to be designed and agreed in phases once more is understood regarding the condition of the buildings. This phased approach (including the submission of further structural reports) can be secured by appropriate planning conditions and is an approach endorsed by Historic England in their detailed consultation comments.

- The existing buildings should be retained and converted.
- Queried the financial benefits associated with the level of demolition/development proposed.

Response: Section 3 of the Design & Access Statement details the initial testing that was undertaken during the design process. This includes a study based on retaining the key buildings of the Louise Margaret Hospital, mirrored ancillary block and Former Nurses Residence together with the four main single-storey storey structures (following demolition of connecting corridors and later additions). The D&A concludes that the retention of the four single-storey buildings as individual houses would not be viable due to technical design/structural, planning policy and financial reasons, which are discussed further in the body of this committee report.

The viability of the scheme is a key consideration and the CMH Zone was identified early on at the outline planning application stage as likely to result in a conservation deficit due to the significant costs associated with the conversion of the listed Cambridge Military Hospital and ancillary buildings. This is due to the scale, nature and deteriorating condition of the listed buildings and the extent of contamination at the site (Inc. extensive asbestos contamination).

Following the consultation period, further justification regarding scheme viability was expanded upon in the

revised Heritage Statement (CgMs, February 2016). A confidential viability report was also submitted in accordance with advice from Historic England.

- The new build building is very blocky structure that is not subordinate to the existing buildings and the design resembles an office or factory block.
- The scheme should enhance the character and appearance of the significant assets.

Response: These matters have been addressed by significant changes to the detailed design of the proposals, which have been made in response to comments received from Historic England (HE), the Design Review Panel, the Victorian Society and Council Officers. This is discussed in detail in the main body of this committee report.

Historic England:

No objection, following significant revisions to the proposals and provided the demolition of the single-storey elements is justified in viability terms to the satisfaction of the Local Planning Authority.

Further justification regarding scheme viability was expanded upon in the revised Heritage Statement (CgMs, February 2016) and a confidential viability report was submitted to the satisfaction of the Local Planning Authority.

Victorian Society:

Precis of detailed comments:

The site (LMH and CMH) should be considered as a whole and the acceptability of the substantial proposed demolition at LMH will rely on wider benefits being delivered through the successful restoration of CMH. As such, we do not wish to comment on the Louise Margaret Hospital application.

HCC Senior Archaeologist:

No objection

Environment Agency:

No objection raised. Provided general guidance and advice.

Response: These comments have been forwarded to the Applicants' Planning Agent for consideration.

HCC Surface Water Drainage : No objection

Natural England: No objection

Hampshire Fire & Rescue Services: No objection raised. Provided general guidance and advice.

Response: These comments have been forwarded to the Applicants' Planning Agent for consideration.

Neighbours notified

In addition to posting two site notices and a press advertisement, eighty one (81) letters of notification were sent to the occupiers of neighbouring properties in relation to both the Reserved Matters and Listed Building Consent applications. The consultation period expired 8th January 2016.

Neighbour comments

No representations received

Public Consultation

The Applicants carried out a public consultation exercise in September 2015 prior to submission of the planning and listed building consent applications for Cambridge Military Hospital and Louise Margaret Hospital and Nurses Residence. An exhibition was held at Smith Dorrien House, Queen's Avenue, Aldershot and was attended by various stakeholders, including local residents, amenity groups, local Councillors and Rushmoor Borough Council Officers. Comments received through public consultation were fed back into the development design process.

Policy and determining issues

This report provides an assessment of the Reserved Matters Application and Listed Building Consent Application required in connection with the residential re-development of the Louise Margaret Hospital and Nurses Residence.

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. 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 Rushmoor Core Strategy was adopted by the Council in October 2011. This site is identified on the proposals map as within the Aldershot Urban Extension and Aldershot Military Town Conservation Area.

The following policies of the Core Strategy are relevant:

- SP1 (Aldershot Urban Extension)
- CP1 (Sustainable Development Principles)
- CP2 (Design and Heritage)

CP3 (Renewable Energy and Sustainable Construction)
CP4 (Surface Water Flooding)
CP5 (Meeting Housing Needs and Housing Mix)
CP6 (Affordable Housing)
CP13 (Thames Basin Heaths Special Protection Area)
CP15 (Biodiversity)
CP16 (Reducing and Managing Travel Demand)

Rushmoor Local Plan Review saved policies (August 2007):

ENV13 (Trees)
ENV16 (Major Sites)
ENV19 (Comprehensive Landscape Plans)
ENV23 (Works to Listed Buildings)
ENV26 (Adjoining Development)
ENV30 (Archaeology)
ENV31 (Recording of Remains)
ENV34 (Preserve or Enhance Character)
ENV36 (Materials)
ENV42 (Flood Risk Protection Measures)
ENV48 (Damage to the Environment – noise, smoke gases etc.)
ENV49 (Development on Contaminated Land)
ENV50 (Amenities of Local Residents While Sites Are Being Developed)
ENV51 (Development of Sites Affected by Air Pollution or Noise)
ENV52 (Light Pollution)
OR4 (Public Open Space Required for New Development)
H14 (Amenity Space)

In addition, the Council's 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 February 2011 are applicable.

The proposals have been assessed against the policy framework outlined above and all other relevant material considerations. The main determining issues in the assessment of the proposals are:

- The principle of development
- Design and layout
- Impact on and preservation of heritage assets
- Housing tenure & mix
- Transport, parking & access
- Impact on neighbours
- Living environment created for future residents
- Nature conservation and trees
- Flood risk & drainage
- Sustainable construction and renewable energy
- Archaeology

Commentary

The principle of development –

The current application is for the submission of reserved matters in relation to part of
Pack Page 78

Development Zone C – Cambridge Military Hospital and involves the redevelopment and residential conversion of the curtilage/locally listed Louise Margaret Hospital and Nurses Residence. The proposals include part demolition, extensions to the retained buildings and a new build element.

A set of Design Codes was approved as part of the outline planning application. Design Code Document 1 sets out general design code principles and Design Code Document 2 provides definitions and technical specifications. These documents apply to the entire AUE site whereas a Design Code Document 3, providing zone-specific requirements, is required for each Development Zone and secured by Condition 3 of the outline permission.

A Design Code Document 3 was approved for Cambridge Military Hospital – Zone C on the 03/03/2015, ref: 15/00935/CONPP. This document identifies the key issues and priorities relevant to CMH and has informed the design of the Reserved Matters Application. The Planning Statement submitted with the Reserved Matters application incorporates a ‘Schedule of Compliance with Design Code 3’, in accordance with the requirements of Condition 4 of the outline permission.

In summary, it is considered that the Reserved Matters proposals sufficiently reflect the terms of the outline planning permission, parameter plans and the principles of the Design Code Document 3 as approved. The proposals are acceptable in principle, subject to detailed assessment against relevant national and local planning policies and guidance.

In determining the corresponding Listed Building Consent application, an assessment of the impact of the proposals on the character of the buildings of special architectural or historical interest is required in accordance with the LBCA Act 1990, including the proposals for demolition.

Design and layout –

The application site is located at the eastern end of the CMH Development Zone and contains the Louise Margaret Maternity Hospital and former Nurses Residence (1937). These buildings fall within the curtilage of the Grade II listed Cambridge Military Hospital and are also locally listed. The majority of the existing development within CMH - Zone C (including the application site) falls within the Aldershot Military Town Conservation Area.

The proposals have been guided by the approved Design Codes. The application site lies within Sub-Character Heritage Area A2 (CMH Curtilage Buildings). The Code Control Level is categorised as ‘Hot’ requiring the greatest level of control and development should accord with the approved ‘Heritage’ palettes. Design Code Document 3 describes this sub-zone as ‘mainly existing buildings with the potential for sensitive new build infill’. Whilst approved parameter plan PP4 identifies a maximum height of new development in the CMH Zone as three storeys, Design Code Document 1 (DCD1) envisions a maximum of two storeys for new build in this location.

Notwithstanding DCD1, new build Block D is proposed at three storeys height (plus basement parking). This would be in keeping with height of the retained Louise Margaret Hospital buildings and Nurses’ Residence frontage. It is recognised that the building height parameters within DCD1 were originally established at outline stage, on the basis that a greater number of the existing single-storey buildings at Louise Margaret Hospital would be retained. However, the extent of demolition now proposed has resulted in an alternative context and layout for the proposed new build elements, and has necessitated reassessment of the potential relationship of the new build elements to the retained listed buildings. The impact of proposed Block D is discussed in more detail below.

Proposals summary

Permission is sought for the redevelopment of the Louise Margaret Hospital and Nurses' Residence to provide:

- 41 dwellings (4 houses and 37 apartments);
- A total of 97 residential parking spaces (including surface, garage and basement parking), 75 cycle spaces and refuse storage, including access for service vehicles;
- Landscaping, public space and private and communal amenity space for residents of the development;
- Incorporation of proposed Heritage Trail within Hospital Road frontage.

The proposals involve the retention and conversion of the main two and three-storey elements and of the Louise Margaret Hospital (LMH) and Nurses Residence, together with an element of new build and extensions. The proposals would require demolition of the remaining single-storey elements of the hospital and the principle of the demolition is discussed in detail in the Heritage and Conservation section below. No affordable housing is proposed in this sub-phase.

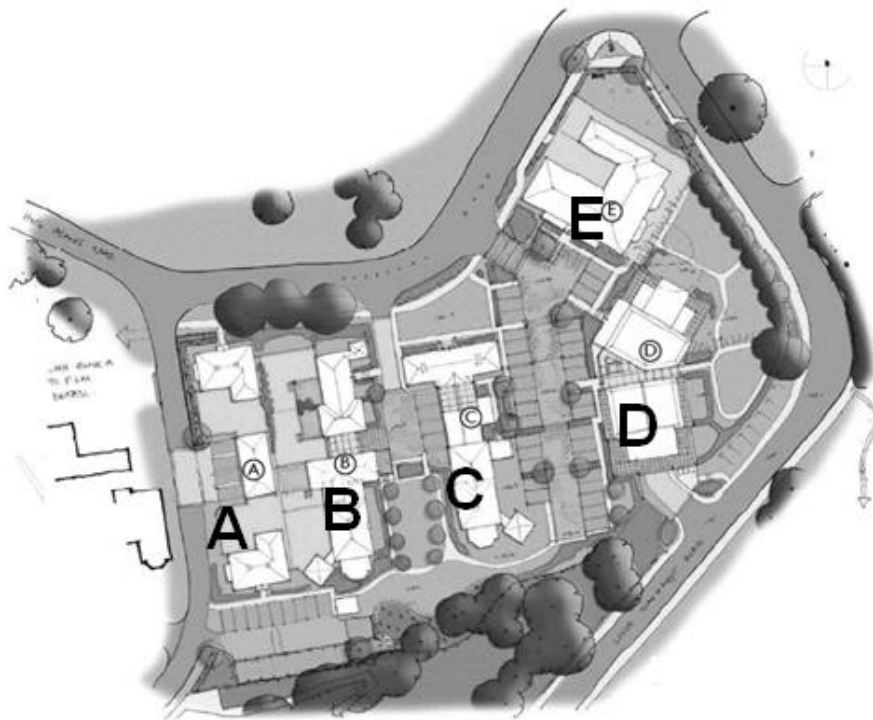


Figure 1 – Proposed Site Layout

The development would provide the following accommodation:

- | | |
|----------|--|
| Block A- | 2 x new-build 4-bedroom houses (total 2 dwellings); |
| Block B- | Conversion of western LMH building to provide 1 x 4-bedroom house, 1 x 3-bedroom house, 2 x 2-bedroom apartments and 2 x 1-bedroom apartments (total 6 dwellings); |
| Block C- | Conversion of main LMH building to provide 5 x 2-bedroom apartments (total 5 dwellings); |
| Block D- | New build block to provide 1 x 3-bedroom apartments, 12 x 2 bedroom |

apartments and 4 x 1 bedroom apartments (total 17 dwellings);

Block E- Conversion of Nurses' residence to provide 10 x 2 bedroom apartments, 1 x 1 bedroom apartment (total 11 dwellings).

Various external alterations and extensions to the retained buildings (B, C and E) would be required to facilitate the conversions including the installation of new windows and doors, the adaptation of existing openings, the removal of existing fire escapes, pipework and plant.

The new build elements of the scheme are as follows:

Block A- Two new detached houses (Victorian Villa style) with associated garages;

Block B&C- Creation of new 'bull nose' extensions to southern elevations of the rear of the retained Louise Margaret Hospital buildings (Blocks B and C);

Creation of 2 x contemporary link buildings at Louise Margaret Hospital (Blocks B and C);

Block D- A three-storey new-build apartment building(plus basement parking);

Block E- Replacement single-storey extension to north west elevation of Nurses' Residence.

The application contains detailed landscaping plans, including the provision of public and private amenity space, landscaping enhancements to the Hospital Road frontage and the incorporation of an important section of the Wellesley Heritage Trail. A key feature of development would be the creation of formal 'square' set between the former Nurses' Residence and main LMH building frontages. The proposed three-storey frontage of new-build Block D would form the backdrop of this primarily hard-landscaped communal courtyard area. Links to the wooded ridge and the more informal landscaped slopes to the south would also be incorporated into the landscaping proposals.

A total of 97 residential parking spaces would serve development, together with 75 cycle spaces, refuse storage and access for service vehicles. The parking would be distributed across the site, comprising surface level, on-street (Louise Margaret Road) garages and basement parking. 18 of the spaces would be for visitors. Cycle spaces would be provided in external and internal cycle stores. The proposed basement parking for Block D would be accessed directly from Louise Margaret Road to the south from beneath the escarpment, facilitated by the fall in ground level.

It is considered on balance that the design and layout of the development would accord with the spirit of the approved Outline Planning Permission parameter plans and the principles set by the approved Design Code Documents 1, 2 and 3. The application provides detailed proposals for hard and soft landscaping (including details of landscape management) and site levels in accordance with the requirements of Condition 4 of the Outline Planning Permission. The detailed design of the scheme accords with the palettes described within the Design Codes, dictated by the variable levels of design code control and the designated character areas. The principle of the demolition is discussed in detail in the Heritage and Conservation section below.

The proposals are consistent with Core Strategy Policy CP2 and Rushmoor Local Plan Review saved policies ENV19, ENV23, ENV26, ENV34 and ENV36.

Heritage & Conservation –

Buildings and Condition

The application is accompanied by a Heritage Statement, Design and Access Statement and Structural Reports. These documents, together with the Conservation Plan and Heritage Strategy approved with the outline planning permission, provide an extensive historical description and record of the development of the Cambridge Military Hospital (CMH) and ancillary buildings, including the Louise Margaret Hospital and Nurses Residence.

The Cambridge Military Hospital was listed on the 20th August 1979 (Grade II Listed) and the Louise Margaret Hospital and Nurses Residence fall within the curtilage (curtilage listed buildings) and are also locally listed. The Conservation Plan and Heritage Strategy includes a Building/ Building Group Value Index which establishes the significance of heritage assets across the Wellesley site. In this regard, Louise Margaret Hospital and Nurses Residence are both given a value index of A (High quality).

The Louise Margaret Hospital dates from the 1890s and was built to care for the wives and children of the soldiers stationed in Aldershot. The hospital building is similar in style to CMH, constructed in yellow stock bricks in an Italianate style with slate roofs. It originally comprised a two-storey administration block with four ward blocks to the rear linked by corridors. It is a good example of a compact pavilion ward. In 1926 a two-storey block was added to the northwest and a single-storey ward block and labour ward were erected to the east of the main building. Numerous other extensions and linking corridors were erected throughout the life of the hospital, including a corridor linking the hospital to the three-storey Nurses' Residence Building to the northeast (1937). In its later years, the building served as a civilian maternity hospital and finally closed in 1995.

The Nurses' Residence is a three-storey red brick building with stone features and a steep tiled pitched roof with hipped ends over. The Design and Access Statement describes the building as a good example of elegantly proportioned, interwar Neo-classical architecture. The building forms a C shaped plan around a central courtyard. The eastern wing has a small single-storey later addition. Despite being three-storeys, the internal ceiling heights are more compact than LMH and as such, these neighbouring buildings are of a similar height and scale.

Structural reports

Separate Structural Reports have been submitted for Louise Margaret Hospital and Nurses Residence. In respect of LMH, the report concludes that the building is in poor condition generally, noting *"the building has been unoccupied for some time this leaks and water penetration have been able to affect the building structure extensively"*. The report states that extensive wet and dry rot and fungal growth are present which has caused areas of the timber structure of the floors to collapse. It confirms that the roof was not safe to access.

In relation to the external envelope of LMH, the report states *"Externally the masonry walls to the original parts of the building and the 1926 extension wing appear to be in relatively good condition there are very few obvious major cracks...The more significant issues with cracked masonry are occurring to the small, more modern one storey extensions..."*. The report goes on to identify potential structural defects and makes recommendation for the next phases of investigation. It concludes by making recommendations for the refurbishment of the building, commenting that LMH would need to be significantly altered to enable it to be converted into residential accommodation. The report identifies the two storey elements of the building as the most appropriate for residential.

The Structural report for the Nurses Residence concludes that the overall condition of the building is poor to average. It notes *“the external walls of the building are generally in good condition structurally with very few obvious major cracks”*. Internally, water penetration is an issue in several areas. In this regard, the report states *“rising damp, dry rot and fungal growth around the ground floor is widespread which is affecting the suspended timber ground floor structures with some areas already partially collapsed.”* The main roof could not be inspected in detail. Therefore, whilst it was noted that the roof timbers appeared to be in relatively good condition, it notes that *“it will be at eaves level where most of the problems are likely to exist, which could not be viewed.”* The report identifies potential structural defects and makes recommendation for the next phases of investigation. It concludes with recommendations for the refurbishment of the building, commenting that the Nurses Residence would be most suited to residential conversion.

Design development of the proposals

Initial testing – alternative proposals

The Design and Access Statement (DAS) submitted with the application describes the design review and assessment undertaken in relation to the development of the proposals. It includes the testing and design process followed in order to determine the extent of demolition and new build (enabling development) appropriate to deliver a viable scheme.

In this regard Section 3.0 of the DAS describes a preliminary scheme based on the retention and residential conversion of the key two-storey buildings of the Louise Margaret Hospital and the Former Nurses Residence, together with the residential conversion of the four key single-storey storey annexes (following demolition of connecting corridors and later additions).

The DAS concludes that the retention of the four single-storey buildings and conversion to individual houses would not be viable due to technical and structural design reasons, planning policy and financial reasons. These conclusions were met through a detailed assessment of the condition of the buildings, technical, design, layout and viability implications of the conversion, together with an assessment of the heritage significance of the buildings.

In respect of design and layout, it is considered that the resultant bungalows would have a poor relationship to one another and their arrangement would compromise the amenity of future occupiers in relation to outlook and privacy. The layout of the development would not accord with basic urban design principles, it would result in a large area of parking which would dominate the frontage of the site and would generally represent an inefficient use of the site.

Further, the external character, appearance and authenticity of the retained buildings would also be questionable as a successful residential conversion would require the demolition of numerous attached additions. The removal of these structures would compromise the integrity of the external fabric of the retained structures, and the required alterations would be likely to result in a development far removed from the original character and appearance of buildings.

Revised scheme

The current proposals focus on the retention and conversion of the main two-storey elements of the Louise Margaret Hospital (LMH) and the Nurses Residence, together with proposed

extensions and the erection of a new build apartment building.

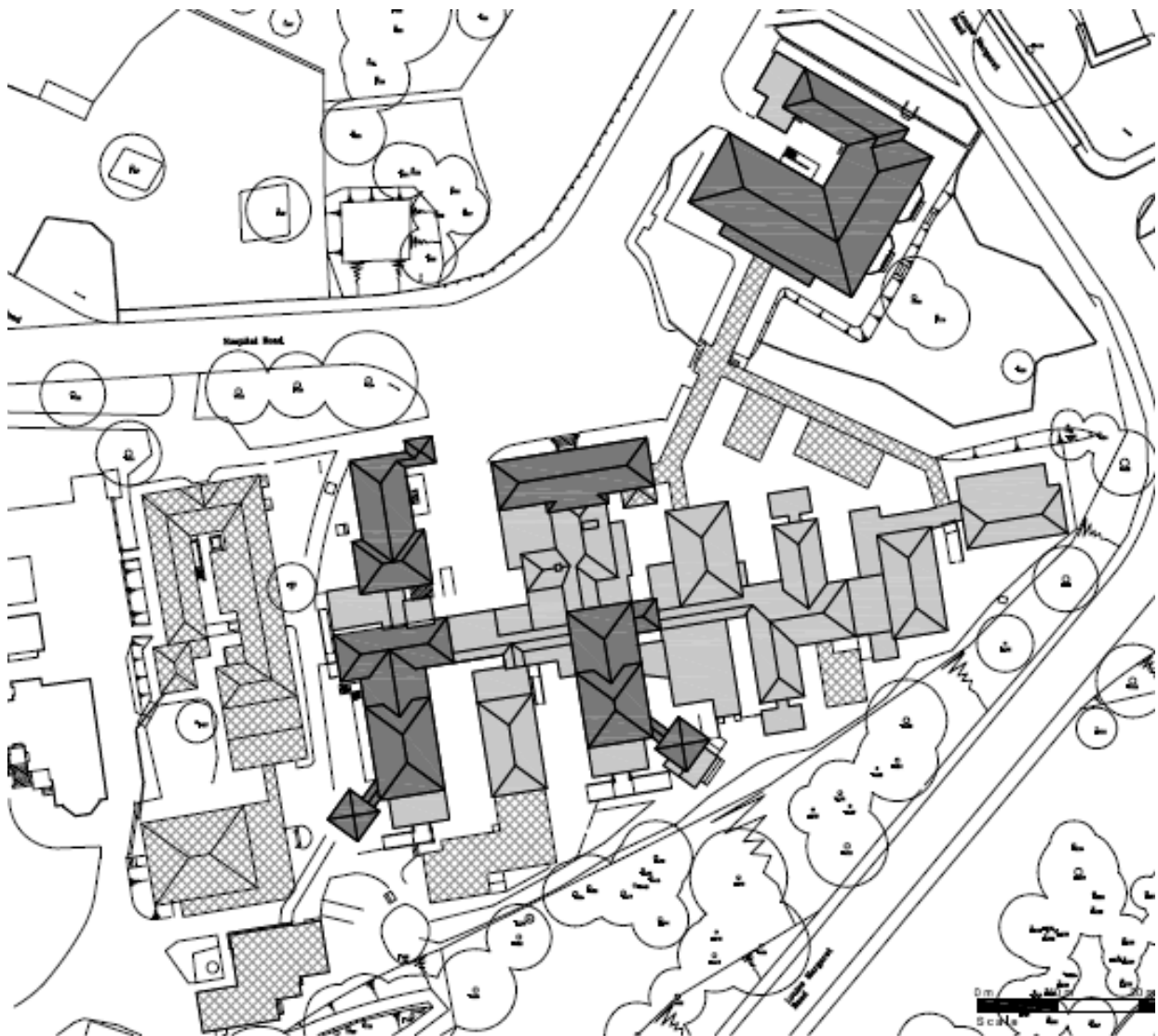
Various external and internal alterations and extensions to the retained buildings (B, C and E) would be required to facilitate the conversions including internal partitions, the installation of new windows and doors, the adaptation of existing openings, the removal of existing fire escapes, pipework and plant.

The proposals would involve the demolition of the remaining single-storey elements of the hospital, which notwithstanding their single-storey nature, would represent a significant loss of historic fabric based on the building footprints.

Significant revisions to the scheme have been negotiated in response to detailed comments received from Historic England, Hampshire Advisory Design Review Panel, North East Design Review Panel, The Victorian Society and the Council's Conservation Officer.

Demolition & Assessment of Heritage Significance

Figure 2 below identifies the buildings to be retained, buildings identified for demolition and buildings which have already been granted consent for demolition/ demolished.



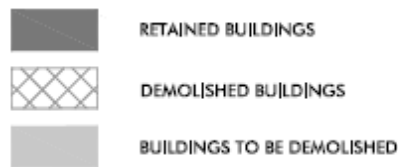


Figure 2: Demolition plan

The National Planning Policy Framework (NPPF) (para.128) states, *"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance..."* Paragraph 131 emphasises *"the desirability of sustaining and enhancing the significance of heritage assets and putting them into viable uses consistent with their conservation."*

The application is supported by a Heritage Statement (revised February 2016), which together with the Design and Access Statement, provides an assessment of the significance of the historic buildings to be demolished in accordance with the NPPF. The documents present a heritage case for demolition and provide a detailed assessment of the impact of the development proposals on the retained heritage assets, including the setting and significance of the Grade II Listed Cambridge Military Hospital and the Aldershot Military Town Conservation Area.

Historic England were consulted at the pre-application stage and during the course of the application, and the Officer also visited the site. In respect of the principle of the demolition, the Officer in her original comments noted *"Clearly the retention of the more significant parts of the LMH (and indeed the conversion of the Cambridge Military Hospital) are significant heritage benefits in themselves and would deliver additional public benefits which would outweigh the loss of the single storey wings of the LMH."* However, the harm should be justified and the LPA should seek sufficient financial information to justify the need for the demolitions to deliver the wider scheme.

Section 4.0 of the Heritage Statement concludes that whilst the loss of the single-storey annexes would constitute a degree of harm to the LMH, this has been assessed to be less than substantial harm. The National Planning Policy Framework (NPPF) paragraph 132 states *"As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification"*. Paragraph 134 states *"Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use"*. In response to this requirement, the Heritage Statement clearly identifies the public benefits of the scheme, in the context of the delivery of the wider Aldershot Urban Extension. It concludes that the *"significant, sizeable and long term public benefits vastly outweigh the less than substantial harm"* resulting from demolition.

The Heritage Statement emphasises that the buildings within the Cambridge Military Hospital Development Zone are currently in a dilapidated condition, becoming increasingly at risk, and that any redevelopment scheme its likely to have a sizable conservation deficit. In this regard the statement concludes *"The overall Wellesley Site includes a number of significant development and conversion costs that make the conversion of the listed buildings in their right financially unviable. It is the additional massing required on site and elsewhere that help offset these substantial deficits to allow the conversion of the more significant listed buildings to be undertaken"*.

Following Historic England's advice, the applicants have provided further justification within the revised Heritage Statement together with a Cost Review and Viability Report to enable the Local Planning Authority to support this position. The viability justification is accepted.

Paragraph 141 of the NPPF states *"Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible..."* As such, a condition is proposed requiring a detailed recording document to be prepared and approved for each building to be demolished, and placed in the relevant public archive, in accordance with Section 9.0 of the Conservation Plan and Heritage Strategy (December 2012) approved under planning permission 12/00958/OUT dated 10/03/2014.

New build

Following the principle of demolition, the next key consideration is the appropriateness of the replacement scheme and its impact on the setting of the retained Listed Buildings and the Conservation Area. The proposals for Blocks A to E are summarised below, together with a commentary of amendments to the scheme that have arisen from the consultation process:

(i) Block A – Villas

Block A, located at the western boundary of the site adjacent to CMH, would contain two new two-storey 4-bedroom houses. The houses have been sensitively designed in a Victorian Style with matching materials and detailing to the adjoining CMH and LMH buildings. During the consultation period comments were received regarding the excessive size of the roof of the proposed garages associated with these properties, and concern was raised regarding the impact of this structure on the setting of CMH. Historic England also commented that garage block blocked a potential vista following the spine corridor of CMH into the LMH site. Revised drawings have since been received detailing two smaller single garages with associated carports set between, which has significantly reduced the height, bulk and massing of the structure. Conditions are proposed to seek further details of materials and detailed design as the quality and detailing of the houses and ancillary buildings will be essential to their success within the curtilage and setting of the Grade II listed buildings.

(ii) Block B & C – Louise Margaret Hospital Buildings

Following demolition of certain connecting structures and later additions, Blocks B & C would be converted to provide a mix of apartments and houses (6 and 5 units respectively) and would each feature a contemporary link building and sensitively designed, traditional style, new-build bull nose extension to each southern elevation. During the consultation period amendments were made to the detailed design of the linking blocks in response to HE comments and it was also noted that the materials used in the external surfaces of the link buildings would be key to the success of these modern interventions. Therefore a condition is proposed to seek further detailed design drawings of the link buildings, together with material samples prior to the commencement of the associated phase of development/works.

(iii) Block D – New Build Apartment Block

A three-storey stepped new-build apartment building comprising 17 units (with basement parking) is proposed at the eastern end of the site, following the demolition of the remaining

single-storey annexes. It would be set back considerably further to the rear than the retained Nurses Residence Buildings, framing a new hard landscaped 'square' fronting Hospital Road. The building would predominantly be constructed in yellow stock bricks, with stone sills to match the retained LMH and CMH buildings. The flat roof/ roof extension would be clad in a grey coloured material, details to be secured by condition.

The apartment block was originally proposed at four-storeys with a contemporary stepped flat-roof design, constructed in modern materials with contemporary fenestration of square proportions. This element of the proposals has proved to be the most contentious during the course of the applications and the appearance of the building was perceived as commercial rather than residential appearance. With reference to the original design, Historic England raised concern that Block D "*demonstrated little relationship to the architecture of the original buildings*" and "*The elegance of the Italianate style with its lack of embellishment and vertical emphasis could be reinterpreted in a modern idiom to offer a new build which is distinctly different to the original architecture yet rests comfortable with the setting and context.*"

Given the above comments, significant revisions to the bulk, massing, external appearance, glazing and fenestration have been negotiated in relation to Block D and this has addressed key concerns raised by Historic England, the Design Panels and Council Officers. It is considered that the architects have fully embraced the comments of Historic England and the resultant scheme is much more appropriate to its sensitive historic setting. The revisions to Block D are summarised below:

- Penthouse/fourth storey completely removed (loss of one unit) to reduce the height, bulk and massing of the building;
- Replacement of contemporary cladding and materials with a more traditional palette;
- Modern window proportions altered to more traditional proportions;
- Central glazed area restructured with glazing removed and frames lightened to reduce bulk and impact;
- Massing of the rear elevation has been broken up with recessed balconies.

(iv) Block E – Former Nurses Residence

The Nurses Residence would be converted to provide eleven apartments. Changes to the original external appearance of the building would be minimal, other than the replacement of an existing poor quality single-storey extension. This would be replaced with a sensitively designed, traditional style, single-storey extension with terrace formed on the roof. No objections have been raised in relation to Block E during the consultation period.

Conversion

As confirmed by the Structural Reports the Nurses Residence and the main two-storey retained elements of Louise Margaret Hospital lend themselves to residential conversion in terms of layout, circulation space and the position and arrangement of existing windows and openings. It is inevitable that there will be some impact on or loss of external and internal fabric of these curtilage/locally listed buildings as a result of the conversion, including the required making safe works, creation and removal of partitioning to create the new units, and associated external alterations. Further, improvements to the thermal insulation of the buildings and noise insulation in respect of glazing may be necessary.

At this stage, and in part because it has not been safe to access the buildings to carry out the detailed structural surveys required, the application does not include a sufficient level of detail to fully understand the impact of the proposals on the historic fabric of the buildings. On a project of this size and complexity, it will be necessary for these detailed works to be

designed and agreed in phases once more is understood regarding the condition of the buildings. This phased approach (including the submission of further structural reports and detailed method statements/ schedule of works) can be secured by appropriate planning conditions and is an approach endorsed by Historic England in their detailed consultation comments. Further, a condition is proposed in respect of salvage, to ensure that any special historic features are identified, retained, reused within the scheme or salvaged.

Landscaping & Heritage Trail

The application provides detailed proposals for hard and soft landscaping (including details of landscape management) and site levels in accordance with the requirements of Condition 4 of the Outline Planning Permission. Further, Condition 4 and the Wellesley s106 legal agreement require any Reserved Matters proposals to demonstrate enhancement of the existing Heritage Trail in relation to the relevant Development Zone in accordance with the approved Conservation and Heritage Strategy and Design Code Document 3 (DCD3).

The landscaping proposals include the provision of public and private amenity space, landscaping enhancements to the Hospital Road frontage and the incorporation of an important section of the Wellesley Heritage Trail. The frontage of the development would be formal in character incorporating high quality materials and planting in accordance with the Design Code's Heritage Palette, appropriate to its historic and public setting. A key feature of the new design would be the creation of formal 'square' set between the former Nurses' Residence and main LMH building frontages. The proposed three-storey frontage of new-build Block D would form the backdrop of this primarily hard-landscaped communal courtyard area.

A central vista would be formed by the access between the two retained LMH buildings, leading to a formal communal landscaped area to the rear. Certain ground floor units within Blocks B and C would also benefit from directly accessible private gardens. Communal landscaped gardens would be provided to the rear of the converted Nurses Residence building and new apartment block D. Links to the wooded ridge and the more informal landscaped slopes to the south would be provided. This wooded landscape would be enhanced with new planting including native species.

Conclusion - Reserved Matters & Listed Building Consent:

It is considered that any harm resulting from the loss historic fabric through demolition is outweighed by the significant, long term public benefits of the development and the wider proposals for the CMH Zone. The development would provide a viable use for the retained curtilage listed/locally listed consistent with their conservation and would have an acceptable impact on the setting of the Grade II Listed Cambridge Military Hospital and the character and appearance of the Aldershot Military Town Conservation Area.

Appropriate planning/ listed building consent conditions are proposed to reflect comments from consultees. Due to the scale and complexity of the proposals, phased planning conditions have been designed to secure additional detailed design work, once a greater understanding of the condition of the buildings is established. This is particularly relevant in the case of granting Listed Building Consent and in relation to internal alterations to the buildings.

The Reserved Matters (including works requiring Listed Building Consent) are consistent with Core Strategy Policy CP2, Rushmoor Local Plan Review saved policies ENV23, ENV26, ENV34 and ENV36 and ENV26 and section 12 of the National Planning Policy Framework (NPPF). On balance it is considered that the proposals have sufficient regard to the

desirability of preserving the listing building, their setting and any features of special interest, in accordance with the requirements of the Planning (Listed Building and Conservation Areas) Act 1990 as amended.

Housing tenure & mix –

The residential accommodation created through the redevelopment of the Louise Margaret Hospital and Nurses Residence buildings would comprise the following:

| Dwelling type | 1-bed | 2-bed | 3-bed | 4-bed | Total |
|---------------|----------|-----------|----------|----------|-----------|
| Apartment | 7 | 29 | 1 | 0 | 37 |
| House | 0 | 0 | 1 | 3 | 4 |
| Total | 7 | 29 | 2 | 3 | 41 |

Figure 3: Accommodation schedule

The current application represents part of the second phase (sub-phase 2b) of the Reserved Matters Applications for Development Zone C - Cambridge Military Hospital. An application for the conversion of the main Cambridge Military Hospital building (sub-phase 2a), has been lodged at the same time under a separate application). This sub-phases would not provide any affordable housing and the scheme has been designed as a Build to Rent scheme (private rented accommodation - PRS). The dwelling sizes and mix are partly influenced by the constraints of the conversions.

Affordable Housing

The s106 legal agreement attached to the outline planning permission for Wellesley requires 35% of the housing units within the Aldershot Urban Extension to be affordable housing, of which 60% shall be affordable/social rented and 40% intermediate. To allow a degree of flexibility, the Affordable Housing Strategy (AHS) contained within Schedule 16 of the s106 permits a variance of 5% of affordable housing between individual Development Zones, i.e. each Development Zone should provide between 30% and 40% affordable housing. This is to allow for site specific constraints.

The Outline Planning Permission acknowledges that there may be special circumstances where no affordable housing is provided within a particular Reserved Matters Application site due to constraints peculiar to that Development Zone. In this regard the Affordable Housing Strategy (AHS) contained within Schedule 15 of the s106 legal agreement specifically cites the Cambridge Military Hospital as an example, by way of an acknowledgement of the costs associated with the conversion of the Grade II Listed Buildings. Notwithstanding this, the AHS maintains “*the overall target of 35% [affordable housing] will still apply*” across the Wellesley development.

Paragraphs 2.11, 2.12 and 2.13 of the legal agreement require an Affordable Housing Development Zone Strategy (AHDZS) to be submitted to the Council for approval with the first Reserved Matters Application in any Development Zone. The strategy should set out the number of estimated Reserved Matters Applications within the Development Zone and the proposed quantum of affordable housing units provided for each application to be applied within that Development Zone. Each subsequent Reserved Matters should be accompanied by a statement confirming the proposals for affordable housing within the reserved matters application area are in compliance with the Affordable Housing Strategy.

The Cambridge Military Hospital is an important landmark building for Wellesley, and Grainger is therefore eager to develop the CMH Development Zone as early as possible within the Wellesley development. However, taking into consideration the heritage status of the buildings and their state of disrepair, considerable costs will be associated with the implementation of the CMH Development Zone, costs that will significantly affect the return from that phase of the development.

Affordable Housing Development Zone Strategy

An Affordable Housing Development Zone Strategy (AHDZS) was submitted with the first CMH Development Zone Reserved Matters Application (Gun Hill House & Water Tower ref: 15/00069/REMPP), in accordance with the requirements of the Wellesley s106 legal agreement.

The first Reserved Matters were approved at planning committee in June 2015, subject to a deed of variation to the original legal agreement to accommodate changes to the Affordable Housing Strategy. The associated deed of variation to the s106 is currently being engrossed by all parties and it is only when this deed of variation is completed that permission can be formally granted and the decision notice for the first Reserved Matters application for CMH formally issued.

The AHDZS for CMH Zone has been agreed in consultation with the Council's Housing Strategy and Enabling Team. The AHDZS establishes that the first phases of the CMH Development Zone will be developed as a Build to Rent scheme (private rented accommodation - PRS). As such, Gunhill House and Water Tower (sub-phase 1), Cambridge Military Hospital (sub-phase 2a), and Louise Margaret Hospital and Nurses Accommodation (sub-phase 2b), will not provide any affordable housing now or in the future.

The Applicants have submitted a statement confirming that the proposals for Cambridge Military Hospital are in line with agreed AHDZS, in compliance with clause 2.12 of the s106. Given this, the Council's Housing Strategy and Enabling Team have raised no objection to the Reserved Matters proposals.

Given the above, it should be noted that if Members' are minded to grant permission, the decision can only be issued following the grant of the first CMH Development Zone Reserved Matters Application at Gun Hill House & Water Tower ref: 15/00069/REMPP (including the completion of the associated deed of variation). This is reflected in the wording of the Officer's recommendation.

Highways Considerations -

Details of the site layout, roads and footpaths, refuse and recycling storage and a Construction Traffic Management Plan have been submitted with the Reserved Matters Application in accordance with the requirements of Condition 4. Consideration of the highway and traffic impact of the proposed redevelopment of this site was considered as part of the outline planning application 12/00958/OUT for the Aldershot Urban Extension development. In this regards, a Transport Assessment (including Travel Plans and Public Transport Strategy) was approved as part of the outline planning permission for Wellesley. Road hierarchy principles for the AUE site as a whole were established on the parameter plans and with the approval of the Design Codes.

Access

The general arrangement drawings showing the road layout have been examined. The principal access to the development would be via Hospital Road from the north and from

Louise Margaret Road to the south. This part of Hospital Road forms a junction with Gallwey Road and Louise Margaret Road at its eastern end, and is identified as a Primary Street in the hybrid outline planning permission for Wellesley. Louise Margaret Road, which wraps around the eastern and southern boundaries of the application site, is identified as a Secondary Street. The western boundary of the site is formed by a currently unnamed access road which would provide access to the proposed villas and the parking areas to the rear of both CMH & LMH.

The road width generally around the development is a minimum of 4.2m, which for the nature of the development aimed to provide a shared surface is satisfactory. It is expected that cyclists will use the residential access roads to link to more strategic cycle routes on the AUE development. In some locations, the road alignment is necessarily acute in particular at the junction of Hospital Road with Louise Margaret Road where it also joins the junction with Gallwey Road. Details of SLOW markings and anti-skid surfacing on this bend have been included where a suitable visibility distance of 16m will be achieved forming 90 degree bends which will also act as speed reducing measures throughout the development. Visibility splay lines have been identified on the general arrangement drawings to meet the requirements of DTp Manual for Streets for the design speeds already agreed in the design code for the development. The application includes vehicle tracking diagrams which satisfactorily shows that the proposed arrangement is accessible by all vehicles expected to use the development (including the Phoenix 2 Twin Pack 20 refuse freighter).

Parking

A total of 97 residential parking spaces would serve development, together with 75 cycle spaces, refuse storage and access for service vehicles. The parking would be distributed across the site, comprising surface level, on-street (Louise Margaret Road) garages and basement parking. 18 of the spaces would be for visitors. Cycle spaces would be provided in external and internal cycle stores. The proposed basement parking for Block D would be accessed directly from Louise Margaret Road to the south from beneath the escarpment, facilitated by the fall in ground level.

The proposals would accord with the Council's Car and Cycle Parking Standards SPD for residential development. The standards require 1 car parking space for every 1 bedroom property, 2 spaces for every 2/3 bed property and 3 spaces for every 4 bedroom property. Further, 1 visitor parking space is required for every 5 residential unit, with a more stringent requirement of 1 space for every 3 x 1 bedroom unit.

A site layout and set of general arrangement drawings have been included within the application which shows the number of residential parking spaces to be allocated throughout the development placing the spaces within a reasonable and accessible to the properties that they will serve. Our parking standard does require the provision of 5% of parking spaces to be identified for disabled drivers (including in residential development) while the general arrangement drawings do not show this, the parking layout shows that with possible re-allocation of spaces to meet the individual needs of residents there are some locations where spaces are adjacent to pathways or landscaped areas where the additional side margin of 1.2m required could be accommodated. The proposed parking layout shows spaces to be of sufficient minimum dimensions (2.4m x 4.8m) with 6m aisles and spaces of 6m length where parked longitudinally. Parking for Block D is an undercroft deck containing 27 parking spaces accessed by a 4.2m wide ramp Louise Margaret Road. The parking layout is satisfactory."

Cycle parking

In terms of cycle parking the application includes confirmation that there will be sufficient cycle stores to meet the Council standards. The general arrangement drawings and detailed drawing of the proposed cycle store buildings appear to provide suitable accommodation that is secure, weatherproof and accessible; however detail is required on the method for racking/storing cycles within the proposed buildings. Further details are therefore the subject of a proposed condition in relation to each phase of the development to establish the detailed design and position of the proposed stores, to ensure that the provision is fit for purpose and will not have a detrimental impact on the special historic character of CMH.

No objection is raised to the proposal in relation to servicing, parking or highway safety grounds. The proposals are consistent with Core Strategy Policies CP1, CP16 and the Council's 'Parking Standards' SPD.

Refuse and Recycling Storage

The Design and Access Statement includes a strategy for refuse and recycling storage and a layout drawing indicating the position of bin stores within the development. The design includes a mix of individual and communal provision and further detailed design drawings of typical stores are included with the application. The Design and Access Statement (DAS) confirms *"Four wheeled (1100 litre) bins will be stored no more than 15 metres from where the refuse vehicle stops and two wheeled bins no more than 25m, with a level route to the bin store with no steps or significant rises. In general this requirement has been met. Departures have been discussed and agreed with Rushmoor Borough Council."* Further, *"Where possible, residents will not have to walk more than 25m from the threshold of their property to their bin store. Where this is not possible, the bins will be stored as near to the property as possible. The walk distances in excess of 25m have been discussed and agreed with Rushmoor Borough Council"*. For properties with individual bin stores, the developer will inform residents that they will be expected to move their bins to the collection point on collection day, and return them when emptied.

The Community Contracts Team have reviewed the proposals and have raised no objections, given the constraints of the conversion. The arrangements are considered acceptable on balance, taking into account the future management proposals for the development. The tracking diagrams submitted with the application satisfactorily demonstrate that the proposed arrangement is accessible by all vehicles expected to use the development (including the Phoenix 2 Twin Pack 20 refuse freighter).

It is therefore considered the proposals are acceptable in relation to access, servicing and highway safety, in accordance with the aims and objectives of Core Strategy Policy CP16 and Rushmoor Local Plan Review saved policies ENV16 and ENV50.

Construction Traffic Management Plan

A Construction Traffic Management Plan (CTMP) was submitted with the Reserved Matters Application in accordance with the requirements of Condition 4 of the Outline Planning Permission. There is no objection to the Construction Traffic Management Plan (CTMP) which identifies a suitable location for a site compound which is fully accessible from the existing local road network through the development site. The plan confirms that suitable arrangements will be made with all construction personnel and vehicles driven to and from the site to minimise the impact of traffic on local roads and to minimise other nuisance including mud and debris. A Construction Traffic routeing drawing is also provided that accords with the principles set out in the outline approval that only certain major roads shall

be used to access the Aldershot Urban Extension site and that specifically this shall not include North Lane (as this route to the A323 and A311 maybe more vulnerable as the development is built out on the eastern side of the Wellesley development).

It is therefore considered the proposals are acceptable in relation to access, servicing and highway safety, in accordance with the aims and objectives of Core Strategy Policy CP16 and Rushmoor Local Plan Review saved policies ENV16 and ENV50.

Impact on neighbours –

There are no existing occupied residential properties directly adjoining the site. Development Zone D – McGrigor, Zone K – Stanhope Lines East, and Zone O – Mandora lie to the north of the site. Part of Development Zone P – Peaked Hill, lies to the south. These zones will be developed for residential in future phases of Wellesley. The closest occupied residential properties are located to the south east at Field Stores Approach. These houses are located lower down the escarpment beneath the wooded ridge. They are set a significant distance from the development and would not therefore be affected.

Taking into account the nature of the development and the proposed uses, the location of the site and its current context, it is not considered that the proposals would result in any adverse impacts on existing neighbouring occupiers or uses, in accordance with Rushmoor Local Plan Review saved policies ENV16 and ENV50.

Living environment created for future residents –

The scheme will provide new dwellings of a generous size and good layout with reference to the nationally described space standards for internal living space and the dwellings would benefit from sufficient natural light and ventilation. It is considered that adequate spacing would be provided between habitable room windows in facing units, with regard to privacy and outlook, Further, the residents would have access to good quality private or communal amenity space and defensible planting is proposed for ground floor units which adjoin any communal areas, in the interests of privacy.

The Green Infrastructure Strategy approved with the outline application does not require the provision of formal equipped play space within the CMH Zone. However, the proposed landscaping for the terrace to the rear of the hospital would incorporate natural play features and links to the adjacent woodland.

The two terraced houses created through the conversion of Block B would have directly accessible private rear gardens. In respect of the new build elements, a good proportion of the apartments in Block D would have access to a private terrace or balcony and the two new detached villas would also benefit from generous private gardens.

Due to nature of the development and the proposed conversion of the LMH buildings, it is not possible to provide directly accessible private amenity space for all dwellings, particularly in relation to the Former Nurses Residence, where only one of the eleven apartments would benefit from a terrace (formed by the roof of the proposed single-storey extension). Notwithstanding this, the Former Nurses Residence and new build Block D would both benefit from large communal landscaped gardens located at the eastern end of the site.

Given the heritage status of the buildings, and taking into account the constraints of the conversion, it is accepted that it will not be viable for all parts of the retained buildings to be fully accessible for those with impaired mobility. However, in the case of the new build elements, these dwellings have been designed to provide equal access to occupants and

visitors in accordance with Part M of the Building Regulations. The required level of disabled parking is also proposed.

A Noise Assessment has been submitted in accordance with the requirements of Condition 4 of the Outline Planning Permission. The report demonstrates that standard single glazing would be sufficient across the majority of the site with windows closed, provided alternative ventilation in the form of acoustic trickle vents (or other such methods) is provided for habitable rooms. However, the report states that enhanced glazing will be required for 12 bedrooms within the development. The report also confirms that the private external amenity areas would achieve acceptable noise levels.

The proposals for LMH and Former Nurses Residence involve the conversion of the retained listed buildings, and an element of new build. The retained buildings would largely retain the original single glazed timber windows whereas the new build element would incorporate double-glazing. There is no objection on environmental health grounds to this aspect of the proposals subject to details of an alternative method of ventilation for the retained single glazing. Details of the required enhanced glazing for the bedrooms identified will also be required. The submission of such details would also allow the Council to ensure that the special historic character and fabric of the listed buildings is not compromised by any such intervention. The internal noise level requirements will need to be balanced against any potential harm to the special historic character and fabric of the listed buildings.

It is therefore considered that the proposals would provide a satisfactory living environment for future residents, in accordance with Core Strategy Policies CP5, CP6 and Rushmoor Local Plan Review saved policy ENV16 and the Council's 'Housing Density and Design' SPD.

Pollution & Remediation -

Lighting

A Lighting Assessment was submitted with the Reserved Matters Application in accordance with the requirements of Condition 4 of the Outline Planning Permission. The proposals for street lighting within the scheme and the report's conclusions and recommended mitigation measures are accepted. It is therefore considered that the proposed lighting scheme would adequately limit the impact of light pollution on nearby sensitive receptors and ecology in accordance with Rushmoor Local Plan Review saved policy ENV52.

Contaminated Land

A Phase 1 Desktop Study, Site Reconnaissance report was submitted with the Reserved Matters Application in accordance with the requirements of Condition 4 of the Outline Planning Permission. The report has identified the potential for contamination to be present in the made ground due to the former use of the site as a military barracks, the previous presence of ground fuel storage tanks and the asbestos present within the buildings. The report concludes "*The conceptual site model has indicated a number of possible pollutant linkages which may cause a moderate risk to future site users and in the case of asbestos a high risk to construction workers. Risks to controlled waters are low*".

A review of the Phase 1 Desk Study supports the recommendation that a Phase II intrusive site investigation should be undertaken in accordance with the scope outlined in section 17 of the report. As discussed in the report, it will first be necessary to deem the areas in question clear of asbestos prior to carrying out the investigations.

It should be noted that contamination investigation and remediation measures are secured by Conditions 14, 15 and 16 of the outline planning permission in respect of each Reserved Matters Area/ Development Zone. These conditions require further detailed assessments to be undertaken in relation to each zone and will ensure, if necessary, that suitable remedial measures be submitted to the Council for approval in accordance with Rushmoor Local Plan Review saved policy ENV49. Therefore, to avoid duplication, no further details are sought by condition as part of this recommendation.

Construction Environmental Management Plan Strategy

A Construction Environmental Management Plan strategy (CEMP) was submitted with the Reserved Matters Application in accordance with the requirements of Condition 4 of the Outline Planning Permission. The strategy deals with matters of noise, vibration, dust emissions and the impact of the development on the wider environment. The strategy is satisfactory with the measures set out within the CEMP, in accordance with the relevant policies of the Development Plan.

Air quality and noise generation

There would be no significant air quality impact as a result of this residential phase of the development. Therefore, no Air Quality Assessment is required under Condition 4 of the Outline Planning Permission in respect of CMH Zone C. Given the residential nature of the proposals, no issues have been identified in relation to noise generation from the development. The residential use would be compatible with the character of the area. The proposals are consistent with Rushmoor Local Plan Review saved policy ENV48.

Nature Conservation & Trees -

The Design & Access Statement submitted with the Reserved Matters Application summarises the ecological proposals for the Cambridge Military Development Zone in the context of the Landscape Masterplan and the approved Design Codes. This statement together with an Arboricultural Development Statement, Phase 1 & 2 Bat Survey, and Construction Environmental Management Plan Strategy and has been submitted with the Reserved Matters Application in accordance with the requirements of Condition 4 of the Outline Planning Permission.

Thames Basin Heaths Special Protection Area

The Wellesley development will benefit from provision of Suitable Alternative Natural Greenspace (SANG) approved as part of the Hybrid Outline Planning Permission (ref: 12/00958/OUT), secured and delivered by s106 legal agreement together with Strategic Access and Monitoring (SAMM) contributions. Natural England has confirmed that provided the SANG and SAMM requirements are fully met under the wider AUE application, the Local Planning Authority is not required to undertake an Appropriate Assessment to assess the implications of this proposal on the site's conservation objectives. Taking into account these mitigation measures, the proposals are not likely to have a significant effect, alone or in combination upon the nature conservation interest and objectives of the Thames Basin Heath Special Protection Area (SPA), in accordance with saved South East Plan Policy NRM6, Core Strategy Policy CP13 and Rushmoor's AMS (2011).

Ecology

A significant amount of ecological work was undertaken with the Outline planning application. This has informed the development of the Design Codes for each development zone. The

current proposals seek to enhance biodiversity value through appropriate planting and management of landscaped areas. The Landscape Masterplan submitted with the current application includes an indicative plant list which has been produced in consultation with an ecologist and includes species detailed within the Design Code Document 2. Other biodiversity measures include the installation of bat and bird boxes on mature trees and on new parts of the building.

The key focus for the ecology strategy at the Louise Margaret Hospital and Nurses Residence site is the southern sloped bank adjacent to Louise Margaret Road. This wooded area is currently very overgrown and colonised by brambles and alien species. Planting proposals for this area include a native thicket mix to the edge of the woodland and longer meadow grass will be sown within the amenity areas.

The application includes mitigation measures, proposed to ensure that nesting birds are not harmed during the construction of the development. The mitigation for the current proposals falls under existing licences and therefore a new licence is not required for this phase of work.

There is therefore no objection to the proposals on the grounds of biodiversity, subject to the mitigation measures contained within the supporting documents, including phase 1 & 2 bat surveys. As such, it is considered that the proposals are consistent with Core Strategy Policy CP15.

Trees

It will be necessary to remove some of the existing trees on site in order to facilitate the proposals. However, the proposed landscape Masterplan includes approximately 50 new trees which will be planted as part of the development proposals for LMH.

An Arboricultural Development Statement (ADS) was submitted with the application, which builds on the Arboricultural Method Statement approved under Condition 3 of the outline planning permission. Part 1 of the ADS includes a tree survey, tree retention plans and justification for those trees that will require removal in order to facilitate the development. Part 2 of the ADS outlines the methodology for protection measures for retained trees during and post development. The planning application drawings also include typical tree pit details, for new tree planting.

The ADS confirms that 5 U-grade trees require removal for sound arboricultural management reasons regardless of any development proposals. 10 trees and 2 groups of trees will also require removal in order to accommodate the proposed design layout. The majority of these trees have been categorised as Grade C (trees of low quality). However, one tree, a semi-mature Norway Spruce is categorised as Grade B (trees of moderate quality). This tree is in the location of the eye and dental clinic (now demolished) and would require removal in order to facilitate the new-build Villas within Block A.

Given the above, it is considered that the proposed tree removal is justified on balance, taking into account the overall benefits of the new development and the mitigation planting proposed. The Council's Arboricultural Officer has raised no objections. The proposal is therefore consistent with Rushmoor Local Plan Review saved policy ENV13 and a planning condition is proposed to ensure that the development, including tree protection measures, is carried out in accordance with the recommendations of the Arboricultural Development Statement.

Flood Risk & Drainage –

Policy CP4 of the Council's Core Strategy seeks to ensure that run-off rates and volumes are returned to original greenfield discharge rates to prevent flooding and safeguard local water quality. A Drainage Strategy Statement was submitted with the Reserved Matters Application as required by Condition 4 of the Outline Planning Permission. The strategy relates to both the LMH and the adjoining CMH application site as a whole.

The Planning Statement confirms that an assessment of the existing drainage system has determined that the pipe work is in poor structural condition and the system would be inadequate to serve the new development. As such, details of a proposed drainage scheme are set out in the Drainage Strategy Statement to accord with the objectives of the Site Wide Drainage Strategy approved with the outline planning permission. The statement maintains *“the proposed drainage strategy has been designed to current best practice for both piped drainage and sustainable drainage. SuDS provision is predominantly through the use of pervious pavements and below ground attenuation.”*

The Environment Agency (EA) and Hampshire County Council's Flood Water Management Team were consulted in relation the Reserved Matters Application and have confirmed no objection to the proposals. It is also relevant to note that condition 13 of the outline permission requires that development shall not commence on any reserved matters area until a detailed surface water drainage scheme for that reserved matter area, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, consistent with the Site-wide Drainage Strategy has been submitted to and approved in writing by the local planning authority. The Applicants has confirmed that a details application will be submitted in respect of Condition 13 prior to commencement.

Sustainable construction and renewable energy –

A Site Wide Sustainability Strategy and Energy Statement were approved as part of the outline planning permission for Wellesley in accordance with Policy CP3 of the Council's Core Strategy. The approved Design Code Document 3 confirms that *“generally the Wellesley development will be designed to meet Code for Sustainable Homes Standards and BREEAM standards in line with national and local requirements”*. It is also noted that in relation to Building Regulations Approved Document L, due to the historic importance of the buildings, they are exempt from complying with energy efficiency requirements where this would unacceptably alter their character and appearance.

A Sustainability and Energy Report was submitted in support of the applications for both LMH and CMH, outlining details of the strategy for the development. The Planning Statement submitted with the application summarises *“the energy efficiency and thermal performance of the existing buildings will be significantly improved as a result of the refurbishment works, with the installation of new insulation and repair/refurbishment of existing windows, along with the installation of energy efficient heating and lighting systems. New dwellings will be designed to achieve CO2 emissions less than the minimum Part L1A benchmark levels.”*

Archaeology -

A Written Scheme of Investigation for an Archaeological Watching Brief was submitted with the Reserved Matters Application in accordance with the requirements of Condition 4 of the Outline Planning Permission. The brief provides a methodology for monitoring and measures for removal and recording in consultation with Hampshire County Council's Archaeological Advisor. A condition is proposed to ensure that the development of the site is carried out in

accordance with the Archaeological Watching Brief as approved, in accordance with Rushmoor Local Plan Review saved policies ENV30 and ENV31.

Conclusion

Reserved Matters and Listed Building Consent

The Reserved Matters proposals for the residential re-development of sub-zone C of Development Zone C - Cambridge Military Hospital, sufficiently reflect the terms of the outline planning permission for the Aldershot Urban Extension, including the parameter plans and the principles of the approved Design Codes. The proposals also accord with the Affordable Housing Development Zone Strategy for Zone C – Cambridge Military Hospital.

The viability of the scheme has been a key consideration in the assessment of Reserved Matters application for Louise Margaret Hospital (LMH) and Nurses Residence. The CMH Zone was identified early on at the outline planning application stage as likely to result in a conservation deficit due to the significant costs associated with the conversion of the listed Cambridge Military Hospital and ancillary buildings. It is considered that the Applicants has now submitted sufficient evidence, in the form of a Confidential Cost Review and Viability Report, which has enabled the Local Planning Authority to support the principle of the proposed demolition of the remaining single-storey annexes at LMH.

During the course of the application/s, a meaningful consultation process resulted in significant amendments to the detailed design of the proposals, and the supporting information submitted in respect of the application and this has satisfied key concerns raised by Historic England, the Design Panels and Council Officers.

The proposed residential accommodation would provide an acceptable living environment for future occupiers and there would be no unacceptable impacts on neighbouring amenity or on nature conservation. The proposals would provide adequate parking and servicing provision and would be acceptable in highway terms.

It is considered on balance that any harm resulting from the loss historic fabric through demolition is outweighed by the significant, long term public benefits of the development and the wider proposals for the CMH Zone. The development would provide a viable use for the retained curtilage listed/locally listed consistent with their conservation and would have an acceptable impact on the setting of the Grade II Listed Cambridge Military Hospital and the character and appearance of the Aldershot Military Town Conservation Area.

Full Recommendation

APPLICATION A - 15/00898/REMPP (Reserved Matters)

It is recommended that following issue of planning permission for the first CMH Development Zone Reserved Matters Application at Gun Hill House & Water Tower ref: 15/00069/REMPP on completion of the associated deed of variation, the Head of Planning in consultation with the Chairman be authorised to **GRANT** planning permission subject to the following conditions and informatives:

Time Limit

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.

Approved Plans

2. The permission hereby granted shall be carried out in accordance with the following approved drawings and documents:

Drawings received 17/11/2015: 2373-A-1000-B; 2373-C-2000-C; 2373-C-2001-A; 2373-A-3011-A; 2373-A-3010-A; 2373-C-3111-B; 2373-A-3110-B; 2373-A-3006-A; 2373-A-3005-A; 2373-C-3106-B; 2373-A-3105-D; 2373-A-3001-A; 2373-A-3000-A; 2373-C-3101-B; 2373-A-3100-B; 2373-A-3020-A; 2373-A-1007-D; 2519-LMH-DT-01 P2; 2519-LMH-DT-04 P1; 2519-LMH-DT-05 P1; 2519-LMH-DT-03 P1; 2519-LMH-DT-02 P1; GTASHOT_C1/GA/03 A; GTASHOT_C1/RD/01 A; GTASHOT_C1/RD/02 A; GTASHOT_C1/RD/03 A; GTASHOT_C1/UT/01 A; GTASHOT_C1/VT/01; GTASHOT_C1/VT/02 and GTASHOT_C1/VT/03.

Drawings received 22/02/2016: 2373-SK-3115-D; 2373-SK-3116-B; 2373-A-3115-C; 2373-A-3116-C; 2373-C-2005-C; 2373-C-1111-B and 2373-C-1112-B.

Drawings received 22/08/2016: 2373-A-1005-J; 2519-LMH-LA-01 P5; 2519-LMH-LA-02 P5; 2519-LMH-GMP-01 P3; 2519-LMH-LA-03 P3 and GTASHOT_C1/GA/01 B.

Drawings received 05/09/2016: 2373-A-1006-E, 2373-A-1113-C and 2373-A-1114-C.

Documents: Planning Statement (Savills, November 2015); Design and Access Statement (Omega Partnership, November 2015); Heritage Statement (CgMs, February 2016); Arboricultural Development Statement CBA9003 v1 (CBA Trees, November 2015); Phase 1 & 2 Bat Survey (Lindsay Carrington Ecological Services Ltd, July 2014); Archaeological Watching Brief ref: 79182.04 (Wessex Archaeology, November 2015); Construction Traffic Management Plan ref: ZGTASHOT.2 (Mayer Brown, November 2015); Construction Environmental Management Plan V1 ref: W GTASHOT.9 (Mayer Brown, November 2015); The Nurses Residence - Structural Report (AKS Ward, October 2015); The Louise Margaret Hospital - Structural Report (AKS Ward, October 2015); Phase 1 Desk Study Report ref: LP1042 (Leap Environmental, 09/11/2015); Landscape Management and Maintenance Proposals ref: 2519-LMH-MP01 Rev P3 (Allen Pyke Associates, March 2016); LMH Lighting Assessment ref: A095013 (WYG, November 2015); LMH Noise Assessment ref: A095013 (WYG, July 2016); Proposed Drainage Strategy for CMH & LMH (Mayer Brown, 23/11/2015); Planning Stage Sustainability and Energy Report ref: 3814/DH/CAG Issue 2 for Planning (RHB Partnership, 5th November 2015); Mechanical & Electrical Outline Design Specification ref: 3808/HG/DH Issue 2 (RHB, 5th November 2015);

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

Phasing Plan

- 3 No development (including demolition) shall take place until details of a phasing programme for the development hereby approved has been submitted to and approved in writing by the Local Planning Authority. The details shall include the following:

- (i) A layout plan identifying the extent of the buildings to be included within each identified phase;
- (ii) An indicative phasing programme for the implementation of the consent.

The development shall be carried out in accordance with the approved phasing plan and programme.

Reason: To facilitate a phased approach to the development, due to the scale and complexity of the proposals.*

Updated existing and proposed plans and structural reports following demolition

- 4 No development, other than the demolition of the parts of the building hereby approved, shall commence on a phase agreed by condition 3 until the following details have been submitted to and approved in writing by the Local Planning Authority, in relation to that phase:

- (i) A revised set of existing building drawings (post demolition);
- (ii) Accurate survey of existing ground levels around the retained buildings (post demolition);
- (i) A structural surveyor's report setting out the condition of the relevant parts of the building and the nature of and suggested remedial work to any structural defects;
- (ii) An updated set of proposed drawings (including written schedule of materials) informed by post demolition surveys (ground levels, structural surveys etc.);
- (iii) Details of finished floor levels and proposed ground levels in relation to a fixed datum, including scaled cross-sections where appropriate.

This condition shall apply notwithstanding any indication as to these matters that have been given in the current application and the development shall be carried out and thereafter retained in accordance with the approved details.

Reason: In order to gain a greater understanding of the fabric and integrity of the retained listed buildings following the demolition of later additions, in order that the Local Planning Authority can consider the impact of any minor variations to the proposed development on the character and appearance of the listed buildings and the conservation area.*

Noise attenuation - windows

- 5 Prior to first occupation of a phase agreed by condition 3, details of the acoustic performance of the existing glazing and/or the submission of appropriate acoustic mitigation to ensure that the recommended internal ambient noise levels, as set out within BS8233:2014, will be achieved, with windows closed and other means of ventilation provided, shall be submitted to and approved in writing by the Local Planning Authority.

The development shall be carried out and thereafter retained in accordance with the approved details.

Reason: To safeguard future occupiers of the development against noise disturbance and to preserve the special architectural and historic fabric of the listed buildings.*

External Plant Noise

- 6 Prior to the installation of any external plant and machinery, details shall be submitted to and approved in writing by the Local Planning Authority, to demonstrate that the rating level emitted from any external plant and machinery, as assessed under BS4142: 2014, shall be lower than the background sound level as measured or calculated at 3.5 m from the nearest ground floor sensitive facade and 1m from upper floor noise sensitive facades, during the relevant periods of operation. The level of mitigation required to achieve this criteria shall be retained thereafter, for the life of the equipment.

Reason: To safeguard future occupiers of the development against noise disturbance*

Cycle storage

- 7 Prior to first occupation of a phase agreed by condition 3, the following details shall be submitted to and approved in writing by the Local Planning Authority, in relation to that phase:
- (i) Detailed design and location of cycle storage, including details of the proposed internal racking systems;
 - (ii) Details of the design, location and methodology for installation of the proposed stair/step cycle channels.

This condition shall apply notwithstanding any indication as to these matters that have been given in the current application. The storage shall be provided in accordance with the approved details prior to the first occupation of the relevant part of the development to which it relates, and shall be retained thereafter for the parking of bicycles the life of the development.

Reason – To ensure that a sufficient level of cycle parking is available for the development to meet its operational needs and to safeguard the character and appearance of the listed buildings and the conservation area.*

Refuse and recycling storage

- 8 Prior to first occupation of a phase agreed by condition 3, the following details concerning the design and location of refuse and recycling bin storage shall be submitted to and approved in writing by the Local Planning Authority, in relation to that phase.

This condition shall apply notwithstanding any indication as to these matters that have been given in the current application. The storage shall be provided in accordance with the approved details prior to the first occupation of the relevant part of the development to which it relates, and shall be retained thereafter for the life of the development.

Reason – To ensure that sufficient refuse and recycling storage is available for the development to meet its operational needs and to safeguard the character and appearance of the listed buildings and the conservation area.*

Residential car parking

- 9 The residents' and visitors' car parking spaces (including disabled bays) shall be laid out in accordance with drawing 2373-A-1007-D hereby approved, prior to first occupation of the part of the development to which it relates and retained thereafter for the life of the development. The spaces shall be used only for the parking of vehicles ancillary and incidental to the residential use of the development.

Reason - To ensure the provision and availability of adequate parking to serve the operational needs of the development in the interests of highway safety.

Hours of Construction

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

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

Tree Protection

- 11 The development shall be carried out strictly in accordance with the methodology and recommendations (including site monitoring and supervision) contained within the Arboricultural Development Statement Arboricultural Development Statement CBA9003 v1 (CBA Trees, November 2015).

Reason - To safeguard existing and replacement trees within the site, in the interests of biodiversity and the character and appearance of the conservation area.

Bird Nesting Season

- 12 All wild birds and their nests are protected under the Wildlife and Countryside Act 1981 (as amended). If any trees are to be removed or buildings demolished during the bird breeding season (March-September inclusive) they shall first be inspected by an experienced ecologist and the development carried out in accordance with the methodology and recommendations contained within the Construction Traffic Management Plan ref: ZGTASHOT.2 (Mayer Brown, November 2015) hereby approved, to ensure that no active nests are present. If an active nest is discovered it shall be left in situ until the young have fledged.

Reason - To prevent harm to breeding birds

Archaeology

- 13 The development hereby approved shall be carried out in accordance with the methodology and recommendations contained within the Written Scheme of Investigation for an Archaeological Watching Brief Archaeological Watching Brief ref: 79182.04 (Wessex Archaeology, November 2015) hereby approved.

Reason: To secure the protection of archaeological assets if they are discovered.

Construction Environmental Management Plan

- 14 The development hereby approved shall be carried out strictly in accordance with the approved Construction Environmental Management Plan V1 ref: W GTASHOT.9 (Mayer Brown, November 2015);

Reason – In order to safeguard local environmental conditions and wildlife during the construction of the development.

Construction Traffic Management Plan

- 15 The development hereby approved shall be carried out strictly in accordance with the approved Construction Traffic Management Plan ref: ZGTASHOT.2 (Mayer Brown, November 2015).

Reason – In the interests of highway safety.

INFORMATIVES

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

The proposal has been assessed against The National Planning Policy Framework (NPPF March 2012) and the following policies of the Council's Development Plan:

Rushmoor Plan (Core Strategy) Adopted October 2011

SP1 (Aldershot Urban Extension); CP1 (Sustainable Development Principles); CP2 (Design and Heritage); CP3 (Renewable Energy and Sustainable Construction); CP4 (Surface Water Flooding); CP5 (Meeting Housing Needs and Housing Mix); CP6 (Affordable Housing); CP13 (Thames Basin Heaths Special Protection Area); CP15 (Biodiversity); CP16 (Reducing and Managing Travel Demand)

Rushmoor Local Plan Review saved policies (August 2007):

ENV13 (Trees); ENV16 (Major Sites); ENV19 (Comprehensive Landscape Plans); ENV23 (Works to Listed Buildings); ENV26 (Adjoining Development); ENV30 (Archaeology); ENV31 (Recording of Remains); ENV34 (Preserve or Enhance Character); ENV36 (Materials); ENV42 (Flood Risk Protection Measures); ENV48 (Damage to the Environment – noise, smoke gases etc.); ENV49 (Development on Contaminated Land); ENV50 (Amenities Of Local Residents While Sites Are Being Developed); ENV51 (Development of Sites Affected by Air Pollution or Noise); ENV52 (Light Pollution); OR4 (Public Open Space Required for New Development); H14 (Amenity Space).

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 February 2011 are applicable.

The Reserved Matters proposals for sub-zone C of Development Zone C - Cambridge Military Hospital (Phase 2b), sufficiently reflect the terms of the outline planning permission for the Aldershot Urban Extension, including the parameter plans and the principles of the approved Design Codes. The proposals also accord with the

Affordable Housing Development Zone Strategy for Zone C – Cambridge Military Hospital.

It is considered on balance, and subject to appropriate conditions, that the proposals to refurbish and convert the retained Louise Margaret Hospital buildings and Nurses Residence to residential use with an element of new build, following the demolition of various single-storey annexes, would be consistent with the relevant national and local planning policies and guidance.

The proposed residential accommodation would provide an acceptable living environment for future occupiers and there would be no unacceptable impacts on neighbouring amenity or on nature conservation. The proposals would provide adequate parking and servicing provision and would be acceptable in highway terms.

It is considered, taking into account the viability of the scheme, that any harm resulting from the loss historic fabric through demolition is outweighed by the significant, long term public benefits of the development and the wider proposals for the CMH Zone. The development would provide a viable use for the retained curtilage listed/locally listed consistent with their conservation and would have an acceptable impact on the setting of the Grade II Listed Cambridge Military Hospital and the character and appearance of the Aldershot Military Town Conservation Area.

- 2 INFORMATIVE - Your attention is specifically drawn to the conditions marked *. These condition(s) require the submission of details, information, drawings etc. to the Local Planning Authority BEFORE WORKS START ON SITE or, require works to be carried out BEFORE COMMENCEMENT OF USE OR FIRST OCCUPATION OF ANY BUILDING. Failure to meet these requirements is in contravention of the terms of the permission and the Council may take enforcement action to secure compliance. As of April 2008 submissions seeking to discharge conditions or requests for confirmation that conditions have been complied with must be accompanied by the appropriate fee.
- 3 INFORMATIVE - The applicant is reminded that there are a number of conditions attached to the original outline planning permission (ref:12/00958/OUT) which remain applicable to this Development Zone and may require details to be approved prior to the commencement of development.
- 4 INFORMATIVE - The applicant is reminded that this permission and the original outline planning permission (ref: 12/00958/OUT) is subject to a legal agreement under Section 106 of the Town and Country Planning Act 1990 (as amended).
- 5 INFORMATIVE – The applicant is reminded that specific conditions associated with the associated Listed Building Consent ref: 15/00931/LBC2PP will also need to be complied with prior to commencement of the development and/or first occupation/use.
- 6 INFORMATIVE - In the UK all species of bats are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and under Schedule 2 of the conservation (Natural Habitats & c) Regulations 2004. The grant of planning permission does not supersede the requirements of this legislation and any unauthorised works would constitute an offence. If bats or signs of bats are encountered at any point during development then all works must stop immediately and you should contact Natural England.
- 7 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.

APPLICATION B -15/00931/LBC2PP (Listed Building Consent)

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

Time Limit

- 1 The works to which this application relates shall be begun before the expiration of 3 years from the date of this permission.

Reason - To comply with the requirements of the Planning (Listed Building and Conservation Areas) Act 1990 as amended.

Approved Plans

- 2 The consent hereby granted shall be carried out in accordance with the following approved drawings and documents:

Drawings received 17/11/2015: 2373-A-1000-B; 2373-C-2000-C; 2373-C-2001-A; 2373-A-3011-A; 2373-A-3010-A; 2373-C-3111-B; 2373-A-3110-B; 2373-A-3006-A; 2373-A-3005-A; 2373-C-3106-B; 2373-A-3105-D; 2373-A-3001-A; 2373-A-3000-A; 2373-C-3101-B; 2373-A-3100-B; 2373-A-3020-A; 2373-A-1007-D; 2519-LMH-DT-01 P2; 2519-LMH-DT-04 P1; 2519-LMH-DT-05 P1; 2519-LMH-DT-03 P1; 2519-LMH-DT-02 P1; GTASHOT_C1/GA/03 A; GTASHOT_C1/RD/01 A; GTASHOT_C1/RD/02 A; GTASHOT_C1/RD/03 A; GTASHOT_C1/UT/01 A; GTASHOT_C1/VT/01; GTASHOT_C1/VT/02 and GTASHOT_C1/VT/03.

Drawings received 22/02/2016: 2373-SK-3115-D; 2373-SK-3116-B; 2373-A-3115-C; 2373-A-3116-C; 2373-C-2005-C; 2373-C-1111-B and 2373-C-1112-B.

Drawings received 22/08/2016: 2373-A-1005-J; 2519-LMH-LA-01 P5; 2519-LMH-LA-02 P5; 2519-LMH-GMP-01 P3; 2519-LMH-LA-03 P3 and GTASHOT_C1/GA/01 B.

Drawings received 05/09/2016: 2373-A-1006-E, 2373-A-1113-C and 2373-A-1114-C.

Documents: Planning Statement (Savills, November 2015); Design and Access Statement (Omega Partnership, November 2015); Heritage Statement (CgMs, February 2016); The Nurses Residence - Structural Report (AKS Ward, October 2015); The Louise Margaret Hospital - Structural Report (AKS Ward, October 2015);

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

Phasing Plan

- 3 No works shall take place until details of a phasing programme for the development (including demolition) hereby approved has been submitted to and approved in writing by the Local Planning Authority. The details shall include the following:

- (i) A layout plan identifying the extent of the buildings to be included within each identified phase;
- (ii) An indicative phasing programme for the implementation of the consent.

The works shall be carried out in accordance with the approved phasing plan and programme.

Reason: To facilitate a phased approach to the works, due to the scale and complexity of the associated redevelopment proposals.*

Updated existing and proposed plans and structural reports following demolition

4 No works other than the demolition of the parts of the building hereby approved, shall commence on a phase agreed by condition 3 until the following details have been submitted to and approved in writing by the Local Planning Authority, in relation to that phase:

- (i) A revised set of existing building drawings (post demolition);
- (ii) Accurate survey of existing ground levels around the retained buildings (post demolition);
- (iii) A structural surveyor's report setting out the condition of the relevant parts of the building and the nature of and suggested remedial work to any structural defects;
- (iv) An updated set of proposed drawings (including written schedule of materials) informed by post demolition surveys (ground levels, structural surveys etc.);
- (i) Details of finished floor levels and proposed ground levels in relation to a fixed datum, including scaled cross-sections where appropriate.

This condition shall apply notwithstanding any indication as to these matters that have been given in the current application and the works shall be carried out and thereafter retained in accordance with the approved details.

Reason: In order to gain a greater understanding of the fabric and integrity of the retained listed buildings following the demolition of later additions, in order that the Local Planning Authority can consider the impact of any minor variations to the proposed works on the special architectural and historic interest of the heritage assets.*

Further Details Required

5 No works other than the demolition of the parts of the building hereby approved, shall commence on a phase agreed by condition 3 until the following details have been submitted to and approved in writing by the Local Planning Authority, in relation to that phase:

- (i) A detailed written Schedule of external and internal Works/ Method Statement;

- (ii) Detailed drawings and methodology of proposed internal partitions and any proposed building insulation, demonstrating how the original internal fabric and features of the building would be affected, such as existing doors, windows and reveals, floorboards/coverings, walls, ceilings, cornices, picture rails, skirtings and other decorative features;
- (iii) Details (drawings and/or samples where appropriate) of internal and external materials, including plasterwork and decorative features, internal doors, flooring, roof tiles, ridge tiles, other roof coverings, stonework, bricks types (including extent of re-use of bricks), brick bond, mortar mix, pointing method, flashing, rainwater goods and exterior metal work, including external balustrades;
- (iv) Typical large scale detailed drawings (1:5 and/or 1:20), including vertical and horizontal cross-sections through openings, of new and replacement windows, rooflights and external doors, including materials, finishes, head, sill, lintels and depth of reveal;
- (v) Detailed design and location of cycle storage, including details of the proposed internal racking systems;
- (vi) Details of the design, location and methodology for installation of the proposed stair/step cycle channels;
- (vii) Design and location of refuse and recycling bin storage;
- (viii) Methodology (drawings where appropriate) for retained window refurbishment, including any required modifications (e.g. for thermal or sound attenuation purposes);
- (ix) Details of any proposed external services/fixtures, including pipes, soil stacks, flues, vents, ductwork, CCTV and lighting.

This condition shall apply notwithstanding any indication as to these matters that have been given in the current application and the works shall be carried out and thereafter retained in accordance with the approved details.

Reason - In the interests of preserving the special architectural and historic interest of the listed buildings.*

Recording document/s

- 6 No demolition or works shall commence on a phase agreed by condition 3 until a recording document of the parts of the building to be demolished, in accordance with Section 9.0 of the Conservation Plan and Heritage Strategy (December 2012) approved under planning permission 12/00958/OUT dated 10/03/2014, is submitted to and approved in writing by the Local Planning Authority. Thereafter the approved recording document/s shall be made available through the relevant public archive.

Reason - To record and advance understanding of the significance of any heritage assets to be removed.

Salvage document/s

- 7 No demolition or works shall commence on a phase agreed by condition 3, until a programme of salvage has been submitted to and approved in writing the Local Planning Authority in respect of that phase. The document shall include:
- (i) Details and photographs of any features such as ironmongery, fireplaces, cornices, skirtings, architraves and doors to be removed;
 - (ii) Details, storage and/or proposals for re-use of salvaged features.

Thereafter no such features identified in the Salvage Document shall be removed temporarily or permanently except as indicated in the agreed programme of retention and salvage.

Reason - To re-incorporate historic features into design of the scheme where practicable and to record and advance understanding of the significance of any heritage assets to be removed.*

Demolition strategy / making good works

- 8 No works shall commence on a phase agreed by condition 3 until a Demolition Method Statement (including making good works and methodology to protect existing structures) is submitted to and approved in writing by the Local Planning Authority in respect of that phase. The demolition works shall be carried out in accordance with the approved strategy.

Reason: To safeguard the special architectural and historic character of the buildings.

Damp proofing

- 9 No increase in the existing ground levels directly adjoining the retained listed buildings shall be made until details concerning damp-proofing (including method statement and section drawings where appropriate) is submitted to and approved in writing by the Local Planning Authority. This condition shall apply notwithstanding any indication as to these matters that have been given in the current application and the works shall be carried out and thereafter retained in accordance with the approved details.

Reason - In the interests of preserving the special architectural and historic interest of the listed buildings.*

Cleaning and repointing

- 10 No works to clean or repoint external brickwork or stonework of any retained buildings shall be undertaken within a phase agreed by condition 3 until the following details have been submitted to and approved in writing by the Local Planning Authority, in relation to that phase:
- (i) Details of the extent of cleaning and repointing proposed;
 - (ii) Details of proposed cleaning method together with a sample area of brickwork/stonework has been prepared on site and inspected by the Local Planning Authority;

- (iii) A sample panel/s not less than 1 metre square to show the proposed mortar composition and colour, and the method of pointing, has been prepared on site and inspected by the Local Planning Authority.

The sample panels/areas shall be photographed (or otherwise identified for comparison as work proceeds) prior to works commencing and the works shall thereafter be carried out to match the approved samples.

Reason - To ensure that the character, appearance and integrity of the listed buildings is not prejudiced, thereby preserving their special architectural and historic interest.*

INFORMATIVES

INFORMATIVE - REASONS FOR APPROVAL - The Council has granted Listed Building Consent to refurbish and convert the retained Louise Margaret Hospital buildings and Nurses' Residence to residential use with an element of new build, following the demolition of various single-storey annexes, because taking into account the viability of the scheme, any harm resulting from the loss historic fabric through demolition would be outweighed by the significant, long term public benefits of the associated development and the wider proposals for the CMH Zone. The associated development would provide a viable use for the retained curtilage listed/locally listed buildings, consistent with their conservation, and the works would have an acceptable impact on the setting of the Grade II Listed Cambridge Military Hospital and the character and appearance of the Aldershot Military Town Conservation Area. The proposals are consistent with Core Strategy Policy CP2, Rushmoor Local Plan Review saved policies ENV23 and ENV26 and section 12 of the National Planning Policy Framework (NPPF). This assessment also includes a consideration of whether the decision to grant consent is compatible with the Human Rights Act 1998.

- 2 **INFORMATIVE** - Your attention is drawn to the Planning (Listed Buildings and Conservation Areas) Act 1990, Section 8 which states the following: -

Works for the demolition of a listed building are authorised if: -

- a) such consent has been granted for their execution;
- b) notice of the proposal to execute the works has been given to the Royal Commission;
- c) after such notice has been given either:-
 - (i) for a period of at least one month following the grant of such consent, and before the commencement of the works, reasonable access to the building has been made available to members or officers of the Royal Commission for the purpose of recording it; or
 - (ii) The office of the Royal Commission has stated in writing that they have completed their recording of the building or that they do not wish to record it; and
- (d) the works are executed in accordance with the terms of the consent and of any conditions attached to it.

The address of the National Monuments Record Centre is Kemble Drive, Swindon SN2 2GZ.

- 3 INFORMATIVE - Your attention is specifically drawn to the conditions marked *. These condition(s) require the submission of details, information, drawings etc. to the Local Planning Authority BEFORE WORKS START ON SITE or, require works to be carried out BEFORE COMMENCEMENT OF USE OR FIRST OCCUPATION OF ANY BUILDING. Failure to meet these requirements is in contravention of the terms of the permission and the Council may take enforcement action to secure compliance. As of April 2008 submissions seeking to discharge conditions or requests for confirmation that conditions have been complied with must be accompanied by the appropriate fee.
- 4 INFORMATIVE – The applicant is reminded that this Listed Building Consent relates to associated development approved under planning permission 15/00898/REMPP. Therefore specific conditions associated with this planning permission will also need to be complied with prior to commencement of the works and/or first occupation/use.
- 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.

INDICATIVE PLANT SCHEDULE
Plants to be selected from:

| PLANT NAME | SYMBOL | HEIGHT | SPACING |
|-----------------------|----------|----------|-------------|
| Large deciduous tree | (Symbol) | 20-25m | 10m x 10m |
| Medium deciduous tree | (Symbol) | 10-15m | 5m x 5m |
| Small deciduous tree | (Symbol) | 5-10m | 3m x 3m |
| Large evergreen tree | (Symbol) | 20-25m | 10m x 10m |
| Medium evergreen tree | (Symbol) | 10-15m | 5m x 5m |
| Small evergreen tree | (Symbol) | 5-10m | 3m x 3m |
| Large shrub | (Symbol) | 2-3m | 2m x 2m |
| Medium shrub | (Symbol) | 1-2m | 1m x 1m |
| Small shrub | (Symbol) | 0.5-1m | 0.5m x 0.5m |
| Large groundcover | (Symbol) | 0.1-0.3m | 0.5m x 0.5m |
| Medium groundcover | (Symbol) | 0.1-0.3m | 0.3m x 0.3m |
| Small groundcover | (Symbol) | 0.1-0.3m | 0.2m x 0.2m |

| PLANT NAME | SYMBOL | HEIGHT | SPACING |
|-----------------------|----------|----------|-------------|
| Large deciduous tree | (Symbol) | 20-25m | 10m x 10m |
| Medium deciduous tree | (Symbol) | 10-15m | 5m x 5m |
| Small deciduous tree | (Symbol) | 5-10m | 3m x 3m |
| Large evergreen tree | (Symbol) | 20-25m | 10m x 10m |
| Medium evergreen tree | (Symbol) | 10-15m | 5m x 5m |
| Small evergreen tree | (Symbol) | 5-10m | 3m x 3m |
| Large shrub | (Symbol) | 2-3m | 2m x 2m |
| Medium shrub | (Symbol) | 1-2m | 1m x 1m |
| Small shrub | (Symbol) | 0.5-1m | 0.5m x 0.5m |
| Large groundcover | (Symbol) | 0.1-0.3m | 0.5m x 0.5m |
| Medium groundcover | (Symbol) | 0.1-0.3m | 0.3m x 0.3m |
| Small groundcover | (Symbol) | 0.1-0.3m | 0.2m x 0.2m |

| PLANT NAME | SYMBOL | HEIGHT | SPACING |
|-----------------------|----------|----------|-------------|
| Large deciduous tree | (Symbol) | 20-25m | 10m x 10m |
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| Small shrub | (Symbol) | 0.5-1m | 0.5m x 0.5m |
| Large groundcover | (Symbol) | 0.1-0.3m | 0.5m x 0.5m |
| Medium groundcover | (Symbol) | 0.1-0.3m | 0.3m x 0.3m |
| Small groundcover | (Symbol) | 0.1-0.3m | 0.2m x 0.2m |

NOTE: Planting grid spacing to be provided in final budget is maximum 1.2m height / maximum 10m width / 10m x 10m from a central point. Minimum planting spacing.

| PLANT NAME | SYMBOL | HEIGHT | SPACING |
|-----------------------|----------|----------|-------------|
| Large deciduous tree | (Symbol) | 20-25m | 10m x 10m |
| Medium deciduous tree | (Symbol) | 10-15m | 5m x 5m |
| Small deciduous tree | (Symbol) | 5-10m | 3m x 3m |
| Large evergreen tree | (Symbol) | 20-25m | 10m x 10m |
| Medium evergreen tree | (Symbol) | 10-15m | 5m x 5m |
| Small evergreen tree | (Symbol) | 5-10m | 3m x 3m |
| Large shrub | (Symbol) | 2-3m | 2m x 2m |
| Medium shrub | (Symbol) | 1-2m | 1m x 1m |
| Small shrub | (Symbol) | 0.5-1m | 0.5m x 0.5m |
| Large groundcover | (Symbol) | 0.1-0.3m | 0.5m x 0.5m |
| Medium groundcover | (Symbol) | 0.1-0.3m | 0.3m x 0.3m |
| Small groundcover | (Symbol) | 0.1-0.3m | 0.2m x 0.2m |

Legend

Site Boundary

SOFT LANDSCAPE:

- Existing trees to be retained
- Existing trees to be replaced
- Existing trees to be retained and replaced
- Proposed trees
- Proposed hedges
- Proposed groundcover (shrub and groundcover)
- Sub grading for drainage purposes
- Arterial grass
- Long mowed grass and seasonal beds

HARD LANDSCAPE:

- Existing road and footpaths including Heritage Trail
- Proposed parking at Louisa Marger Road
- Proposed parking at Louisa Marger Road
- Proposed parking and cycle to street at Louisa Marger Road
- Proposed parking and main paved carpark at Louisa Marger Road
- Proposed parking and main paved carpark at Louisa Marger Road
- Proposed parking and main paved carpark at Louisa Marger Road
- Proposed parking and main paved carpark at Louisa Marger Road
- Proposed parking and main paved carpark at Louisa Marger Road
- Proposed parking and main paved carpark at Louisa Marger Road

NOTE: All plants and materials to be specified in the final schedule of materials and quantities.



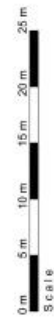
Conceptual sketch view of Heritage Trail at Louisa Marger's Hospital Frontage



Scale: 1:1000
Drawing No: CMH-2018-001
Date: 10/10/2018



0 5m 10m 15m 20m 25m
Scale



OMEGA
PARTNERSHIP
100% EQUITY PARTNERSHIP
100% EQUITY PARTNERSHIP

grainger plc

GRAINGER PLC
CAMBRIDGE MILITARY HOSPITAL ALTERNATIVE
1208 28 A1
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PLANNING

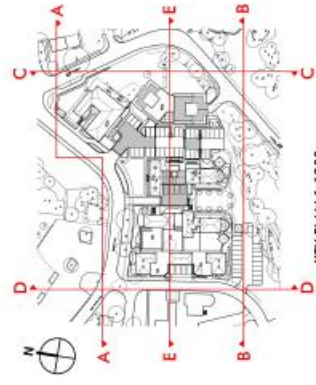
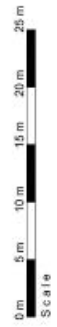


SECTION D - D EXISTING



SECTION D - D PROPOSED

DATE: 11/11/2019
 DRAWN BY: [illegible]
 CHECKED BY: [illegible]



KEY PLAN 1:1250

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grainger plc
an equal opportunity and affirmative action employer

GRAINGER PLC
 CAMBRIDGE HOSPITAL ADJUNCT
 SITE SECTION D
 EXISTING & PROPOSED

1/200 (R.A1)
 DATE: 01/11/19
 DRAWING NO: 2373-C-1113-B



ELEVATION A



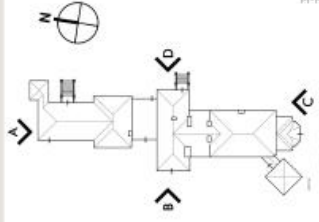
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ELEVATION C



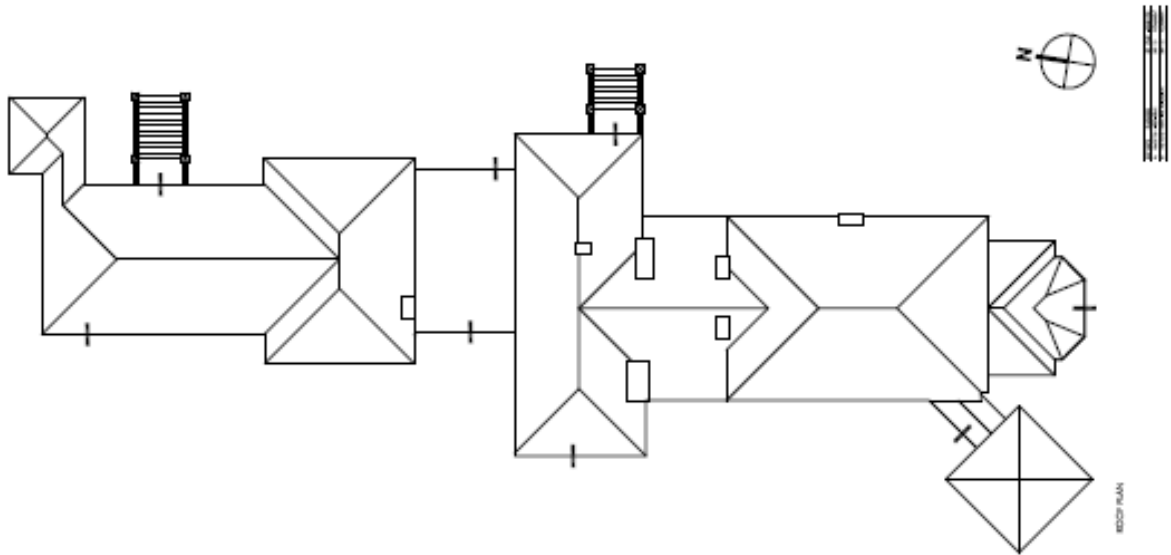
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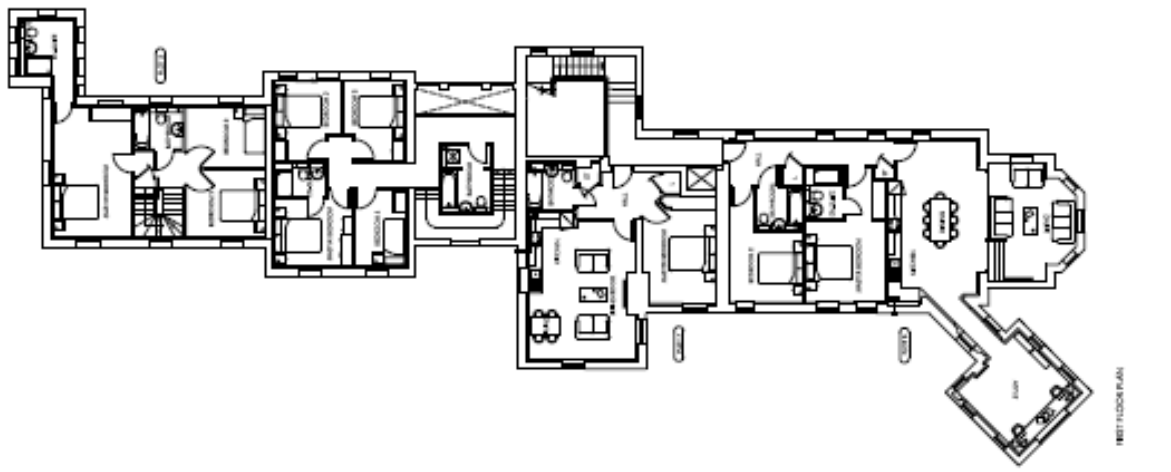
OMEGA
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 10000 10th Street, Suite 100
 Denver, CO 80231

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 2373-C-3111-B
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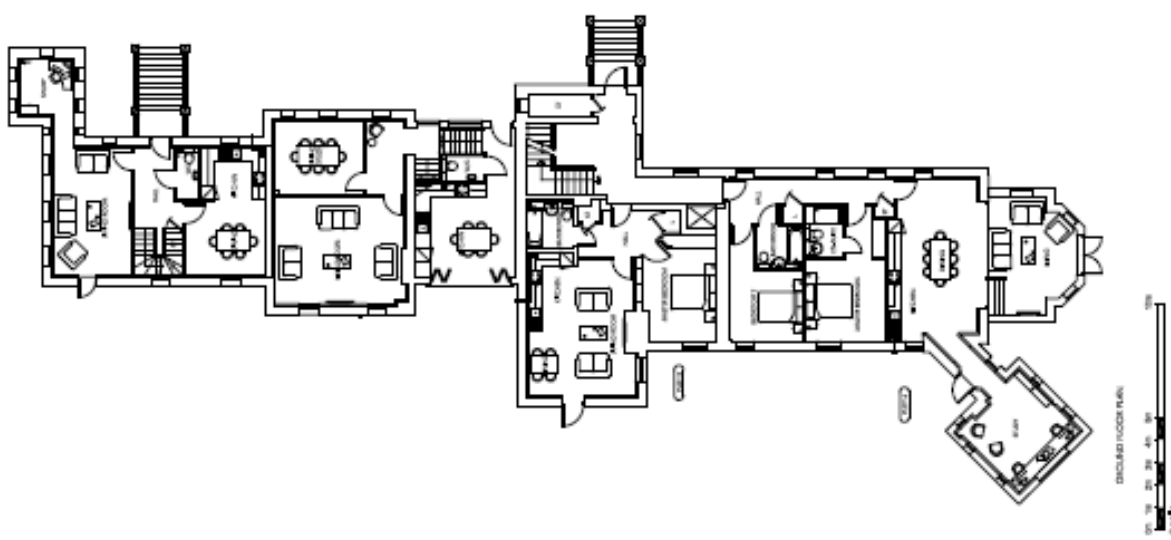
2012
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 2373-C-3111-B



SECOND FLOOR PLAN



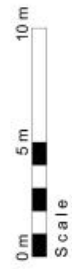
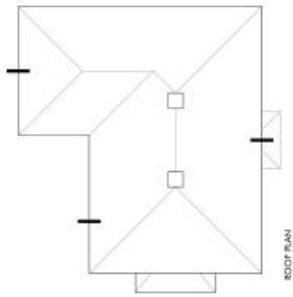
FIRST FLOOR PLAN



ENCLOSED FLOOR PLAN

| | |
|---|---|
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|---|---|

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PLANNING
ARCHITECTS

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PLANNING

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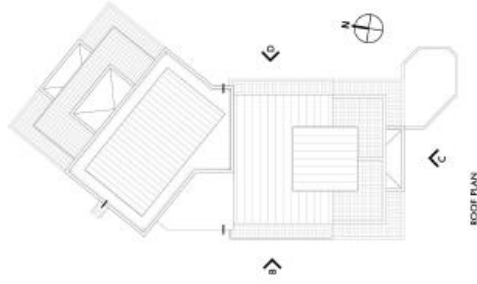
ELEVATION B



ELEVATION C



ELEVATION D



ROOF PLAN

granger plc
 Omega Partnership, Architects and Urban Designers
 T: 02372 425 333 W: www.omega-partnership.co.uk

OMEGA
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Client: **GRAINGER PLC**
 Project: **LWH & NQ, WELLESLEY**
 Description: **BLOCK D SKETCH ELEVATIONS**

Scale: **1:100 @ A1**
 Date: **FEBRUARY 2016**

Phase: **PLANNING**

2373-SK-3115-D



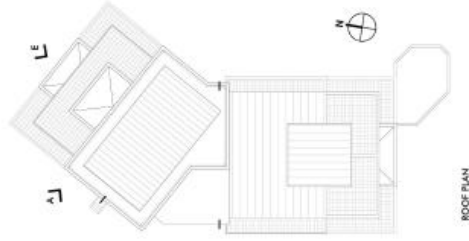
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ELEVATION A



ELEVATION E



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PARTNERSHIP
INCORPORATED IN ENGLAND
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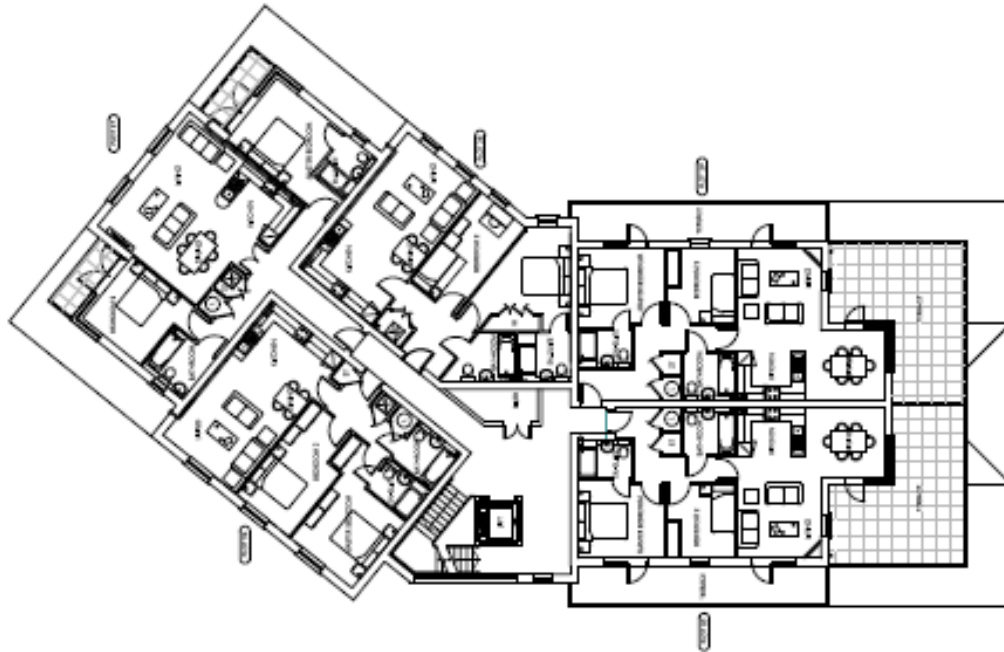
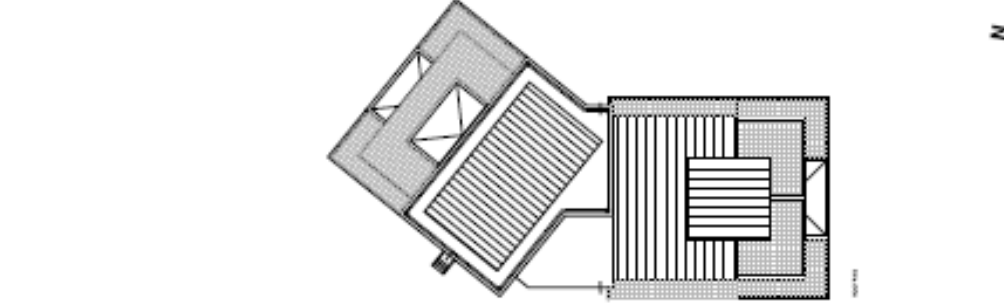
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 Scale: **1:100 @ A1**
 Date: **FEBRUARY 2016**

Prepared: **LWH & NQ, WELLESLEY**

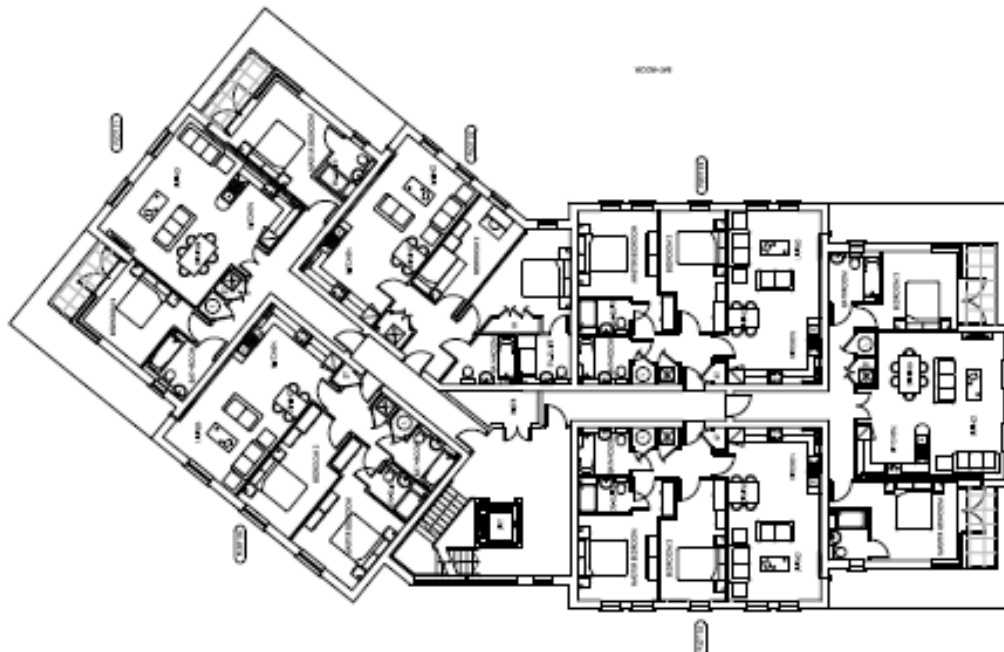
Project: **PLANNING**

Block D SKETCH ELEVATIONS

2373-SK-3116-B



SECOND FLOOR PLAN

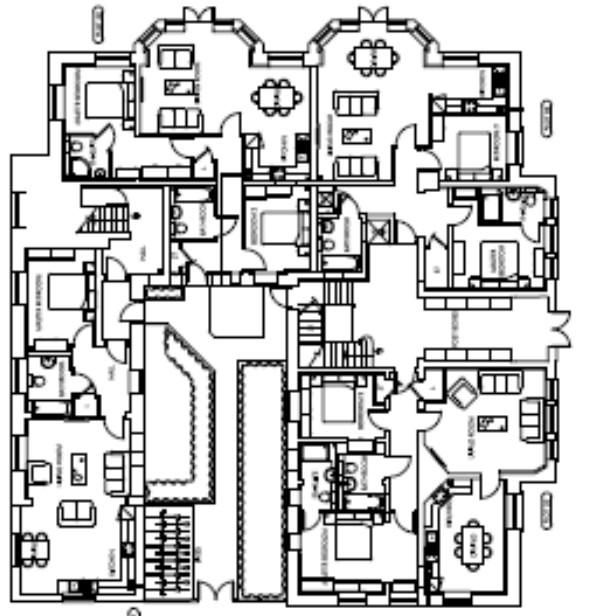
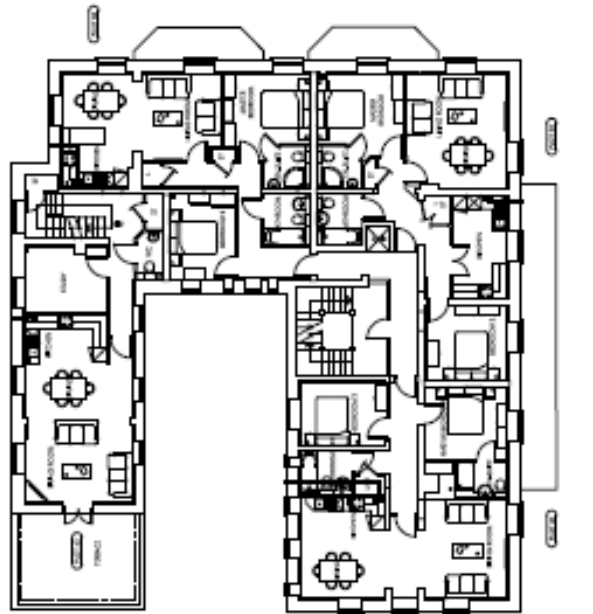
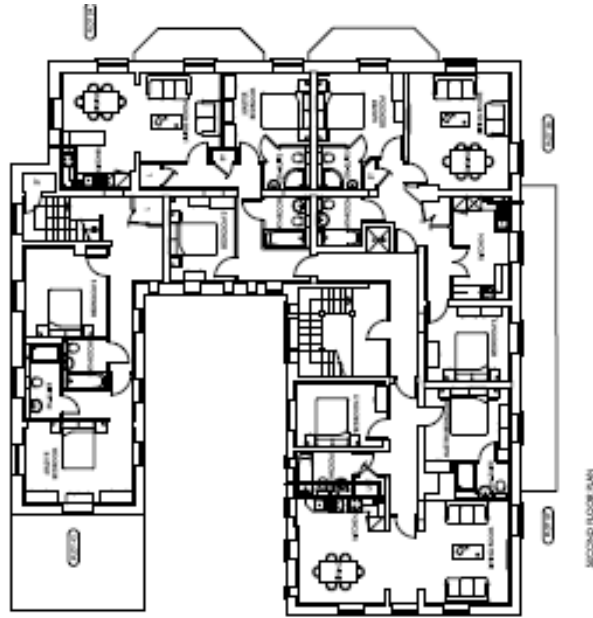



FIRST FLOOR PLAN

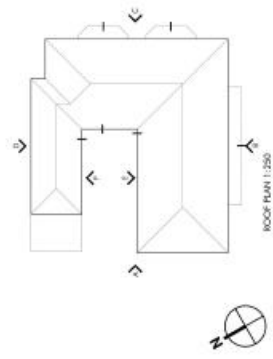
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 DATE: 04/19/07
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 PROJECT NAME: ALBION SQUARE



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 FAX: 212-693-1001
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 OMEGA UNIVERSITY
 2373-A-3100-B
 PROJECT NO. 2373-A-3100-B
 DATE 10/15/14
 DRAWING NO. 2373-A-3100-B
 SHEET NO. 10/15/14



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

| | |
|------------------------------|--|
| Case Officer | David Stevens |
| Application No. | 16/00522/FULPP |
| Date Valid | 29th June 2016 |
| Expiry date of consultations | 21st July 2016 |
| Proposal | 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 |
| Ward | St Mark's |
| Applicant | Salesian College |
| Agent | Drake & Kannemeyer |
| Recommendation | GRANT |

Description

The Salesian College Playing Fields are located to the west of the A331 road just north of the North Camp interchange. The Playing Fields adjoin the Park Road allotments. To the west, the boundary is with rear gardens of residential properties fronting Park Road, houses at Nos.1-10 Salesian View, and garage courts and flats at Nos.275 -291 Lynchford Road. The south boundary of the Playing Fields abuts a landscaped margin adjoining public footpaths providing a pedestrian/cycleway link to the A331 footbridge. The Playing Fields can accommodate three football/rugby pitches with adjoining practice areas. In the summer months a cricket pitch and/or athletics track may be laid out instead. The site has ancillary facilities, including a changing pavilion, maintenance/equipment storage shed and cricket practice nets.

The red-line for the current planning application defines only the southern half of the Playing Fields as the site. This is an area currently occupied by a single rugby pitch aligned approximately east-west in the southern half of the red line area. A strip of land between this pitch and the south boundary of the Playing Fields is overgrown and unused. The remainder of the red-lined area is grassed but is not currently laid out as pitches. The existing rugby pitch is often waterlogged during the winter months leaving it unusable.

The current proposal is to form a level all-weather 3G playing pitch measuring 130 metres by 85 metres to be orientated approximately north-south within the application site. This has been designed to meet the requirements of both FIFA and the RFU's recommended pitch sizes and to replace the existing undersized grass rugby pitch. The orientation of the pitch has been rotated 90 degrees from that of the current pitch to (a) comply with playing pitch orientation guidelines; and (b) increase the distance between the pitch and the adjoining residential properties. The proposed new facility has also been designed for multi-use, providing cross play football pitches for 9v9 and 7v7 in addition to the full size pitches. The construction of the proposed pitch would include new drainage designed to resolve the existing drainage problems and improve the potential for use throughout the year. The proposed synthetic surface would be field/olive green in colour, with yellow, white and blue line colours for the various pitches.

The facility would be linked by a 2.40m wide tarmac footpath from the existing changing rooms lined with 1 metre high post and rail fencing, this arrangement is designed to keep mud off the artificial playing surface.

Although the Playing Fields are already enclosed with substantial fencing, the new playing pitch itself would have a separate 4500mm high perimeter fence. This would keep the artificial playing surface clean by reducing the likelihood of a ball having to be retrieved from the grassed areas beyond. The proposed fencing would be weld-mesh, with all steelwork galvanised and finished with green paint. The proposed fencing would incorporate noise reduction rubbers, which are designed to reduce rattle when struck.

Floodlighting would allow use of the new artificial pitch during the winter when there are limited daylight hours. The College has stated that they wish to restrict use of the pitch to no later than 8.00pm, followed by a 30 minute period for equipment to be cleared away prior to the floodlights going out by 8.30pm at the latest. It is stated that any Saturday and Sunday fixtures would take place during daylight hours, and floodlights would not be used then. A total of 16 Philips Optivision luminaires are proposed, to be mounted divided between six 15-metre high light columns. The proposed floodlighting columns would be located either side of the pitch at the halfway line (mounting four luminaires each), with the remaining four columns located near the corner-flags of the pitch, thereby towards the four corners of the proposed artificial pitch surface and enclosure. Each of the corner columns would mount 2 luminaires.

As with the other grass pitches on the Playing Fields, which is a private facility owned by Salesian College and not used by the public, it is indicated that the proposed new facility will be limited for College and old boys' use only.

No additional parking is proposed. As existing the Playing Fields have capacity for a total of 27 cars, including a single disabled space, on hardstanding area near the Pavilion or the grass beside the access drive. Some spaces are sufficient to accommodate mini-buses. Vehicular access to the Playing Fields is indicated to remain as existing, from Park Road at the north end of the site adjoining the allotment gardens. When coaches are used students/players are dropped off in Park Road and the coaches are parked on the main College site in Reading Road.

The application is supported by an Arboricultural Impact Appraisal and Method Statement, a Bat survey, a Planning/Design and Access Statement (incorporating a Flood Risk statement), a Site Investigation Report, plans and particulars for the proposed pitch drainage, and lighting information supplied by Philips. Subsequently, a Flood Risk Assessment and a

Surface Water Management layout design have also been submitted.

The Council formally confirmed in July 2016 that the proposals did not require an Environmental Impact Assessment; 16/00526/SCREEN refers.

Consultee Responses

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| Environmental Health | No objection subject to condition. |
| Transportation Strategy Officer | No highway objections. |
| Planning Policy | No objection. |
| Aboricultural Officer | No objection : the proposals have no implications for trees. |
| Ecologist Officer | No objections on the grounds of biodiversity subject to the recommendations in the Bat Report being implemented in full. |
| TAG | No objection. |
| Sport England | No objection subject to conditions : The proposals would result in the loss of playing pitches through a reduction in the flexibility of use of the overall Playing Fields for a variety of sports. However this objection would be overcome if conditions were to be imposed to require (a) submission of details of the proposed drainage of the pitch; and (b) require the applicants to enter into a community use agreement. |
| Head of Community | No objection : The Borough is currently meeting its quota for 3G artificial pitch provision and, as such, we have no issue with the College installing a pitch for private school use. The Playing Fields have restricted road access and parking, so community use would cause us concern. Community use could also displace users from other local pitches that the Council has recently invested in, and in partnership with Sport England and the Rugby Football Union. The Council is also aware that the existing grass pitch that the proposed 3G pitch is intending to replace gets very wet during the winter months disrupting College matches and practice sessions. Therefore we see the proposals being of great benefit in boosting the sporting facilities of the College. |
| Environment Agency | No comments received during the consultation period, thereby presumed to have no objections [Officer Note: Hampshire County Council, the Local Lead Flood Authority, has jurisdiction as the statutory consultee on flood risk matters in respect of this application.] |
| Lead Local Flood Authority (Hampshire County Council) | No objections following the receipt of a Flood Risk Assessment and Surface Water Management layout plans. |

Southern Gas Network
(Formerly TRANSCO) No comments received.

Highways Agency No objections.

Neighbours notified

In addition to posting a site notice and press advertisement, 48 individual letters of notification were sent to properties in Park Road, Salesian View and Lynchford Road, including all properties directly adjoining the application site.

Neighbour comments

Objections have been received from the occupiers of Nos.1, 4 and 5 Salesian View on the following collective grounds:-

- (a) Noise & disturbance right outside my property;
- (b) Visual harm and could cause loss of light to my property;
- (c) Light pollution by day and at night due to proposed floodlighting;
- (d) Public access could be gained to the Playing Fields via a gate situated in Salesian View, although it is a private road, especially during matches [Officer Note: the gate in question was shown on the original approved plans for Salesian View (97/00743/FUL) and is solely an emergency access to the Playing Fields. There are no proposals to use this access in the manner suggested by Salesian View residents and, indeed, as they point out, the road is privately owned and the public does not have a right of way to approach the access or any right to park in the cul-de-sac;
- (e) Parking is already limited on the road and additional traffic / parking requirements for spectators will lead to additional congestion on Salesian View;
- (f) Additional wear and tear to the road surface in Salesian View will need to be paid for by the residents despite no financial benefit from the additional traffic;
- (g) Drainage concerns, as the field acts as a flood plain for the Park Road area;
- (h) Loss of trees and foliage has left us more exposed to noise from, and views of, the A331 road [Officer Note: this comment appears to relate to a situation that has already arisen and for which no planning consent was required; it does not have any relevance to the consideration of the current application];
- (i) The site could be used commercially;
- (j) There have been bats in the vicinity for many years; and
- (k) This pitch would affect the price of our property [Officer Note: This is not a matter that can be taken into consideration in determining a planning application.]

Policy and determining issues

The site is located on land identified as containing 'playing pitches', but also in the 'countryside' just outside the defined built-up area of Farnborough. The A331 road to the east of the site is defined as a 'green corridor'. Rushmoor Core Strategy Policies CP1 (Sustainable Development Principles), CP2 (Design and Heritage), CP4 (Surface Water Flooding), CP12 (Open Space, Sport and Recreation), CP14 (Countryside), and CP15 (Biodiversity) are relevant. Saved Local Plan Policies ENV2 (recreational development in the countryside), ENV5 (green corridors), ENV13 (trees & existing landscape features), ENV16 (general development criteria), ENV43 (flood risk), ENV48 (environmental pollution & noise); and ENV52 (light pollution) are relevant to the consideration of this application.

Also relevant is the advice contained in the National Planning Policy Framework/Practice Guidance.

The Rushmoor Playing Pitch Strategy 2014-2020 (November 2014) is a background document produced to provide an evidence base for, and inform the drafting of, the emerging new Rushmoor Local Plan. As such it carries little weight in determining planning applications, but provides useful up-to-date information on the overall sports pitch provision in the Borough. In this respect it is noted that the Salesian College Playing Fields are not counted as being available for public use, however sports pitch provision within the Borough is adequate to meet existing and projected demand in all the main types of sport. The poor drainage of the pitches is also noted, with a recommended action that a fully-piped drainage system should be installed to improve the quality of the pitches.

The main determining issues are the principle of the proposals, visual impact, impact on neighbours, highway considerations, flood risk, and nature conservation.

Commentary

1. Principle –

The application site lies adjacent to, but outside of the built-up area of Farnborough and must therefore be assessed against Core Strategy Policy CP14 (countryside). This policy sets out that development, for which a countryside location is required, will not be permitted where it adversely affects the character, appearance or landscape of the countryside; or leads to harmful coalescence; or is detrimental to recreational use. In these respects, it is considered that the proposals would not be at all detrimental to the recreational use of the site : to the contrary the proposals are intended to enhance the recreational use of the site. Since the proposals would not result in any visual or physical coalescence of the Farnborough urban area with the separate urban areas of Mytchett/Ash Vale to the east. Finally, the visual impact of the proposals on the character, appearance and landscape of the area are considered in the following section of this report below. Subject to the visual impact being found to be acceptable in these respects, it is considered that the proposals would accord with the requirements of Policy CP14.

It is also relevant to note the emerging Rushmoor Local Plan Preferred Approach Policy NE4 (countryside) provides a slightly re-worded policy approach, which does not refer to “development for which a countryside location is required”, but includes a specific criterion stating: “development will only be permitted where the location is considered sustainable for the proposed use”. This reflects the NPPF (para. 28), which sets out that “local plans should support sustainable ...leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside.”

The site is also identified as a playing pitch for which Policy CP12 (Open Space, Sport and Recreation) applies. The primary purpose of this policy is to resist the loss of areas of open space used for recreation or outdoor sport or having visual amenity value unless specific circumstances apply. These are namely that the open space or facilities are not required to meet need in the long term, replacement provision is made elsewhere, or the proposed development would provide ancillary facilities on a small part of the site. It is considered that this primary element of the policy does not apply to the current proposals, because the proposals do not result in the loss of an area of open space : the proposals are for development that would enhance the usability of an existing area of recreational open space. It is also considered that the policy affords support for the proposals in respect of the stated

secondary objectives of the policy, which are to “ensure good provision of high quality and accessible open space to meet a wide range of recreation, outdoor sport and open space needs in Rushmoor...by: (i) maintaining and improving provision.....”. In the circumstances, there is considered to be no conflict of the proposals with the requirements of Policy CP12.

Sport England are a statutory consultee where development proposals would result in the loss of playing fields, or where there are proposals for provision of floodlighting. Sport England consider the proposals would result in a loss of playing pitches through a loss of flexibility in the provision of playing pitches on the overall Playing Fields site. In the opinion of Sport England, this arises because the proposed artificial pitch and its attendant fencing and floodlighting would be a fixed facility that would limit the space and flexibility available for other pitches to be rotated and changed for use by different sports throughout the year. Accordingly, in the opinion of Sport England, the proposals do not meet any of the special circumstances that would allow an exception to their policies in their Planning Policy Statement “A Sporting Future for the Playing Fields of England”; most specifically Sport England consider that Exception 5 (E5) does not currently apply, which states:-

“Exception 5 (E5): The proposed development is for an indoor or outdoor sports facility, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of the playing field or playing fields.”

However Sport England indicate that they would have no objection to the proposals if conditions were imposed to require the College to enter into a community use agreement, since it is their view that this would provide the “sufficient benefit to the development of sport” that would outweigh the loss of playing pitches.

It is not considered that Sport England have had sufficient regard to the qualitative improvements that arise from the proposals. The site is currently used as a playing pitch, but is subject to waterlogging which limits the extent to which this area can be used during the winter months. The Rushmoor Playing Pitch Strategy 2014-2020 notes that a full piped drainage system is needed for this area of the Playing Fields. The proposals would also bring back into playing pitch use an area of land within the overall Playing Field site that has been allowed to become overgrown. The pitch would be realigned north-south, as opposed to east-west, to better meet playing pitch guidelines. The provision of floodlights would also enable better use to be made of the playing pitch during the winter months. Accordingly, it is considered that the proposals would result in more use being made of the Playing Fields overall and that the College sporting facilities would be enhanced.

It is not therefore accepted that the proposals amount to the loss of playing pitches to the extent that refusal of permission on that ground would be justified. The proposals are for the provision of a new floodlit artificial pitch surface with piped drainage to be installed in place of an existing pitch surface that has long-standing winter drainage problems. It is considered that the proposals would significantly increase the use of this pitch by the College. Sport England’s concern relates to a reduction in the flexibility of the overall Playing Fields site to provide for a range of sports, and the possibility that this would result in the overall decline and disuse of the Playing Fields. However this is not considered to be likely. The Playing Fields have existed for many years in the ownership and use of the College and the current proposals would enhance the use of the Playing Fields

There is a practical problem with Sport England’s suggestion of a community use agreement. Whilst the motives behind this are understood and supported, it is not considered that this approach is appropriate in the circumstances of this particular case, site and private owner.

The College clearly states that the proposed new pitch (and indeed, all of the existing pitches) are used for College purposes only and, indeed, the proposed 3G pitch is to be provided specifically for Salesian School use and will enhance sports provision and pitch availability for the School. The proposed pitch, and the wider Playing Fields are not to be used for commercial purposes. The College has responded to the Sport England suggestion of a community use agreement by re-affirming their position in this respect. Imposition of the condition requested by Sport England in these circumstances would be unreasonable and fail the tests for acceptable planning conditions. The Council's Head of Community considers that existing 3G pitch provision within Rushmoor is sufficient to cater for existing demand and that there is limited need for wider community use of further 3G pitches. This site has limited road access and on-site parking provision and is not a site where it is considered that community use could or should be encouraged.

In the circumstances it is considered that, notwithstanding the views of Sport England, the 'detriment' that is identified is limited and, as such, the 'benefit' required in order to overcome this and thereby comply with Exception 5 (E5) is provided by the proposals as submitted.

Sport England will be provided with a copy of this Report once it has been completed and provided with the opportunity to respond. Any further comments from Sport England will be reported to Members at the Committee Meeting.

In the light of the above comments and circumstances, there are no policy objections raised to the proposed provision of a 3G pitch on this site, subject to the assessment of the visual impact of the proposals.

2. Visual Impact -

In this case, the site is already in recreational use as a grass playing pitch and adjoins housing located within the built up area on one side and the Blackwater Valley Relief Road (A331) on the other. The land is fully enclosed and well-screened by mature tree and shrub planting such that the playing fields are not readily visible from public vantage points. No significant loss of trees or shrub planting is proposed. It is considered the only element of the proposals that would be at all publicly visible from outside the site would be the floodlighting columns. A total of six columns at 15 metres tall are proposed. Although these would be taller than the majority of the trees screening the site, they would be visible only at some significant distance such that the height and scale would be of limited impact.

The proposed floodlighting would have a visual impact, although clearly this is limited by the periods of time when the lights are operating. In this respect the College has indicated that the lights would be switched-off by 8.30pm and no lights would be needed at weekends because no use of the playing pitch would occur then. It is considered that a suitably-worded planning condition can be used to restrict the hours of use of the proposed floodlighting.

Whilst the proposed floodlighting might be considered to be an urbanising effect within the Blackwater Valley countryside gap, it is noted that the adjoining A331 road is already lit with tall lighting columns at this point. The floodlighting is designed to be the minimum necessary to provide the appropriate illumination of the pitch area only and also to minimise glare and scatter. In this respect, the height of the proposed columns ensures that the luminaires shine down at the pitch and each luminaire illuminates a larger area of the pitch surface than would be the case with shorter columns for the same angle spread of light. Indeed, in order to obtain the appropriate light coverage of the pitch with shorter columns it would be necessary to use more columns with luminaires each providing a wider spread of light.

In the circumstances, it is considered that the proposals would have an acceptable and limited visual impact.

3. Impact on Neighbours –

The nearest residential neighbours to the proposed pitch are the terraced houses at Salesian View and the flats at Nos.275-291 Lynchford Road. The properties at Salesian View are arranged into two terraces, with the northern terrace comprising Nos.6-10 inclusive, where No.10 is the closest property to the Playing Field boundary. The south terrace comprises Nos.1-5 inclusive, with No.5 being the closest to the boundary shared with the Playing Fields.

In the case of No.10 Salesian View, this property is a conventional end-of-terrace two-storey house that would be separated 22 metres from the north-west corner floodlight column and 50 metres from the west centreline column. The property has a first floor secondary window in the side elevation and the boundary with the Playing Fields immediately to the side is enclosed with a fence and approximately 2-metre high conifer hedge; and beyond first floor level by mature deciduous trees located within the application site. No.5 Salesian View is located across the cul-de-sac road from the existing emergency access gate and is a similar house type to No.10. The Playing Fields boundary at this point comprises the 2-metre high fence and conifer hedge, although there is no hedge where the gate is. The side of No.5 would be separated 33 metres from the west centreline floodlighting column, the rear elevation 43 metres from the north-west corner column, and the front elevation 69 metres from the south-west corner column. The flats at Nos.275-291 Lynchford Road are of three-storey height and have no windows in the side elevation facing towards the boundary with the Playing Fields which is, at this point screened with trees on the boundary above a 2 metre hedge and fence. The corner of this neighbouring building would be separated 32 metres from the south-west corner floodlight column, 59 metres from the west centreline column and 105 metres from the north-west corner column. The proposed floodlight columns on the east side of the proposed pitch would be separated between 100 and 150 metres from these nearest adjoining residential properties.

All of these properties are sited side-on to the proposed playing pitch and do not have any primary windows located in the side elevations. They have oblique views of parts of the Playing Fields, the location of the floodlighting columns and the proposed new pitch, mainly from front and/or rear upper floor windows. The proposed luminaires on the west side of the proposed pitch would all be pointing away or perpendicular to neighbouring residential properties. Although the luminaires on the east side of the pitch would point in the direction of the nearest residential properties, these would be significantly further away. The luminaires would be angled downwards to point at the pitch. In this respect, it is accepted that the outlook from windows in neighbouring residential properties, particularly at first floor level, would change.

The Council's Environmental Health team has been consulted on this application. The minimum maintained average luminance level required for a floodlit rugby or football playing surface is 200 lux. The proposed lighting design seeks to provide this minimum level of illumination. The submitted lighting report models projected illuminance levels across the proposed pitch and the potential light spill beyond the pitch. It is indicated that the maximum light spill at the Playing Field boundary near the closest adjoining residential properties would be under 5 lux. This is within the levels recommended by the Institution of Lighting Engineers in their Guidance Notes for the Reduction of Obtrusive Light. Accordingly there is no objection to the proposal on this ground.

Although light from the proposal is therefore unlikely to pose a statutory nuisance to nearby residents, because the site has previously been unlit in the evenings. The introduction of lighting will change the circumstances of local residents and may cause annoyance to those who have been used to a relatively dark environment. Whilst there may be a degree of shielding provided by the trees that border the site in respect of No.10 Salesian View and 275-291 Lynchford Road, they are deciduous and provide little screening benefit during the winter months. Given the separation distances involved and the proposed conditions limiting the times when the floodlighting can be used, the resultant impact of the proposed floodlighting (and the attendant columns) on outlook is not considered to be unacceptable in planning terms.

It is recognised that floodlights will extend the times when the proposed new pitch could be used. However, there are no current planning controls over the hours of use of any of the Playing Fields, which can be used to 8.00pm during the summer months without floodlighting. Accordingly it is considered that the only additional use attributable to the proposed floodlighting is likely to be during winter months (October to March). At any other time of the year, the floodlights would not be needed. It is recommended that use of the pitch be restricted by condition to College related activities. The hours of use should be controlled by means of a time switch pre-set to the 8.30pm cut-off time. Given the relationship to neighbouring properties, it is also appropriate to remove the right to use a public address system.

In the light of the above, and subject to conditions, it is considered that the proposals would have an impact on neighbours that is acceptable in planning terms.

4. Highway considerations -

No additional parking is provided to serve the development and the applicant has confirmed that the proposed artificial pitch is for College use only, as existing. Accordingly, subject to the Playing Fields continuing to be for College use only, no additional parking is required. Objectors have raised concerns about the potential for additional traffic and parking congestion in the vicinity of Salesian View in particular. However these concerns are raised on the assumption that the existing emergency access gate from the Playing Fields into Salesian View would be brought into general use. This is not proposed. Salesian View is a private road and there is no public right of access through Salesian View to the Playing Fields.

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

5. Flood Risk -

The site is within Flood Zone 1 and, as such, is land at lowest risk of fluvial flooding. Both the Environment Agency and the Lead Local Flood Authority (Hampshire County Council : the LLFA) were consulted given the size of the area the subject of the proposed works. At the request of the LLFA the applicants have submitted a Flood Risk Assessment and fully detailed proposals for the drainage system to be installed. As a consequence the LLFA has raised no objections to the proposals on flood risk and surface water drainage grounds subject to the drainage system being installed as proposed and long-term maintenance arrangements being secured. To ensure that appropriate surface water drainage measures are implemented and maintained in the longer term, it is appropriate to secure the implementation of these measures by way of condition. Subject to this no objection is raised

to the proposal on flood risk and surface water drainage grounds.

6. Nature Conservation -

Given the number of trees surrounding the site, the site's proximity to the Blackwater Valley corridor which is known to be used by bats, and that the proposals include floodlighting, the application is supported by a bat survey. This Survey found low levels of activity by pipistrelle bats at the Playing Fields, although these are not a particularly light-averse species that are commonly found in the urban environment. Whilst the presence at times of other less light-tolerant bat species cannot be ruled out, the Council's Ecology & Biodiversity Officer agrees with the Report author that the specification and design of the proposed floodlighting providing floodlighting tightly focussed on the proposed pitch area would not be likely to give rise to any material harm to bats or other protected species.

Conclusions –

In conclusion the proposal is considered to provide improved sporting facilities within the site that outweigh the detriment Sport England consider would arise from the possible loss in the flexibility of the Playing Fields. Sport England's suggestion of community use in mitigation is not available and would be likely to give rise to adverse impact in terms of increased traffic and parking congestion and on the amenities of neighbouring residential properties. The proposals are considered to be acceptable in principle, visual and highways terms; and to give rise to an acceptable impact upon the amenities of adjoining residents, highway, flood risk/surface water drainage or nature conservation having regard to Development Plan policy and National Planning Policy Framework/Practice Guidance.

Full Recommendation

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

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

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

- 2 The permission hereby granted shall be carried out in accordance with the following approved drawings and details - Drake & Kannemeyer Drawing Nos.001, 002, 003, 004 & 005 Rev.A; Drainage Layout Drawings ABMH 1 of 3, 2 of 3, and 3 of 3; Sterling Surveys Drawing Nos. 1 of 2, 2 of 2 & 1 of 1; Twin Bar Sb 5070-03 Fencing details; Surface Water Management details EPG Drawing No. EPG/8510/SD/01; Terram Bodpave 85 and Fieldturf 360XL artificial surface details; Supporting Information Report; Lighting Report; Bat Survey Report; Arboricultural Report; Crossfield Consulting and Albury SI Ltd Site Investigation Reports; EPG Flood Risk Assessment; and EPG Drainage Design Statement.

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

- 3 The floodlights hereby approved shall only be used between the hours of 0900 and 2030 Monday to Friday and not on Saturdays, Sundays or Bank Holidays. The floodlights hereby permitted shall only be illuminated when the artificial surface pitch hereby approved is in use or undergoing maintenance.

Reason - To safeguard the amenities of neighbouring occupiers and to restrict the use of the floodlights to no more than is necessary within the Blackwater Valley countryside gap.

- 4 The proposed artificial-surface pitch and associated works hereby approved shall be used as ancillary sport facilities for the Salesian College only and for no other purpose without the prior written approval of the Local Planning Authority.

Reason - Given the limited formal parking facilities available within the site and in the interests of the amenities of neighbouring residential properties.

- 5 There shall be no pedestrian or vehicular access to the artificial surface pitch hereby approved from Salesian View except in an emergency.

Reason - To safeguard the amenities of neighbouring residents.

- 6 No public address system or other sound amplification system shall be installed or used in connection with the artificial surface pitch hereby approved.

Reason - To safeguard the amenities of neighbouring occupiers.

- 7 Construction or clearance/excavation 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 The drainage scheme to be installed with the artificial surface pitch hereby approved shall be undertaken in full in accordance with the plans and details submitted with the application and hereby approved; and thereafter retained. Details of the long-term maintenance arrangements for the drainage scheme shall be submitted to and approved in writing within a period of 18 months from the date on which this permission is granted.

Reason - To accord with the provisions of Policy CP4 of the Rushmoor Core Strategy and to ensure that no undue flood risk would arise. *

Informatives

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

The proposals are considered to be acceptable in principle, visual and highways terms; and to give rise to an acceptable impact upon the amenities of adjoining residents, highway, flood risk/surface water drainage or nature conservation having

regard to Development Plan policy and National Planning Policy Framework/Practice Guidance.

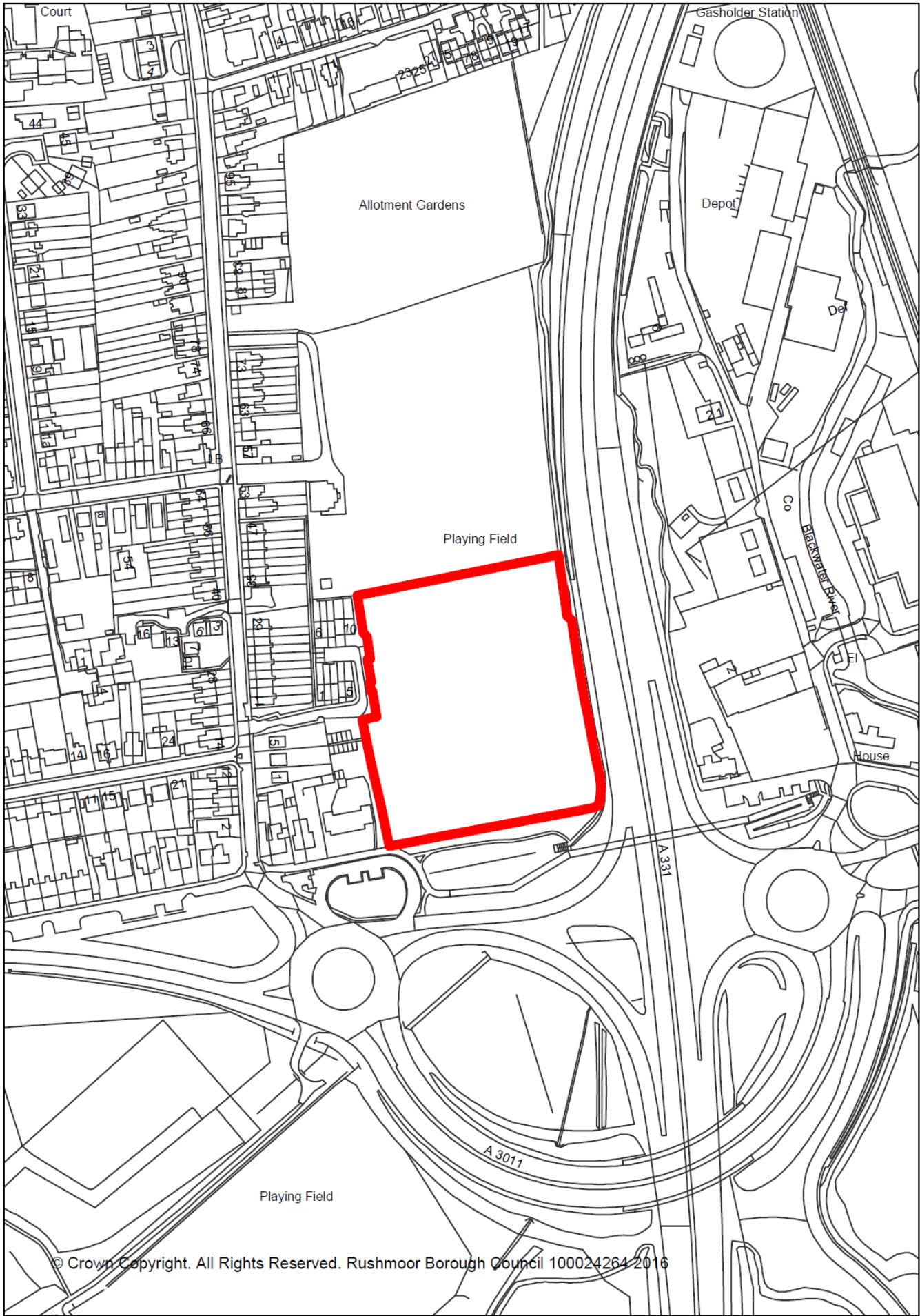
It is therefore considered that subject to compliance with the attached conditions, and taking into account all other material planning considerations, including the provisions of the development plan, the proposal would be acceptable. This also includes a consideration of whether the decision to grant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

- 2 INFORMATIVE - Your attention is specifically drawn to the condition above marked *. This condition requires the submission of details, information, drawings etc. to the Local Planning Authority.

Development started, carried out or occupied without first meeting the requirements of these conditions is effectively development carried out WITHOUT PLANNING PERMISSION.

The Council will consider the expediency of taking enforcement action against any such development and may refer to any such breach of planning control when responding to local searches. Submissions seeking to discharge conditions or requests for confirmation that conditions have been complied with must be accompanied by the appropriate fee.

- 3 INFORMATIVE - In the UK all species of bats are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and under Schedule 2 of the conservation (Natural Habitats & c) Regulations 2004. The grant of planning permission does not supersede the requirements of this legislation and any unauthorised works would constitute an offence. If bats or signs of bats are encountered at any point during development then all works must stop immediately and you should contact Natural England.
- 4 INFORMATIVE – The Local Planning Authority’s commitment to working with the applicants in a positive and proactive way is demonstrated by its offer of pre-application discussion to all, free of charge, and assistance in the validation and determination of applications through the provision of clear guidance regarding necessary supporting information or amendments both before and after submission, in line with the National Planning Policy Framework.



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| Rev. | Date |
|------|------|
| | |

Drake & Kammermeyer LLP
Drake & Kammermeyer LLP
1000 West 10th Street, Suite 400
Casper, WY 82401
Phone: (307) 432-5544
Fax: (307) 432-5591

Client: SALESIAN COLLEGE

Job Title: ALL WEATHER PITCH

Drawing Title: SCHEME PROPOSAL PLANNING DRAWING

| Date | Drawn | Checked |
|--------|-------|---------|
| 1/2/20 | MMT | PK |

Job No. 216-03-01

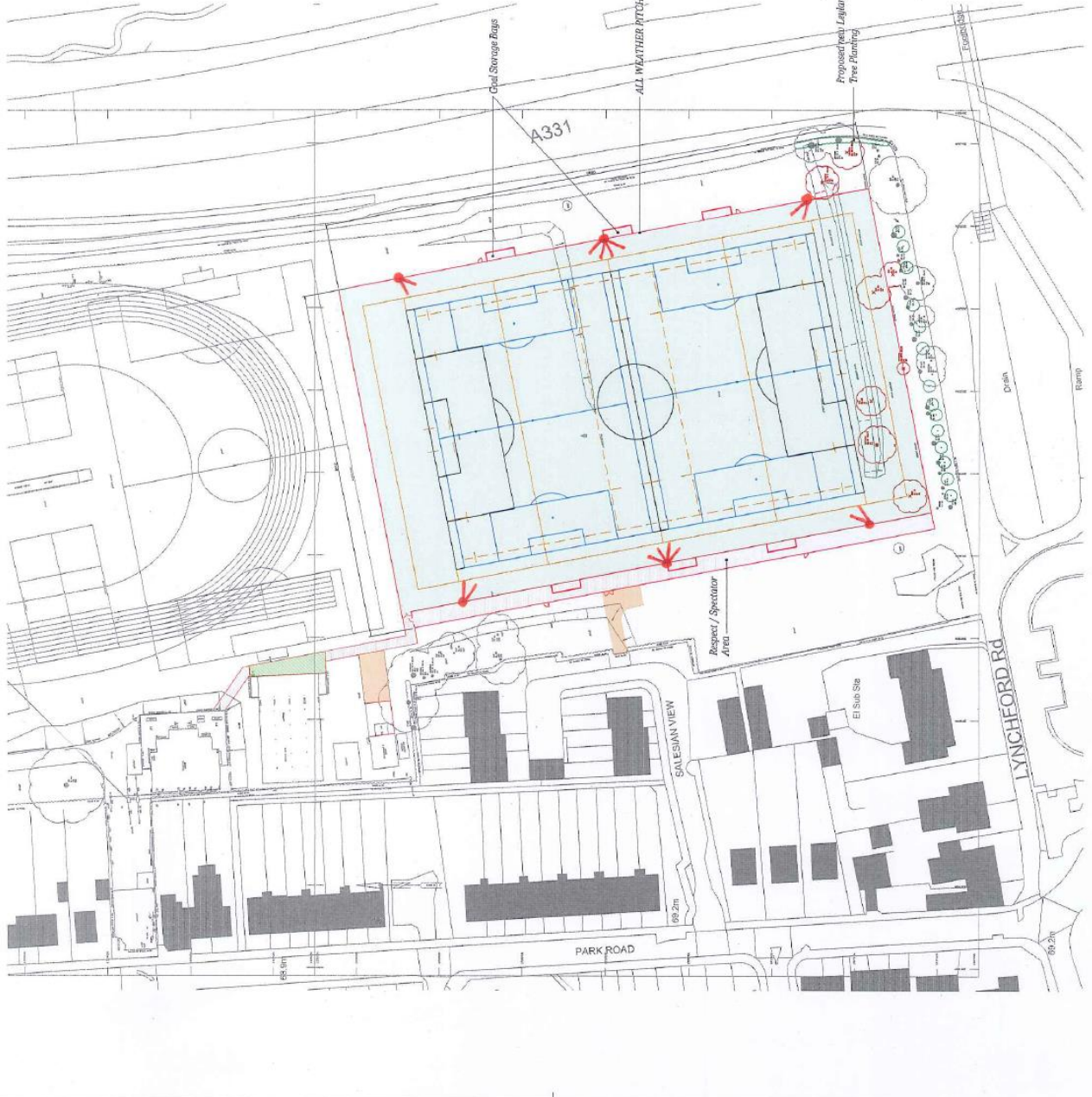
Drawing No. 001

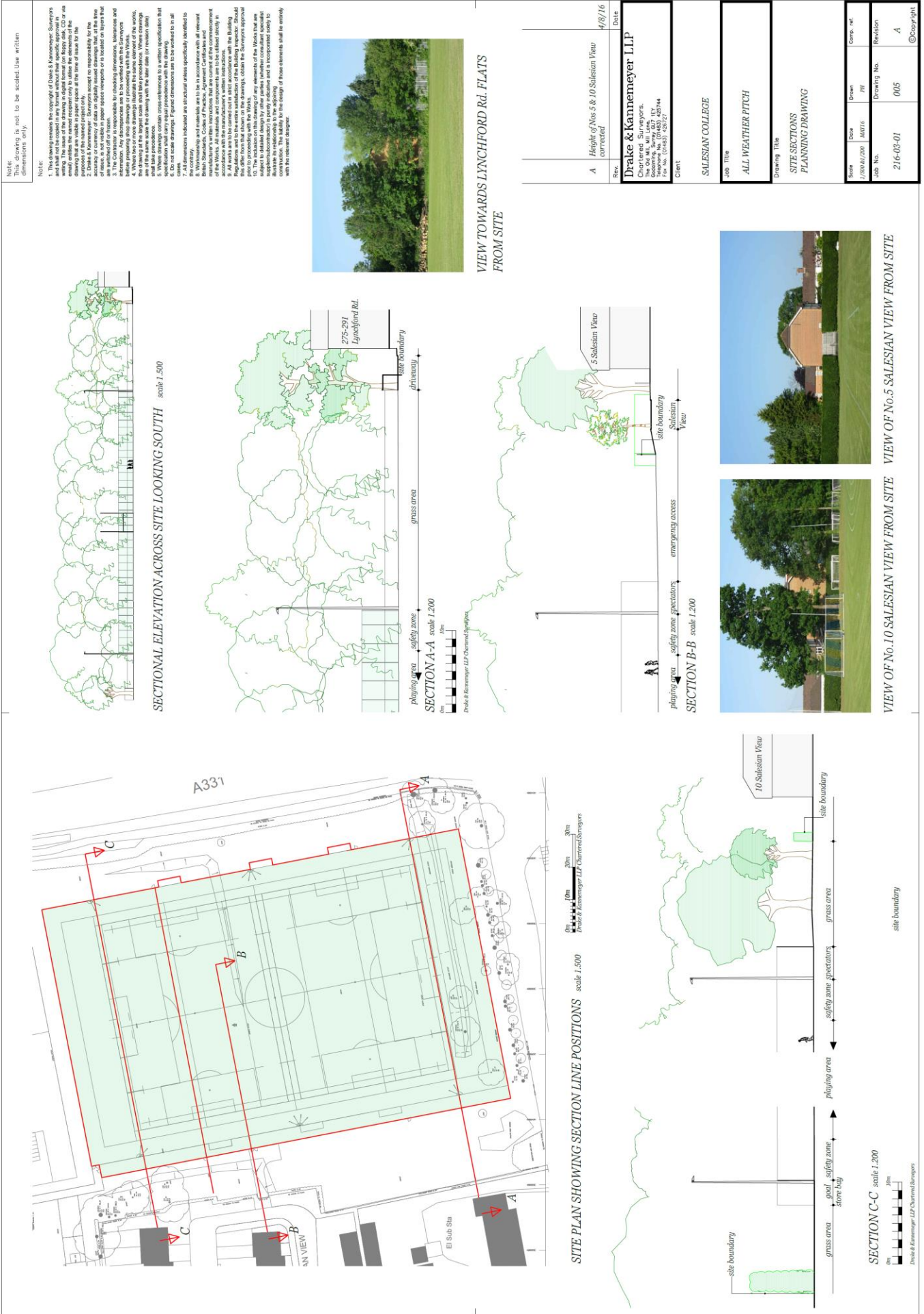
Revision

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- 3G Pitch shown
- Thermacore AS paving shown
- Tarmac Areas shown
- Extended area to all weather cricket net practice on east shown
- IB8 and FIFA Approved 3G Synthetic turf surface 130 x 80m with full 100mm Drain Court Fencing enclosing:-
- 1 No Ring Net Practice
- 2 No Ring Football Pitch
- 2 No 90m Football Pitch
- 2 No 70m Mini Football Pitch
- on shock pad layer, macadam engineered base and free draining sub base.
- 16No Philips Optistation sports lighting luminaires mounted 1.5m high on 6No light columns. Average illumination of 200 lux with a minimum spill over.
- Proposed new tree planting shown

- 1) 2No Silver Birch - Betula Pendula
 - 2) 2No Black Thorn - Prunus Spinos
 - 3) 2No Hawthorn - Crataegus Monogyna
 - 4) 2No English Oak - Quercus Robur
 - 5) 2No Oak Sessile - Quercus Petraea
 - 6) 2No Willow Crack - Salix Fragilis
 - 7) 2No Willow - Salix Caprea
- Trees to be filled shown





Note: Dimensions are not to be scaled. Use written dimensions only.

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- Where drawings contain inconsistencies in a written specification that is not reflected in the drawing with the latter date or revision date.
- Do not scale drawings. Figure dimensions are to be worked to in all cases.
- All dimensions indicated are structural unless specifically identified to the contrary.
- Workmanship and materials are to be in accordance with all relevant British Standards, Codes of Practice, Agreement Certificates and other relevant documents.
- Of the Works. All materials and components are to be of standard quality in accordance with the Building Regulations and to the entire satisfaction of the Building Inspector. Should any materials or components be found to be of inferior quality, the Contractor shall be liable to replace them at their own expense. The Contractor shall be liable to submit to detailed design by other parties, whether consultant or specialist subcontractor, in writing and in accordance with the Building Regulations. The liability for the design of these elements shall be entirely with the relevant designer.



VIEW TOWARDS LYNCHFORD RD. FLATS FROM SITE

| | | | | |
|--|---|--|------|--------|
| Rev. | A | Height of Nos 5 & 10 Salesian View corrected | Date | 4/9/16 |
| Drake & Kannemeyer LLP Chartered Surveyors. The Old Mill, Longsight, Manchester, M14 6JL, UK Telephone No. (0161) 427544 Fax No. (0161) 427545 Email: info@drakeks.co.uk | | | | |
| Client | | | | |
| SALESIAN COLLEGE | | | | |

| | |
|---------------|--------------------------------|
| Job Title | ALL WEATHER PITCH |
| Drawing Title | SITE SECTIONS PLANNING DRAWING |
| Scale | 1:200 (A3) 1:500 (A4) |
| Drawn By | MM |
| Checked By | MM |
| Job No. | 214-08-01 |
| Drawing No. | 005 |
| Revision | A |
| Copyright | © |



VIEW OF No.5 SALESIAN VIEW FROM SITE VIEW OF No.10 SALESIAN VIEW FROM SITE

SECTION C-C scale 1:200
 0m 10m 20m
 Drake & Kannemeyer LLP Chartered Surveyors

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

| | |
|------------------------------|---|
| Case Officer | David Stevens |
| Application No. | 16/00571/FULPP |
| Date Valid | 19th July 2016 |
| Expiry date of consultations | 11th August 2016 |
| Proposal | Erection of first floor extensions to front, side and rear and external alterations to facilitate conversion of cafe to one 1-bedroom flat, ancillary storage space above into one 1-bedroom flat, rear portion of shop at No.177A Ash Road to one 1-bedroom flat; and enlargement of existing first floor flat from 1 to 3-bedrooms with enclosed first floor roof terrace |
| Address | 177 - 177A Ash Road Aldershot |
| Ward | Aldershot Park |
| Applicant | Mr Abdullah Tekagac |
| Agent | C Foo Associates Limited |
| Recommendation | GRANT subject to s106 Planning Obligation. |

Description & Relevant History

Nos.177-177a Ash Road occupy the corner at the traffic-light junction with Lower Newport Road and Lower Farnham Road. The building was originally mainly two-storey, but has been added to with various extensions at the sides and rear. The entire building is in the ownership of the current applicants. The property is opposite the new Sainsbury convenience store on the site of the former Prince of Wales public house, diagonally opposite the Drive Vauxhall car dealership on Lower Farnham Road, and opposite G-Force Tyres on Lower Newport Road.

No.177 Ash Road is 'Star Kebabs', a long-established hot food takeaway. To the west side, No.177a Ash Road is a vacant shop unit, until recently occupied by a hairdresser. Prior to that it was a cafe. There is an established self-contained residential one-bedroom flat on the first floor of the building, No.177c. There are currently five unauthorised studio residential units on the ground floor. Three located in the east range of the building fronting Lower Newport Road, and two behind the vacant Hairdressers. The first-floor storeroom of the east range is also currently being occupied on an unauthorised basis as a further two-bedroom flat. There is a hard-surfaced parking area to the rear with access from Lower Newport Road. There is also a hard-surfaced forecourt area to the front on Ash Road. This provides limited

on-site parking opportunities as a result of concrete bollards installed by the Highway Authority along the inner edge of the adjoining public pavement to prevent uncontrolled access to the highway from the forecourt of the property at the adjacent traffic-light junction.

Planning permission was granted subject to conditions in August 2009 for alterations to existing Kebab Shop premises (No.177) to allow a sub division to two units and conversion of one unit to cafe (Use Class A3), 09/00324/FUL. The physical works associated with this permission were implemented and the new premises (to the east of Star Kebabs) opened as a takeaway food outlet; this was subject to a retrospective variation in respect of changes to windows approved in early March 2011, 10/00787/FUL. Also approved with this later variation was the erection of a single garage attached to the rear of the building to be used for storage. This was subsequently been built and is shown on the current submitted plans as a storage and food preparation room for Star Kebabs.

Planning permission was refused in October 2010 for the change of use of No.177a Ash Road from shop (Use Class A1) to cafe (Use Class A3) and internal alterations including internal access door to No.177 (10/00553/COU). Planning permission was granted for this change of use at appeal in an Inspectors' decision letter dated 10 June 2011. This permission was subsequently implemented. The use of this part of the property subsequently reverted to retail use as a result of occupation by the hairdresser.

Planning permission (11/00077/FULPP) was granted in April 2011 for the erection of a further extension comprising the erection of a new roof over the existing single-storey side element of the building facing Lower Newport Road (the 'East Range'), following the removal of the existing pitched roof. This permission was implemented and provided approximately 35 sqm of first floor space to be used for storage in connection with the existing takeaway and was reached via an external metal staircase and landing next to the previously approved garage extension.

In May 2014 planning permission was refused for erection of a first floor side and rear extension above the cafe at No.177a and to the rear of the Star Kebabs premises, 14/00223/FULPP. This proposal sought to provide storage space for Star Kebabs and the vacant fish and chip shop occupying the ground floor of the east range. A portion of the proposed extension was to be an enlargement of the existing first floor flat with an extra bedroom. The submitted plans also showed a new extraction chimney for the cafe piercing the flat roof to the rear of the cafe premises. The Council's reasons for refusal of this scheme were:-

"1 The mass and bulk of additional building, design, close proximity and position of the proposed development would have an adverse material impact upon the amenities of occupiers of the existing adjoining residential dwellings at Nos.173 and 175 Ash Road. The proposal is thereby unacceptable having regard to Policy CP2 of the Rushmoor Core Strategy 2011 and saved Local Plan Policy ENV17.

2 The proposal would represent and enable a further intensification in the use of the site, which is already considered to be intensively developed and for which inadequate and unsatisfactory on-street parking facilities are provided. The proposals are thereby considered likely to materially exacerbate existing on-street parking congestion problems in the vicinity to the detriment of the safety and convenience of highway users on and near main distributor roads in the vicinity of a traffic-light junction that are busy during both the daytime and in the evenings. The proposal is thereby considered to be contrary to Policies CP2 and CP16 of the Rushmoor Core Strategy 2011 and saved Local Plan Policies ENV17 and TR10."

A planning application (15/00427/FULPP) was submitted in June 2015 for revised proposals seeking to overcome the reasons for refusal of the 2014 scheme by pulling the proposed extension away from the west side boundary and, thereby the neighbours at Nos.173 & 175 Ash Road. The application also sought to obtain permission for residential flats that would replace the unauthorised studio units that had been created. This scheme proposed the erection of first floor extensions to the front, side and rear and external alterations to facilitate conversion of the former fish and chip shop in the East Range into 1 x 1-bed flat, the storage space above into 1 x 1-bed flat, and enlargement of existing first floor flat (177c Ash Road) from 1 to 3-bedroom size with an enclosed first floor roof terrace. This application was invalid as the submitted existing plans failed to accurately depict the current situation at the property in terms of the proportions and dimensions of the car parking area and the number of unauthorised bed sitting rooms.

The current application is a resubmission of the 2015 scheme with a similar description. It seeks to address the reasons for invalidity and to overcome the reasons for refusal of the 2014 scheme. If implemented it would resolve the breach of planning control arising from the unauthorised dwelling units that have been created at the property. The current application also clarifies that the existing extraction systems installed for the former café use at No.177a and the fish & chip shop would be removed and a revised system provided for the Star Kebabs premises.

It is proposed to erect extensions at first floor level at both ends of the building as seen fronting Ash Road raising this road frontage to two-storey height in its entirety. A first floor rear extension is also proposed to extend the inner face of the building including the east range. This would enlarge the existing first floor flat from one-bedroom to three-bedrooms and provide it with an enclosed roof terrace as amenity space. The insertion of dormer windows in the roof-slope of the east range facing Lower Newport Road would enlarge and convert the space currently occupied by an unauthorised 2-bedroom flat into a one-bedroom flat on the first-floor. The three existing unauthorised ground floor studio units would be replaced by a single one-bedroom flat. The two further unauthorised studio flats to the rear of the former hairdresser premises would be reconfigured into a further one-bedroom flat. The proposals would therefore result in the replacement of 6 unauthorised dwelling units with three one-bedroom flats and the enlargement of the existing lawful first floor flat from one- to three-bedrooms.

The existing Star Kebabs external extract chimney would be removed and replaced by a new chimney to the rear of the extended building. The existing parking area would provide allocated parking for the use of occupiers of the proposed dwellings together with the staff of Star Kebabs.

The proposed extensions would be finished to match the existing building. New windows would match the traditional window units at first floor on the front elevation. The existing picture windows installed at ground floor level on the Lower Newport Road frontage would be replaced with new window units of a more traditional appearance.

The application is supported by a Design and Access Statement. The applicant is seeking to prepare a s106 Planning Obligation to secure a financial contributions towards SPA Mitigation and Avoidance in order to address relevant planning policies.

Consultee Responses

Transportation Strategy Officer No highway objection subject to satisfactory details of cycle accommodation being provided.

| | |
|---------------------------------|---|
| Environmental Health | No objections subject to conditions. |
| Community - Contracts Manager | No objections. |
| Natural England | No objection subject to the appropriate SPA mitigation and avoidance financial contribution being secured with a s106 Planning Obligation. |
| Ecologist Officer | No objections subject to informative. |
| Thames Water | No objections. |
| Hampshire Fire & Rescue Service | No comments received in respect of the current application within the consultation period, however did not raise objections to the previous application 15/00427/FULPP whilst providing generic fire safety advice. |

Neighbours notified

In addition to posting a site notice and press advertisement, 23 individual letters of notification were sent to properties in Ash Road, Lower Newport Road and Newport Road, including to all properties that adjoin the application site.

Neighbour comments

The neighbour notification period expired on 11 August 2016. A single representation has been received from the occupier of No.175 Ash Road, a ground floor flat in the adjoining property to the west of the application site. Objection is raised on the following grounds:-

- (a) Loss of natural light : I am directly next to the proposed extension. My main living space is at the rear of the property and the two rear windows on the side of the building are my kitchen and dining room. I will lose a significant amount of natural light and as I have no windows on the other side will be unable to gain light from other windows;
- (b) Privacy : I am not currently overlooked by 177 as there are no windows to the side of the building. My privacy will be greatly affected if a flat is erected and an outside roof terrace provided, as my windows and main living areas are directly next to the proposed extension. I would also be overlooked in the garden;
- (c) Parking : There is not enough parking for the current residents and barbers customers let alone new residents to three flats. I have a private drive way and private residents parking, but I have lots of problems with the kebab shop's customers parking in the spaces or blocking the end of the private drive;
- (d) Disruption : If planning was granted, during the build, there would be disruption to residents quality of life and access to their homes and car parking facilities would be affected [Officer Note: this is not a matter that can be taken into consideration in the determination of a planning application];
- (e) Previous History : An application in April 2014 for an extension and conversion of a one bed roomed flat to a two bed roomed flat was rejected. In August 2015 a proposed conversion into three flats was also rejected. I cannot see how anything has changed [Officer Note: The detail of the current application in comparison with the planning history is set out in this report. The 2015 application was not determined because it was invalid];

(f) Plans : The plans the council currently have do not correspond to the building as it is at present [Officer Note: this was the reason for the invalidity of the previous application, the current plans have corrected this]; and

(g) Visual Appearance : Previous repairs and alterations to the property are unsightly and currently the building looks like an eyesore. My concern is that the extension would appear equally unsightly.

Policy and determining issues

The site is located within the built-up area of Aldershot. It is not in a Conservation Area, nor is it Listed or located adjoining a Listed Building. The building is not identified as a Building of Local Importance in the Council's "Buildings of Local Importance" SPD.

Rushmoor Core Strategy Policies 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), CP15 (Biodiversity) are relevant to the consideration of the proposals.

A number of Local Plan policies continue to be 'saved' and therefore remain in use for the time being : ENV17 (general development criteria), OR4/OR4.1 (public open space), H8 (flat conversions etc) and TR10 (highways considerations) are relevant.

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

1. The Principle of the proposals;
2. Visual Impact;
3. Impact on Neighbours;
4. The Living Environment Provided;
5. Highways Considerations;
6. Impact on Wildlife; and
7. Public Open Space.

Commentary

1. Principle -

Notwithstanding the current unauthorised studio residential units that have been created at the application property, the mixed use of the site involving provision of residential accommodation alongside a retained commercial use and enlarged lawful flat is considered to be an appropriate use of the site. It is in accordance with both National Planning Policy and Guidance and local planning policies which seek and encourage, within reason, more efficient use be made of existing sites. Subject to the proposals being found acceptable in detail in respect of all relevant Development Management criteria, as is to be examined in the following paragraphs, it is considered that the proposed development is acceptable in principle.

2. Visual Impact -

The site is in a prominent corner position. Although the proposed extensions would increase the mass and bulk of the building, it is considered that this would not result in a building that would be out of character in height and scale with its surroundings. The proposals, if implemented would remove the existing unsightly flat roof and extraction duct from the front corner of the building; and also a further flat roof at the west end of the Ash Road frontage. It

would also remove the existing redundant extraction systems installed for the previous café and fish & chip premises. The proposal to replace existing picture windows at ground floor level on the east range portion of the building facing Lower Newport Road with windows matching those used elsewhere on the building frontage is considered to be a visual improvement. The proposed rear extension would be less readily visible from public vantage points, but would also remove a large section of existing flat roof that is currently used for unsightly storage. A further section of flat roof would be enclosed with fencing to provide a private first floor amenity terrace for the enlarged first-floor flat. It is considered appropriate that, should permission be granted, a condition be imposed prohibiting the use of the flat roof for external storage. The new extraction duct system for Star Kebabs would be in an internal corner of the building on the rear elevation where it would not be readily. The design would be conventional and matching external finishing materials would be used. In the circumstances, it is not considered that the proposals as presented would improve the visual character and appearance of the property and the surrounding area.

Whilst concerns have been raised about the poor standard of building works undertaken at the property in the past, this is a matter of the execution of the works and not the proposals as shown on the plans currently before the Council. The applicant and his agent have been advised of the Council's expectation that, should permission be granted, the works should be implemented in full as shown on the plans to a satisfactory standard and finish.

3. Impact upon Neighbours -

The area surrounding the application site has a mixed commercial and residential composition. The application site adjoins a two-storey residential terrace to the west (Nos.165-175 Ash Road), with Nos.173 and 175 located closest to the site. The rear (northern) boundary of the site abuts the rear gardens of houses fronting Newport Road (Nos.170-174). There are also houses located nearby in Lower Newport Road opposite the rear parking area. Nevertheless, property on the opposite side of Ash Road is mostly commercial, comprising a petrol filling station, a new Sainsbury convenience store, and a car dealership. The opposite corner of Ash Road and Lower Newport Road is occupied by a tyre-fitting garage, No.183 Ash Road.

Objections have been raised by the occupiers of one of the adjoining residential properties at No.175 Ash Road to the side of the application site. No.175 is a ground floor flat located to the immediate west of the application property, with a driveway serving a private parking area used by a number of local residents separating the side of the application building from this neighbour. No.173 Ash Road is the corresponding first floor flat over. The Council identified an unacceptable impact on the amenities of occupiers of both of these flats in refusing the 2014 scheme, 14/00223/FULPP. Both flats have the primary window to their living rooms situated 5.1 metres from a central position along the side elevation of the application property and the 2014 scheme proposed extending the application property at first floor level over the majority of the existing flat roof in front of the neighbours' living room windows. A rear-facing bedroom window in both neighbouring flats would also have suffered a significant loss of light and outlook as a result of the 2014 scheme; and a Velux-type roof window was proposed for the new bathroom of the enlarged flat in a position almost directly opposite, and slightly above the level of, the living room window of No.173.

The current scheme significantly changes the design and location of the proposed extensions such that the section of flat roof directly in front of the neighbours' windows remains intact and is no longer to be built on. A smaller extension is proposed at first floor to the west side of the application building opposite a section of the side elevation of Nos.173-175 that has no windows. Although other extensions are proposed to the rear of the

application property these would, with the current proposals, be set sufficiently far away from the neighbouring residential properties (14 metres distant) such that no material or adverse impact in planning terms would arise. Although concerns have also been expressed about potential loss of privacy, the screening of the first floor amenity area is considered to satisfactorily address this concern. There would be no windows that could give rise to undue overlooking. Accordingly, it is considered that the revised design of the current scheme successfully overcomes the Council's reason for refusal of the 2014 scheme. It would, if implemented, also provide further qualitative improvements to the outlook of neighbours through the removal of the redundant extraction ducts and external storage on the existing flat roofs at the application property.

In respect of the impact upon Newport Road properties, it is noted that the closest building to building separation distance between the rear of the nearest part of the existing building and the nearest of these neighbours (No.174) is approximately 29 metres. The nearest distance of the development now proposed from the boundary of the site shared with these neighbours (rear of No.174) is 16 metres, with a further 16 metre distance to the nearest part of the house itself at No.174, a total of 32 metres. Accordingly, although the proposed development incorporates an external landing area, a first floor lounge/dining room window to the proposed enlarged flat, ground floor windows to the flats and a window to the preparation room to the rear of Star Kebabs, the separation distance is such that no material harm to Newport Road properties would arise.

First-floor dormer windows in the Lower Newport Road frontage would face the tyre-fitting bays opposite. The nearest residential neighbour at No.2 Lower Newport Road would have a building to building separation distance at an oblique angle across the street of approximately 20 metres.

It is considered that no other nearby residential properties would be materially and harmfully impacted by the proposed development.

It is therefore considered that the proposals would have acceptable relationships with all neighbours in planning terms, thereby addressing the concerns in this respect raised with the refusal of the 2014 scheme.

4. Living Environment –

In contrast to the unauthorised studio units that the current proposals are intended to replace, the proposed new flats the subject of the application are all considered to be of acceptable size and arrangement. Whilst the smaller flats do not have amenity space, this is not unusual for this type of accommodation in this area. Furthermore, the internal layout of a development is a functional matter between a developer and his client and is to some extent covered by the Building Regulations. It is therefore a matter for prospective purchasers/occupiers to decide whether they choose to live in the proposed development. Nevertheless, it is considered that an acceptable living environment would be provided.

5. Highways Considerations -

The application site has a parking area to the rear with access from Lower Newport Road that can accommodate 7 car spaces. Although this has previously served staff and car-borne customers for up to three food outlets, plus the occupiers of the lawful first floor flat, it is noted that its use has been principally by staff. This is despite the former café and fish & chip shop providing significant customer seating. The minimal customer use of the parking area is attributable to the layout of the adjoining road junction. The parking area can only be

approached by car from the north, along Lower Newport Road (which is one-way southbound) and it would therefore be necessary for car-borne customers to know of the existence of the parking area and the route needed to get there. Although there is a hard-surfaced forecourt area to the front of the premises, this is of limited capacity for customer parking because of bollards installed by the Highway Authority restricting access to/egress from it in an attempt to reduce conflict with highway traffic at the adjoining traffic-light junction. This area could accommodate 2-3 vehicles at most depending upon how well and considerately they are parked. There are significant on-street parking restrictions/prohibitions on roads surrounding the application property such that street parking is in limited supply and there are existing on-street parking congestion problems.

As a result of the current proposals, the authorised commercial element of the use of the application property would be reduced to Star Kebabs and the hairdressers, for which two parking spaces are shown to be allocated. The introduction of residential use to the site is considered more likely to ensure that the on-site parking area is used. According to the Council's adopted Parking Standards SPD the proposed four flats would require a maximum of 5 spaces (one space for the one-bedroom units, and 2 spaces for the enlarged lawful flat) and the submitted plans show this allocated. It is considered that the parking provision is acceptable.

The plans show provision of separate bin storage areas for the flats and the continued commercial uses, which are considered to be satisfactory.

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

6. Impact on Wildlife –

The Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy is in place. This comprises two elements. Firstly the maintenance of Suitable Alternative Natural Greenspace (SANG) at Hawley Meadows in order to divert additional recreational pressure away from the Thames Basin Heaths Special Protection Area (TBHSPA) and secondly the maintenance of a range of Strategic Access Management and Monitoring Measures to avoid displacing visitors from one part of the TBHSPA to another and to minimize the impact of visitors on the TBHSPA. The proposal meets the criteria against which requests to allocate capacity at the Hawley Meadows SANG will be considered. A financial contribution of £12,117.00 is required in this case. Natural England raises no objection to proposals for new residential development in the form of Standing Advice provided that it is in accordance with the above strategy. The applicants are in the process of preparing have submitted a completed s106 Planning Obligation to secure the required financial contribution. Accordingly, it is considered that the proposals are in compliance with the requirements of Core Strategy Policies CP11 and CP13.

7. Public Open Space –

The Local Plan seeks to ensure that adequate open space provision is made to cater for future residents in connection with new residential developments. Core Strategy Policy CP10 and saved Local Plan Policies OR4 and OR4.1 allow provision to be made on the site, or in appropriate circumstances, a contribution to be made towards upgrading facilities nearby. The policy does not set a threshold of a particular number of dwellings or size of site above which the provision is required. The site is not big enough to accommodate anything other than the development proposed and any associated garden/private amenity space. However, as a scheme for less than 10 dwelling units, this is a circumstance where a financial contribution towards the off-site provision of public open space can no longer be required as

a result of the changes in Government policy and guidance.

Conclusions –

It is considered that the reasons for refusal of the 2014 scheme have been satisfactorily addressed as a result of the amendments and additional information submitted with the current scheme. The proposed development is considered to be acceptable in principle, visual and highway terms; to provide an acceptable living environment; and to have an acceptable impact on neighbours. On the basis of the provision of a contribution towards the Hawley Meadows SPA mitigation and avoidance scheme, the proposals are considered to have no significant impact upon the nature conservation interest and objectives of the Thames Basin Heaths Special Protection Area. The proposals are thereby considered acceptable having regard to Policies CP1, CP2, CP5, CP10, CP11, CP13 & CP15 of the Rushmoor Core Strategy and saved Local Plan Policies ENV17, TR10, & H14.

The proposals as submitted with the current planning application are, therefore, considered to be objectively acceptable on their relevant planning merits. The proposals also seek to resolve a breach of planning control arising from the formation of smaller dwelling units that are considered unacceptable on account of the poor living environment that is provided by simply providing an acceptable alternative form of residential development that, if implemented, would erase the unauthorised and unacceptable residential development. This is considered to be an acceptable approach that is in line with the Council's adopted Enforcement Policy and Procedures. However, in the circumstances, to cover the possibility that the approved scheme may not be implemented and the unauthorised dwellings remain in occupation, it is considered appropriate for the Council to reserve its position to take enforcement action in the event that the approved scheme is not started. Accordingly, in addition to the recommendation in respect of the current planning application, there is also a second recommendation to authorise the service of an Enforcement Notice should it be considered necessary and expedient for the Council to do so.

Full Recommendation

It is recommended that:-

A. Subject to the completion of a satisfactory Planning Obligation under Section 106 of the Town and Country Planning Act 1990 by 12 September 2016 to secure appropriate financial contributions towards SPA mitigation, the Head of Planning in consultation with the Chairman be authorised to **GRANT** planning permission subject to the following conditions and informatives:-

However, in the event that a satisfactory s106 Agreement is not received by 12 September 2016 the Head of Planning, in consultation with the Chairman, be authorised to refuse planning permission on the grounds that the proposal does not make satisfactory provision for a financial contribution to mitigate the effect of the development on the Thames Basin Heaths Special Protection Area in accordance with the Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy and Core Strategy Policies CP11 and CP13.

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

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

the objectives of the Council's Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy as amended July 2014 and to accord with the resolution of Rushmoor's Cabinet on 17 June 2014 in respect of Planning Report no PLN1420.

- 2 The permission hereby granted shall be carried out in accordance with the following approved drawings – C Foo Associates Drawing Nos.1438 EX00 Rev.A, EX01 Rev.C, EP01 Rev.C, EP02 Rev.C, EP03 Rev.C, EE01 Rev.C, EE02 Rev.C; PX00 Rev.A, PX01 Rev.C, PP01 Rev.C, PP02 Rev.C, PP03 Rev.C, PE01 Rev.C, and PE02 Rev.C.

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

- 3 The development hereby permitted shall be implemented in full accordance with the external materials, surfacing materials, boundary enclosures (including the first floor amenity area), removal of redundant extraction ducting, bin storage, and cycle storage details submitted with the application and hereby approved. The development shall be completed in full accordance with the details so approved before any part of the development is occupied and the retained thereafter at all times.

Reason - To ensure satisfactory external appearance and a generally satisfactory development of the site.

- 4 No additional windows, doors or openings of any kind shall be inserted in the first floor elevations or roof space of the development hereby permitted without the prior permission of the Local Planning Authority. Furthermore, there shall be no alteration of the positions of the windows shown to be provided on the plans hereby approved.

Reason - To protect the amenities of neighbouring properties.

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

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

- 6 The development hereby approved shall not be occupied until the off-street parking facilities shown on the approved plans have been marked out and made ready for use by the occupiers of the application property in accordance with the allocation indicated on the plans hereby approved. The parking facilities shall be thereafter retained solely for parking purposes (to be used by the occupiers of the development as indicated on the approved plans). For the avoidance of doubt the parking spaces shall not be used for the parking or storage of boats, caravans or trailers.

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

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

Reason - In the interests of visual amenity.

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

Reason - In the interests of the protection of bats.

- 9 The flat-roof areas remaining or provided as a result of the development hereby permitted shall not be used for any form of storage.

Reason – In the interests of the amenities of the area and neighbours.

Informatives

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

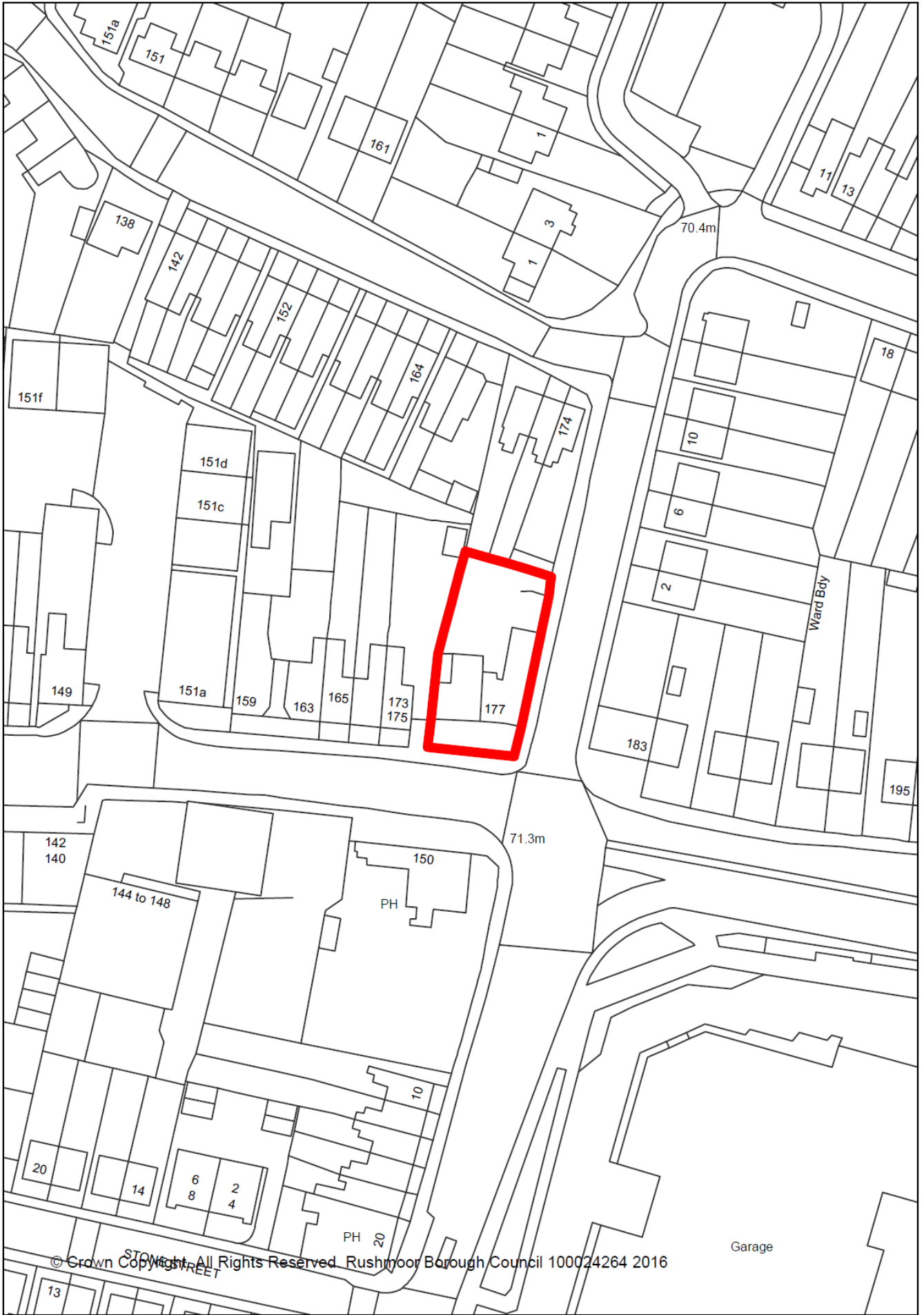
It is considered that the reasons for refusal of the 2014 scheme have been satisfactorily addressed as a result of the amendments and additional information submitted with the current scheme. The proposed development is considered to be acceptable in principle, visual and highway terms; to provide an acceptable living environment; and to have an acceptable impact on neighbours. On the basis of the provision of a contribution towards the Hawley Meadows SPA mitigation and avoidance scheme, the proposals are considered to have no significant impact upon the nature conservation interest and objectives of the Thames Basin Heaths Special Protection Area. The proposals are thereby considered acceptable having regard to Policies CP1, CP2, CP5, CP10, CP11, CP13 & CP15 of the Rushmoor Core Strategy and saved Local Plan Policies ENV17, TR10, & H14.

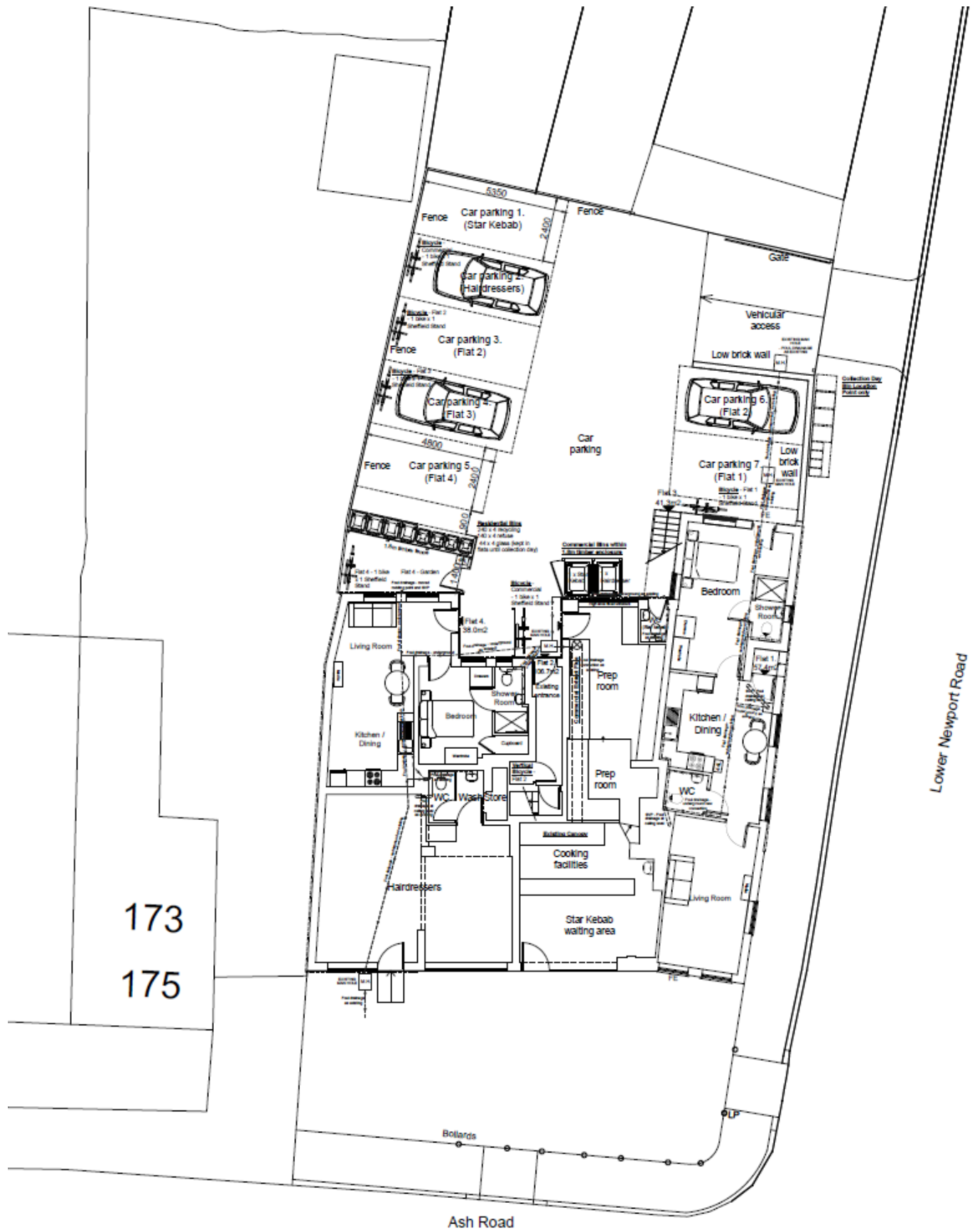
It is therefore considered that subject to compliance with the attached conditions, and taking into account all other material planning considerations, including the provisions of the development plan, the proposal would be acceptable. This also includes a consideration of whether the decision to grant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

- 2 **INFORMATIVE** - Your attention is specifically drawn to the condition marked *. This condition requires the submission of details, information, drawings etc. to the Local Planning Authority **BEFORE WORKS START ON SITE** or, require works to be carried out **BEFORE COMMENCEMENT OF USE OR FIRST OCCUPATION OF ANY BUILDING**. Failure to meet these requirements is in contravention of the terms of the permission and the Council may take enforcement action to secure compliance. As of April 2008 submissions seeking to discharge conditions or requests for confirmation that conditions have been complied with must be accompanied by the appropriate fee.
- 3 **INFORMATIVE** - This permission is subject to a planning obligation under Section 106 of the Town and Country Planning Act 1990 (as amended).

- 4 INFORMATIVE - The applicant is recommended to achieve maximum energy efficiency and reduction of Carbon Dioxide emissions by:
 - a) ensuring the design and materials to be used in the construction of the building are consistent with these aims; and
 - b) use renewable energy sources with efficient and technologically advanced equipment for the production of electricity and heat.
- 5 INFORMATIVE - The applicant is advised to contact the Recycling and Waste Management Section at Rushmoor Borough Council on 01252 398164 with regard to providing bins for refuse and recycling. The bins should be:
 - 1) provided prior to the occupation of the properties;
 - 2) compatible with the Council's collection vehicles, colour scheme and specifications;
 - 3) appropriate for the number of occupants they serve;
 - 4) fit into the development's bin storage facilities.
- 6 INFORMATIVE - No materials produced as a result of site preparation, clearance, or development should be burnt on site. Please contact the Head of Environmental Health & Housing for advice.
- 7 INFORMATIVE - The applicant is advised that during the construction phase of the development measures should be employed to contain and minimise dust emissions, to prevent their escape from the development site onto adjoining properties. For further information, please contact the Head of Environmental Health.
- 8 INFORMATIVE - It is a legal requirement to notify Thames Water of any proposed connection to a public sewer. In many parts of its sewerage area, Thames Water provides separate public sewers for foul water and surface water. Within these areas a dwelling should have separate connections: a) to the public foul sewer to carry waste from toilets, sinks and washing machines, etc, and b) to public surface water sewer for rainwater from roofs and surface drains. Mis-connections can have serious effects: i) If a foul sewage outlet is connected to a public surface water sewer this may result in pollution of a watercourse. ii) If a surface water outlet is connected to a public foul sewer, when a separate surface water system or soakaway exists, this may cause overloading of the public foul sewer at times of heavy rain. This can lead to sewer flooding of properties within the locality. In both instances it is an offence to make the wrong connection. Thames Water can help identify the location of the nearest appropriate public sewer and can be contacted on 0845 850 2777.
- 9 INFORMATIVE - In the UK all species of bats are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and under Schedule 2 of the conservation (Natural Habitats & c) Regulations 2004. Other species are also subject to statutory protection. The grant of planning permission does not supersede the requirements of this legislation and any unauthorised works would constitute an offence. If bats or signs of bats, or any other protected species, are encountered at any point during development then all works must stop immediately and local Natural England office and Rushmoor Borough Council must be informed.
- 10 INFORMATIVE - The applicant is requested to bring the conditions attached to this permission to the attention of all contractors working or delivering to the site, in particular any relating to the permitted hours of construction and demolition; and where practicable to have these conditions on display at the site entrance(s) for the duration of the works.

- 11 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.

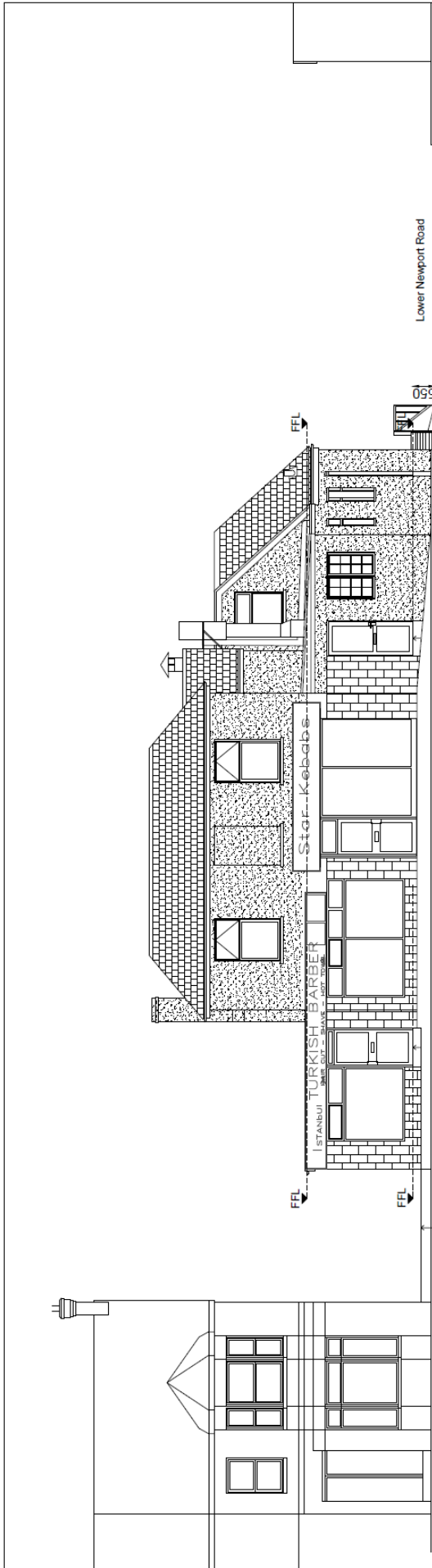




173
175

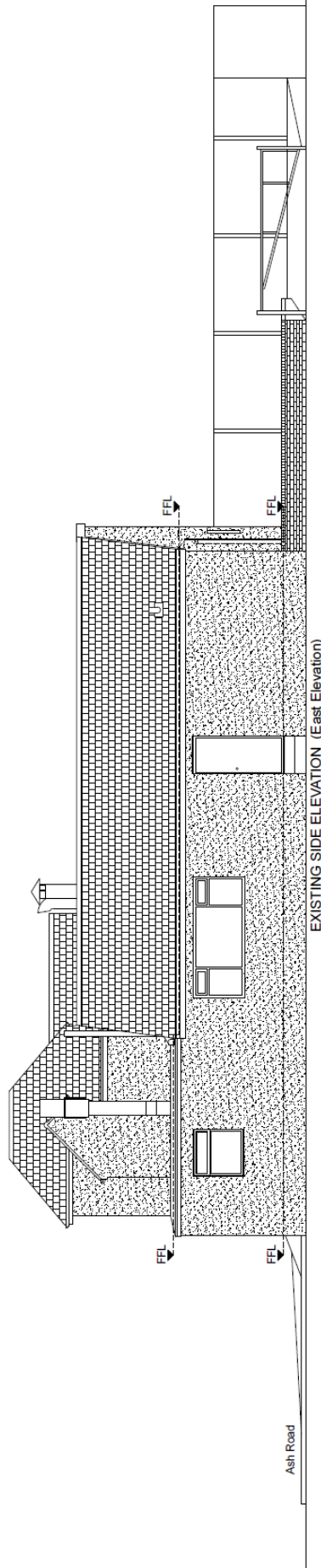
PROPOSED SITE PLAN - Scale 1:200

Scale :
A3



EXISTING FRONT ELEVATION (South Elevation)

Lower Newport Road



EXISTING SIDE ELEVATION (East Elevation)

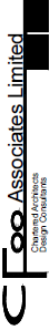
Ash Road

SCALE 1:100
@ A3
0 1 2 3 4 5m 6m 7m 8m 9m 10m
0.5 1.5 2.5 3.5 4.5

EXISTING ELEVATIONS

Site survey carried out 09/05/2016

| Ref. | Revision | Date | By |
|------|--|------------|-----|
| A | Amendments to existing layout | 03-09-2015 | CWF |
| B | Drawing notes amended following site survey carried out 09/05/2016 | 09-05-2016 | CF |
| C | Amendment to drawing title and new sign elevation | 11-07-2016 | CF |


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 Design Consultants

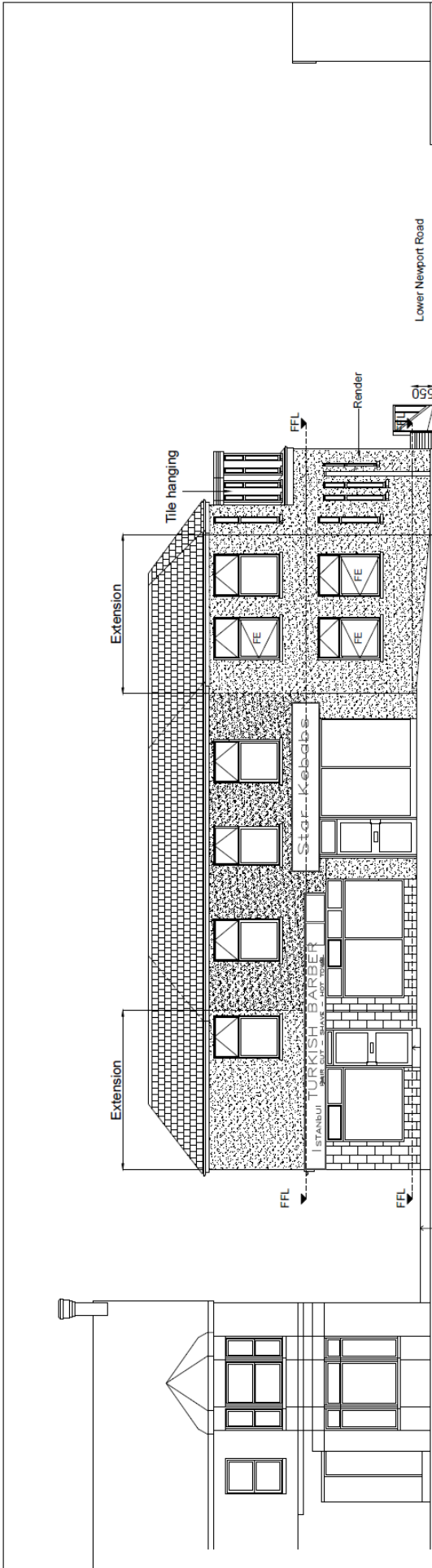
ALL DIMENSIONS TO BE CHECKED ON SITE
 ONLY TO BE SCALED FOR PLANNING AND BUILDING REGULATIONS

Client: **Mr ABDULLAH TEKAGAC**

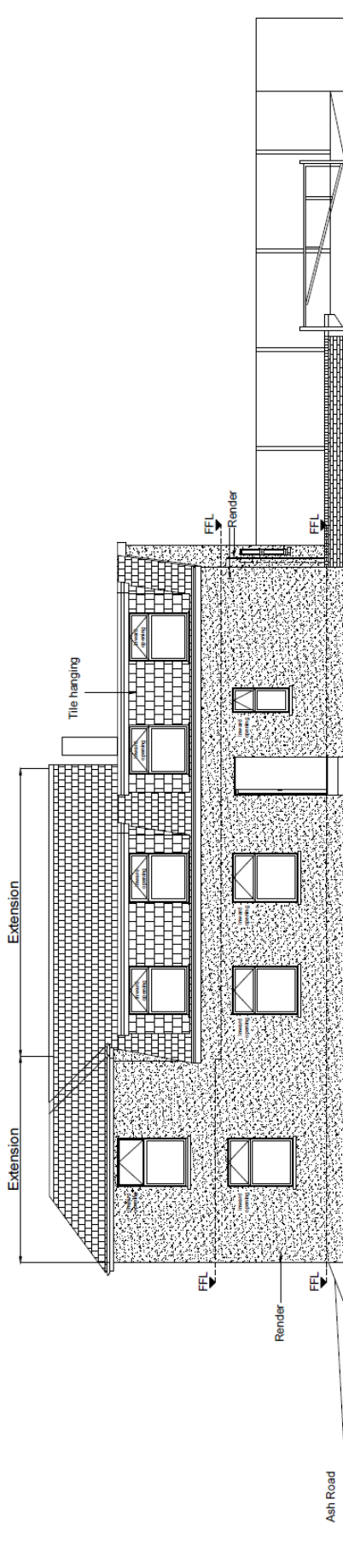
Job number: **1438**
 Drawing number: **EE01**
 Revision: **C**

Scale: **A3 @ 1:100**
 Date: **05/06/2015**
 Drawn by: **CWF**

Project: Erection of first floor extensions to front, side and rear and external alterations to facilitate conversion of authorized gate use to 1 x 1-bedroom flat, authorised ancillary storage space above into 1 x 1-bedroom flat, rear portion of shop use at No.177A Ash Road to 1 x 1-bedroom flat and arrangement of existing first floor flat from 1 to 3-bedroom size with enclosed first floor. Sub. Board. Alford, Humberside.



PROPOSED FRONT ELEVATION (South Elevation)



PROPOSED SIDE ELEVATION (East Elevation)

SCALE 1:100
@ A3
0 0.5 1 1.5 2 2.5 3 3.5 4 4.5 5m 6m 7m 8m 9m 10m

PROPOSED ELEVATIONS

Project: Extension of first floor extensions to front, side and rear and a second extension to facilitate conversion of subterranean car park to 1 x 1-bedroom flat, authorised ancillary storage space above into 1 x 1-bedroom flat, rear portion of shop use at No 177A Ash Road to 1 x 1-bedroom flat, and enlargement of existing first floor flat from 1 to 2-bedroom size with enclosed first floor roof terrace (revised scheme to that submitted with previous invalid planning application 1500427F/ULPP) at: 177-177A Ash Road, Ashford, Kent, UK

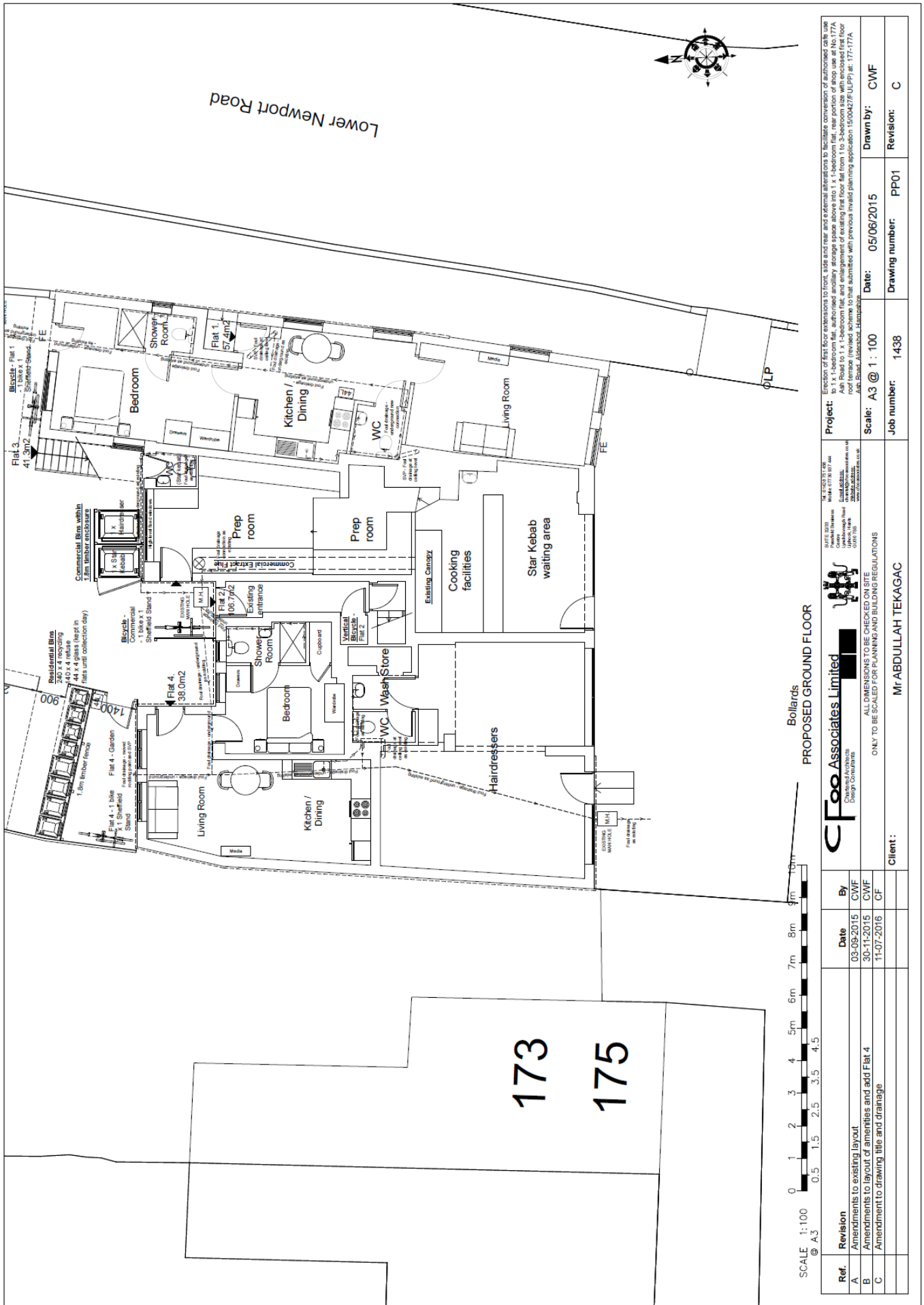
Scale: A3 @ 1:100
Date: 05/06/2015
Drawn by: CWF
Job number: 1438
Drawing number: PE01
Revision: C



| Ref. | Revision | Date | By |
|------|---|------------|-----|
| A | Amendments to existing layout | 03-09-2015 | CWF |
| B | Amendments to layout of amenities and add Flat 4 | 30-11-2015 | CWF |
| C | Amendment to drawing title and new sign elevation | 11-07-2016 | CF |

ALL DIMENSIONS TO BE CHECKED ON SITE
ONLY TO BE SCALED FOR PLANNING AND BUILDING REGULATIONS

Client: Mr. ABDULLAH TEKAGAC



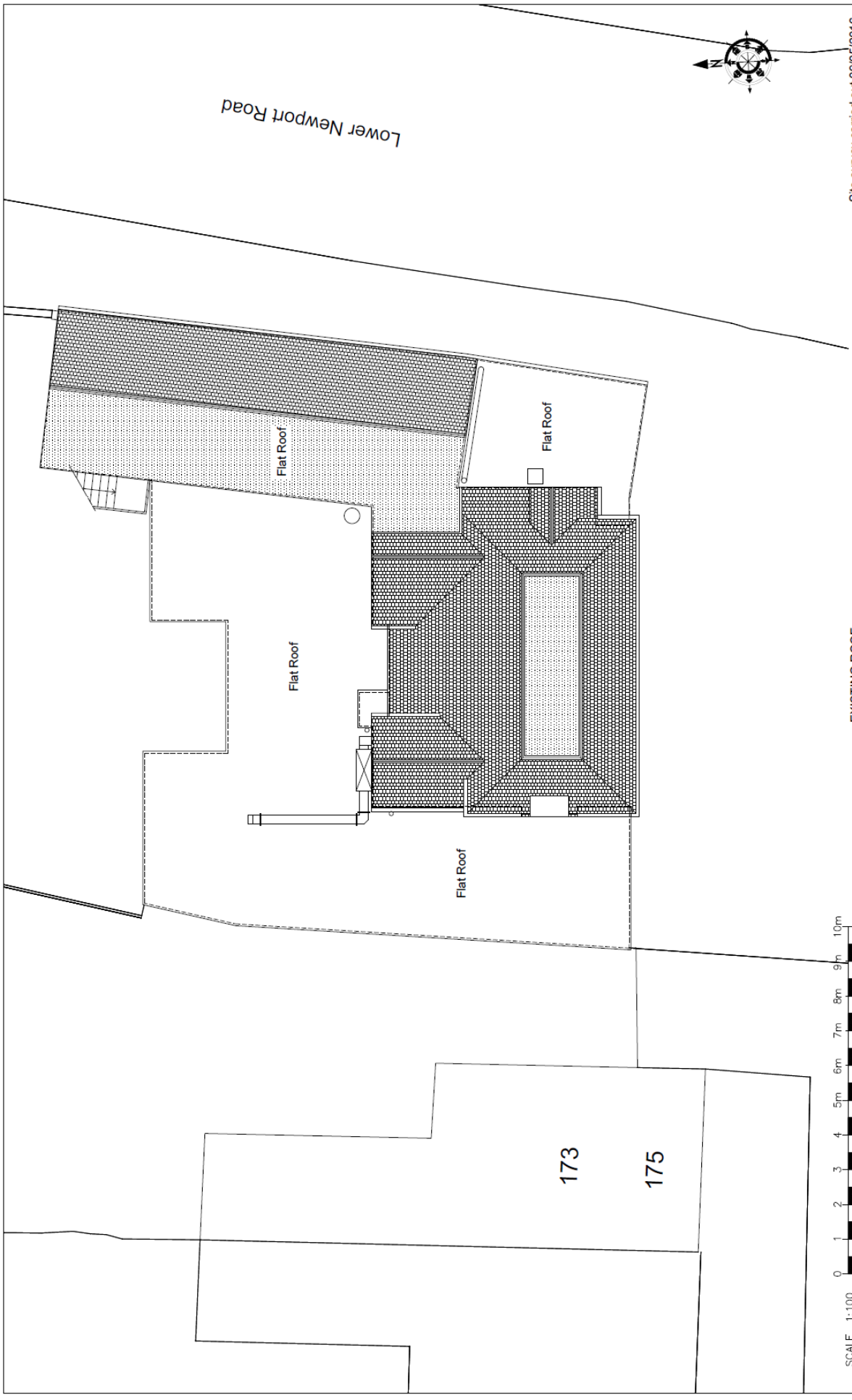


PROPOSED FIRST FLOOR

SCALE 1:100
@ A3

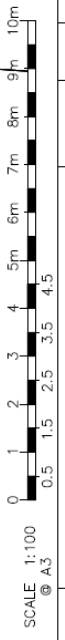
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|--|--|--|--|
| <p>Ref.</p> <p>A. Amendments to existing layout</p> <p>B. Amendments to layout of amenities and add Flat 4</p> <p>C. Amendment to drawing title and drainage</p> | <p>Date</p> <p>03-09-2015</p> <p>30-11-2015</p> <p>11-07-2016</p> | <p>By</p> <p>CWF</p> <p>CWF</p> <p>CF</p> | <p>Client:</p> <p>Mr ABDULLAH TEKAGAC</p> |
| <p>ALL DIMENSIONS TO BE CHECKED ON SITE</p> <p>ONLY TO BE SCALED FOR PLANNING AND BUILDING REGULATIONS</p> | | | <p>Job number: 1438</p> |
| <p>Project: Extension of first floor, addition of first, third and rear east external staircases to facilitate conversion of existing cells into 1 x 1-bedroom flat, additional utility storage space above into 1 x 1-bedroom flat, rear portion of above into 1 x 1-bedroom flat, additional utility storage space above into 1 x 1-bedroom flat, rear portion of above into 1 x 1-bedroom flat, and enlargement of existing first floor flat from 1 to 2-bedroom size with enclosed first floor roof terrace (revised scheme to that submitted with previous invalid planning application 15/00427F/ULPP) at: 177-177A Ash Road to 1 x 1-bedroom flat, and enlargement of existing first floor flat from 1 to 2-bedroom size with enclosed first floor roof terrace (revised scheme to that submitted with previous invalid planning application 15/00427F/ULPP) at: 177-177A Ash Road, Aldershot, Hampshire</p> | | | <p>Drawn by: CWF</p> |
| <p>Scale: A3 @ 1 : 100</p> | | | <p>Date: 05/06/2015</p> |
| <p>Client: Mr ABDULLAH TEKAGAC</p> | | | <p>Revision: C</p> |

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 Email: info@cfassociates.co.uk
 www.cfassociates.co.uk



Site survey carried out 09/05/2016

EXISTING ROOF



| | | | |
|-------------|--|-------------|-----------|
| Ref. | Revision | Date | By |
| A | Amendments to existing layout | 03-09-2015 | CWF |
| B | Drawing notes amended following site survey carried out 09/05/2016 | 09-05-2016 | CF |
| C | Amendment to drawing title | 11-07-2016 | CF |
| | | | |
| | | | |

Project: Erection of first floor extensions to front, side and rear and external alterations to facilitate conversion of authorised gate use to 1 x 1-bedroom flat, authorised ancillary storage space above into 1 x 1-bedroom flat, rear portion of shop use at No 177A to 178A, rear portion of shop use at No 177A and No 178A, roof terrace (revoked scheme to that submitted with previous invalid planning application 15/00427F-ULPP) at: 177-177A, Ash Road, Aldenham, Warrington
 Scale: A3 @ 1 : 100
 Date: 05/06/2015
 Job number: 1438
 Drawing number: EP03
 Drawn by: CWF
 Revision: C

ALL DIMENSIONS TO BE CHECKED ON SITE
 ONLY TO BE SCALED FOR PLANNING AND BUILDING REGULATIONS
 Client: Mr ABDULLAH TEKAGAC



PROPOSED ROOF

SCALE 1:100
@ A3

| Ref. | Revision | Date | By |
|------|--|------------|-----|
| A | Amendments to existing layout | 03-09-2015 | CWF |
| B | Amendments to layout of amenities and add Flat 4 | 30-11-2015 | CWF |
| C | Amendment to drawing title | 11-07-2016 | CF |

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 Chartered Architects
 Design Consultants

ALL DIMENSIONS TO BE CHECKED ON SITE
 ONLY TO BE SCALED FOR PLANNING AND BUILDING REGULATIONS

Client: Mr. ABDULLAH TEKAGAC

DATE 2016
 Project No: 104
 104, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000

Project: Erection of first floor extensions to front, side and rear and external alterations to facilitate conversion of authorized car use to 1 x 1-bedroom flat, authorised ancillary storage space above into 1 x 1-bedroom flat, rear portion of shop use at No.177A Ash Road to 1 x 1-bedroom flat and enlargement of existing first floor flat from 1 to 2-bedroom size with enclosed first floor. Approved by Council submitted with previous invalid planning application 150042/P/0/P/1 at: 17-17A Ash Road, Aldershot, Hampshire.

Scale: A3 @ 1 : 100

Date: 05/06/2015

Job number: 1438

Client: Mr. ABDULLAH TEKAGAC

Drawing number: PP03

Drawn by: CWF

Revision: C

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 | 16/00335/FULPP | Ward: Manor Park |
| Applicant: | Mr & Mrs Tredwell | |
| Decision: | Permission Granted | |
| Decision Date: | 12 August 2016 | |
| Proposal: | Erection of extension and creation of 2 additional flats (re-submission of planning application 15/00678/FULPP declared invalid on 30th October 2015) | |
| Address | 239 - 241 High Street Aldershot Hampshire GU11 1TJ | |

| | | |
|----------------|--|---------------|
| Application No | 16/00367/REVPP | Ward: Empress |
| Applicant: | Farnborough Propco Lux S.a.r.l. | |
| Decision: | Permission Granted | |
| Decision Date: | 19 August 2016 | |
| Proposal: | Variation of condition numbers 2, 3, 4, 5, 9, 12, 16, 17, 20, 24, 25, 26, 28, 32, 34, and removal of condition 15 pursuant to planning permission 14/00016/FULPP, dated 9 April 2014, for the demolition of Pyramid House, Jolen House, Oaklands House and PC World and erection of two retail/retail warehouse buildings with mezzanine floors to be subdivided into up to five units, with new parking area, access from Solartron Road, servicing access from Westmead and site levelling and associated works to allow for small scale changes to the external appearance and layout of the development and associated changes to floor space and the submission of details of external/surfacing materials, levels, boundary treatment, landscaping, cycle parking, demolition and lighting strategies and documents/completion of works post demolition or on occupation | |
| Address | Land At Solartron Road And Westmead Farnborough Hampshire | |

Application No 16/00465/CONDPP

Ward: West Heath

Applicant: Bugler Developments Ltd

Decision: **Conditions details approved**

Decision Date: 22 August 2016

Proposal: Submission of details to comply with condition 10 (energy efficiency measures) attached to planning permission 15/000920/FULPP dated 7 March 2016 in respect of the demolition of existing structures and erection of a pair of semi detached three bedroom houses and a terrace of 3 three bedroom houses with associated access, parking and landscaping

Address **Garages Heathlands Close Farnborough Hampshire**

Application No 16/00483/CONDPP

Ward: North Town

Applicant: First Wessex Homes

Decision: **Conditions details approved**

Decision Date: 23 August 2016

Proposal: Submission of details to comply with condition 12 (landscape management plan) attached to planning permission 09/00431/FULPP dated 13 October 2009 for the erection of 471 replacement dwellings in a mix of bungalows, flats, maisonettes, houses and a block of older persons flats, together with replacement shop units and community centre and associated highway improvements, public open space, landscaping and parking areas following demolition of 471 existing flats, shop units and community centre.

Address **North Town Redevelopment Phases 3 And 4 Deadbrook Lane Aldershot Hampshire**

Application No 16/00484/CONDPP Ward: North Town

Applicant: First Wessex Homes Limited

Decision: **Conditions details approved**

Decision Date: 22 August 2016

Proposal: Submission of details to comply with conditions 10 (landscape management), 20 (noise mitigation) and 23 (phasing of unallocated car parking) attached to planning permission 13/00081/FULPP dated 28 November 2014 for the demolition of 132 flats and erection of 34 one-bed dwellings, 131 two-bed dwellings, 59 3-bed dwellings and 2 4-bed dwellings (226 in total) with associated highway works, parking, landscaping and amenity areas

Address **Phase 6A North Town Redevelopment Site - Land Bounded By North Lane Deadbrook Lane And Eastern Road Aldershot Hampshire**

Application No 16/00490/FULPP Ward: Empress

Applicant: JLT Pension Trustees Limited & Malcolm

Decision: **Permission Granted**

Decision Date: 11 August 2016

Proposal: Erection of extensions at ground and first floor to the side, installation of new window openings, alterations to roof, erection of 2 dormers (2 on south and 1 on west roof-slopes), removal of 5 chimneys, raising of roof to allow external insulation and replacement of roof tiles, alterations to elevations to allow external insulation and replacement render, and alterations to existing windows

Address **2 Clockhouse Road Farnborough Hampshire**

Application No 16/00495/FULPP Ward: Wellington

Applicant: Grainger (Aldershot) Ltd And Secretary Of

Decision: **Permission Granted**

Decision Date: 11 August 2016

Proposal: Erection of an electricity substation building

Address **Electricity Substation Hope Grant's Road Wellesley Aldershot Hampshire**

Application No 16/00496/CONDPP Ward: Knellwood
Applicant: Dr M & S Hussain
Decision: **Conditions details approved**
Decision Date: 31 August 2016
Proposal: Submission of details pursuant to conditions 3 (external materials) , 4 (surfacing materials), 5 (boundaries) 6 Landscaping), 8 (Code Level 4) and 9 (SUDS) of planning permission 15/00973/REVPP for erection of detached dwelling
Address **Land To The Rear Of 145 Alexandra Road Farnborough Hampshire**

Application No 16/00499/FULPP Ward: St Mark's
Applicant: Mr Samuel Millard
Decision: **Permission Granted**
Decision Date: 30 August 2016
Proposal: Formation of flat roof over existing first floor bathroom
Address **30 Winchester Street Farnborough Hampshire GU14 6AW**

Application No 16/00500/REVPP Ward: Manor Park
Applicant: Mr W James
Decision: **Permission Granted**
Decision Date: 02 September 2016
Proposal: Variation of condition 3 of planning permission 13/00921/FUL dated 05 February 2014 (Retention of 8 flood lights mounted on six 10m high columns sited around perimeter of pitch) to allow extended hours of use of the flood lights from 1930 up until 2030
Address **St Josephs Roman Catholic Primary School Bridge Road Aldershot Hampshire GU11 3DD**

Application No 16/00506/FUL Ward: Empress
Applicant: Mrs A Goulds
Decision: **Permission Granted**
Decision Date: 15 August 2016
Proposal: Insertion of three additional windows in side elevation to serve ground floor offices
Address **156B Rectory Road Farnborough Hampshire**

Application No 16/00510/TPOPP Ward: St John's
Applicant: Mr And Mrs Casey
Decision: **Permission Granted**
Decision Date: 22 August 2016
Proposal: Four Oaks (part of group G14 of TPO 358A) crown thin by no more than 15%, remove deadwood and epicormic growth on main stems
Address **34 The Birches Farnborough Hampshire GU14 9RP**

Application No 16/00514/CONDPP Ward: St John's
Applicant: PCC of St. John the Baptist, Cove
Decision: **Conditions details approved**
Decision Date: 19 August 2016
Proposal: Submission of details to comply with condition 3 (arboricultural method statement) attached to planning permission 16/00300/FULPP dated 23 May 2016 in respect of the erection of a single storey side extension to provide a new narthex.
Address **Parish Church Of St John The Baptist St Johns Road Farnborough Hampshire**

Application No 16/00517/TPO Ward: West Heath
Applicant: Mrs D Beament
Decision: **Permission Granted**
Decision Date: 22 August 2016
Proposal: One Oak (T12 of TPO 360) prune back extended low limb to the North by no more than 3 metres, prune back two low branches over the annex (South West) by no more than 3 and 1.5 metres respectively leaving a finished radial spread of 6 metres
Address **71 Fernhill Road Farnborough Hampshire GU14 9SA**

Application No 16/00520/FULPP Ward: Empress
Applicant: McDonald's Restaurants Ltd
Decision: **Permission Granted**
Decision Date: 01 September 2016
Proposal: Reconfiguration of roof top plant (retrospective)
Address **227 Farnborough Road Farnborough Hampshire GU14 7JT**

Application No 16/00528/ADVPP Ward: Knellwood
Applicant: Farnborough College Of Technology
Decision: **Permission Granted**
Decision Date: 19 August 2016
Proposal: Display a high level set of halo illuminated letters on front elevation of the building to be known as the Enterprise Centre Farnborough (originally the University Centre Farnborough), revision to advertisement consent 16/00327/ADVPP dated 2 June 2016
Address **Proposed University Centre Farnborough College Of Technology
Boundary Road Farnborough Hampshire GU14 6SB**

Application No 16/00529/TPOPP Ward: North Town
Applicant: Mr Neil Johnson
Decision: **Permission Granted**
Decision Date: 24 August 2016
Proposal: One Oak (T6 of TPO 274) crown lift over car park and garden to no more than 3 metres from ground level and reduce laterals over garden by no more than 2.5 metres
Address **Mills House Redan Road Aldershot Hampshire GU12 4ST**

Application No 16/00532/FULPP Ward: St John's
Applicant: Mr Kainth
Decision: **Permission Granted**
Decision Date: 09 August 2016
Proposal: Erection of a first floor side extension with two roof lights within front and rear roof elevations
Address **22 Juniper Road Farnborough Hampshire GU14 9XU**

Application No 16/00533/TPOPP Ward: Knellwood
Applicant: Mrs Buchanan
Decision: **Permission Granted**
Decision Date: 26 August 2016
Proposal: Two Beech trees (part of group G12 of TPO 435A) tree one on attached plan remove to ground level. Tree two on plan crown lift to no more than 8 metres from ground level
Address **Torside 18 Pirbright Road Farnborough Hampshire GU14 7AD**

Application No 16/00534/HCC Ward: Knellwood
Applicant: WENDY AGOMBAR
Decision: **No Objection**
Decision Date: 09 August 2016
Proposal: HAMPSHIRE COUNTY COUNCIL CONSULTATION: Variation of Condition 1 of PP: 12/00242/HCC for continued siting of a temporary double classroom
Address **South Farnborough County Junior School Cunnington Road Farnborough Hampshire GU14 6PL**

Application No 16/00537/FULPP Ward: Knellwood
Applicant: Mr Paul Evans
Decision: **Permission Granted**
Decision Date: 16 August 2016
Proposal: Installation of a 2.8m high by 1.8m wide copper leaf tree water feature in front garden
Address **Merlin 55 Salisbury Road Farnborough Hampshire GU14 7AG**

Application No 16/00540/CONDPP Ward: Cherrywood
Applicant: Chancerygate (Frimley) Ltd
Decision: **Conditions details approved**
Decision Date: 12 August 2016
Proposal: Submission of details pursuant to Condition No.1 (details of measures to minimise the transmission of noise) of planning permission 15/00919/REVPP dated 4 January 2016
Address **4 Chancerygate Way Farnborough Hampshire GU14 8FF**

Application No 16/00541/FULPP Ward: Rowhill
Applicant: Mr & Mrs Andrew Floyd
Decision: **Permission Granted**
Decision Date: 16 August 2016
Proposal: Erection of single storey rear and first floor front extensions
Address **21 Cranmore Gardens Aldershot Hampshire GU11 3BG**

Application No 16/00542/TPOPP Ward: West Heath
Applicant: Mrs Alison Gurr
Decision: **Permission Granted**
Decision Date: 31 August 2016
Proposal: One Oak (T5 of TPO 279A) crown reduce by no more than 3 metres and crown thin by no more than 20% and remove left hand stem which is suppressed and going into neighbouring Oak
Address **27 Middleton Gardens Farnborough Hampshire GU14 9PH**

Application No 16/00545/ADV Ward: St Mark's
Applicant: Mr Irfan Nakip
Decision: **Permission Granted**
Decision Date: 31 August 2016
Proposal: Display of trough illuminated fascia sign and internally illuminated projecting box sign
Address **129 Lynchford Road Farnborough Hampshire GU14 6ET**

Application No 16/00553/FULPP Ward: Knellwood
Applicant: Mr & Mrs J Malik
Decision: **Permission Granted**
Decision Date: 25 August 2016
Proposal: Erection of detached garage to front
Address **White Lodge 25 Rectory Road Farnborough Hampshire GU14 7BU**

Application No 16/00561/ADVPP Ward: Wellington
Applicant: Mr Ben French
Decision: **Permission Granted**
Decision Date: 10 August 2016
Proposal: Display of one internally illuminated fascia sign, one internally illuminated projecting roundel sign and one non illuminated branch nameplate
Address **15 Wellington Street Aldershot Hampshire GU11 1DY**

Application No 16/00562/FULPP Ward: Knellwood

Applicant: Mr & Mrs J Chesney

Decision: **Permission Granted**

Decision Date: 10 August 2016

Proposal: Erection of a two storey side and rear extension

Address **32 The Grove Farnborough Hampshire GU14 6QS**

Application No 16/00564/ADVPP Ward: Empress

Applicant: Whitbread Plc

Decision: **Permission Granted**

Decision Date: 01 September 2016

Proposal: Display an externally illuminated projecting sign

Address **1 Kingsmead Farnborough Hampshire GU14 7SJ**

Application No 16/00568/FULPP Ward: Aldershot Park

Applicant: J & A Mendus

Decision: **Permission Granted**

Decision Date: 17 August 2016

Proposal: Erection of a single storey side extension following demolition of existing garage

Address **38 Christmas Avenue Aldershot Hampshire GU12 4PJ**

Application No 16/00570/FULPP Ward: West Heath

Applicant: Mr & Mrs Sanderson

Decision: **Permission Granted**

Decision Date: 16 August 2016

Proposal: Erection of a single storey side and rear extension

Address **6 Credon Close Farnborough Hampshire GU14 8QN**

Application No 16/00573/FULPP Ward: Knellwood
Applicant: Mr Udall
Decision: **Permission Granted**
Decision Date: 15 August 2016
Proposal: Erection of a first floor side extension
Address **1 Cumbria Court Farnborough Hampshire GU14 6TB**

Application No 16/00581/RBC3PP Ward: Rowhill
Applicant: Rushmoor Borough Council
Decision: **Permission Granted**
Decision Date: 19 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 Hampshire**

Application No 16/00582/FULPP Ward: St Mark's
Applicant: Ms Jackie Britten
Decision: **Permission Granted**
Decision Date: 22 August 2016
Proposal: Formation of a pitched roof over existing flat roof of garage to facilitate the conversion of the garage to a habitable room
Address **28 Sherborne Road Farnborough Hampshire GU14 6JT**

Application No 16/00585/FUL Ward: Empress
Applicant: Mr P Evans
Decision: **Permission Granted**
Decision Date: 16 August 2016
Proposal: Erection of a first floor side extension to form an annex
Address **4 Leopold Avenue Farnborough Hampshire GU14 8NJ**

Application No 16/00586/FUL Ward: Fernhill

Applicant: Mr Shaun Edney

Decision: **Permission Granted**

Decision Date: 15 August 2016

Proposal: Erection of a first floor side extension

Address **8 The Potteries Farnborough Hampshire GU14 9JR**

Application No 16/00588/FUL Ward: Fernhill

Applicant: Mr Hawkes

Decision: **Permission Granted**

Decision Date: 17 August 2016

Proposal: Erection of a single storey rear extension

Address **358 Pinewood Park Farnborough Hampshire GU14 9LJ**

Application No 16/00589/FULPP Ward: Cove And Southwood

Applicant: Miss Cathleen Cordial

Decision: **Permission Granted**

Decision Date: 22 August 2016

Proposal: Erection of a side extension to height of existing roof and single storey rear extension following removal of existing conservatory

Address **10 Prospect Road Farnborough Hampshire GU14 0DX**

Application No 16/00591/FUL Ward: Cove And Southwood

Applicant: Mrs C Hayden

Decision: **Permission Granted**

Decision Date: 22 August 2016

Proposal: Erection of a conservatory to the rear

Address **2 Maskell Way Farnborough Hampshire GU14 0PU**

Application No 16/00595/FULPP Ward: Manor Park

Applicant: Mr & Mrs Henry

Decision: **Permission Granted**

Decision Date: 22 August 2016

Proposal: Erection of a single storey rear extension

Address **4 Highfield Gardens Aldershot Hampshire GU11 3DE**

Application No 16/00597/FULPP Ward: Aldershot Park

Applicant: Mr & Mrs F PERRI

Decision: **Permission Granted**

Decision Date: 22 August 2016

Proposal: Erection of single storey front and rear extensions

Address **4 Whyte Avenue Aldershot Hampshire GU12 4AD**

Application No 16/00601/NMA Ward: Manor Park

Applicant: Mr William James

Decision: **Permission Granted**

Decision Date: 30 August 2016

Proposal: Non Material Amendment to application 16/00097/FUL dated 31st March 2016 to allow window and internal floor layout alterations

Address **St Josephs Roman Catholic Primary School Bridge Road Aldershot Hampshire GU11 3DD**

Application No 16/00604/FUL Ward: Rowhill

Applicant: Mr J Goddard

Decision: **Permission Granted**

Decision Date: 22 August 2016

Proposal: Replacement of existing conservatory roof with a tiled pitched roof with two roof lights

Address **7 Rowhill Avenue Aldershot Hampshire GU11 3LU**

Application No 16/00606/REXPD Ward: St John's
Applicant: Roger Hilton
Decision: **Prior approval is NOT required**
Decision Date: 22 August 2016
Proposal: Erection of a single storey rear extension measuring 6 metres deep from the original rear wall x 3 metres to the eaves x 4 metres overall height (1 of 2 rear extensions)
Address **46 Broomhill Road Farnborough Hampshire GU14 9PU**

Application No 16/00615/FULPP Ward: West Heath
Applicant: Mr & Mrs Castrillon
Decision: **Permission Granted**
Decision Date: 31 August 2016
Proposal: Erection of a single storey side and rear extension
Address **66 West Heath Road Farnborough Hampshire GU14 8QR**

Application No 16/00616/REXPD Ward: Cove And Southwood
Applicant: Mr McGrath
Decision: **Prior approval is NOT required**
Decision Date: 26 August 2016
Proposal: Erection of single storey rear extension measuring 4 metres in length from the original rear wall, 2.8 metres to the eaves and 2.9 metres in overall height
Address **82 Marrowbrook Lane Farnborough Hampshire GU14 0AA**

Application No 16/00617/FUL Ward: Fernhill
Applicant: Mr S Watt
Decision: **Permission Granted**
Decision Date: 25 August 2016
Proposal: Erection of a single storey front extension and formation of a pitched roof over an existing flat roofed single storey rear extension and existing first floor rear extension
Address **15 Shepherds Walk Farnborough Hampshire GU14 9EZ**

Application No 16/00619/FUL Ward: Fernhill
Applicant: Mrs E Kyle
Decision: **Permission Granted**
Decision Date: 30 August 2016
Proposal: Erection of a single storey front extension with formation of pitched roof extending over the garage (retrospective planning application)
Address **1 Cheviot Close Farnborough Hampshire GU14 9HS**

Application No 16/00624/PDCPP Ward: Manor Park
Applicant: Mr Simon Berger
Decision: **Development is Lawful**
Decision Date: 31 August 2016
Proposal: Formation of hip to gable roof to facilitate a loft conversion, rear facing dormer and two velux windows to the front elevation
Address **19 Jubilee Road Aldershot Hampshire GU11 3QF**

Application No 16/00626/REXPD Ward: West Heath
Applicant: Mr James
Decision: **Prior approval is NOT required**
Decision Date: 26 August 2016
Proposal: Demolition of an existing single storey rear extension and erection of a single storey rear extension measuring 4 metres deep from the original rear wall of the property x 2.5 metres to the eaves x 2.6 metres overall height
Address **16 Horn Road Farnborough Hampshire GU14 8RW**

Application No 16/00631/REVPP Ward: Fernhill
Applicant: Mr S Wise
Decision: **Permission Granted**
Decision Date: 30 August 2016
Proposal: Variation of condition attached to planning permission ref: RSH/00315 dated 17 February 1975 (erection of 134 dwellings) to allow the erection of a conservatory to rear
Address **19 Sidlaws Road Farnborough Hampshire GU14 9JL**

Application No 16/00633/PDCPP Ward: Manor Park
Applicant: Mr RAMESH GHALE
Decision: **Development is Lawful**
Decision Date: 31 August 2016
Proposal: ation of a dormer window to rear and insertion of two rooflights to front roof elevation to facilitate a loft conversion
Address **38 Gordon Road Aldershot Hampshire GU11 1ND**

Application No 16/00634/NMA Ward: Manor Park
Applicant: Mr J Lally
Decision: **Permission Granted**
Decision Date: 10 August 2016
Proposal: Non Material Amendment to application 16/00224/FUL dated 13 April 2016 to change both side facing elevations of the extension to cedar cladding to match the rear elevation
Address **32 Highfield Avenue Aldershot Hampshire GU11 3BZ**

Application No 16/00637/REXPD Ward: St Mark's
Applicant: Mr Andrew Jackson
Decision: **Prior approval is NOT required**
Decision Date: 30 August 2016
Proposal: Erection of a rear conservatory measuring 5 metres from the original rear wall of the property, 2.3 metres to the eaves and 3.4 metres overall height
Address **23 Woodvale Road Farnborough Hampshire GU14 6FL**

Application No 16/00641/HCC Ward: St Mark's
Applicant: Hampshire County Council
Decision: **No Objection**
Decision Date: 30 August 2016
Proposal: HCC Consultation in respect of a temporary classroom renewal
Address **Marlborough County Infant School Redvers Buller Road Aldershot Hampshire GU11 2HR**

Application No 16/00706/NMA

Ward: Fernhill

Applicant: Mr Morgan

Decision: **Permission Granted**

Decision Date: 31 August 2016

Proposal: Non material amendment to planning application 16/00390/FUL dated 13th June 2016 to allow a smaller window to front elevation and change in position and size of window to side elevation

Address **12 Cambrian Road Farnborough Hampshire GU14 9JF**

Application No 16/00709/NMA

Ward: Knellwood

Applicant: Mr Ballantine

Decision: **Permission Granted**

Decision Date: 02 September 2016

Proposal: Non material amendment to planning application 16/00240/FUL dated 20.04.16 to allow the installation of a roof lantern

Address **Arran Lodge 12 Waverley Road Farnborough Hampshire GU14 7EY**

Enforcement and possible unauthorised development

1. Introduction

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

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

2. Policy

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

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

3. Items

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

This report relates to:

Item 1 Court Proceedings - 11 Fintry Walk Farnborough

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

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

4. Human rights

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

5. Financial implications

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

Keith Holland
Head of Planning

BACKGROUND PAPERS

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

Rushmoor Core Strategy (October 2011)

Rushmoor Local Enforcement Plan (2016)

National Planning Policy Framework (NPPF)

Item 1

| | |
|-----------------------|---|
| Site location | Land adjacent to 11 Fintry Walk Farnborough |
| Alleged breach | Change of use of land from public amenity land to private residential garden by enclosure with a 1.8m high close board fence |
| Recommendation | To be noted |

Following a committee resolution in August 2015 an Enforcement Notice was issued against Mr Gary Underdown (the owner of 11 Fintry Walk) in respect of the change of use of public amenity land to private garden and enclosure with a 1.8m close boarded fence.

Mr Underdown pleaded guilty at Basingstoke Magistrates Court on 9th June 2016 to the offence of failing to comply with the enforcement notice. At that hearing, the court, on the Council's application, agreed to adjourn the case until 11th August 2016 for sentencing to allow Mr Underdown time to comply with the enforcement notice.

On 11th August 2016 the court was advised that since the last hearing, Mr Underdown had largely complied with the enforcement notice. There remained a pallet of bricks and vegetation on the land, which the Council wanted Mr Underdown to remove within 28 days.

Mr Underdown was ordered to pay a fine of £500, reduced from £750 for his early guilty plea. He was ordered to pay a victim surcharge of £50 and was also ordered to pay the Council's costs of £625.

A site visit will be carried out the week commencing 12th September to ensure that the pallet of bricks and vegetation on the land have been removed. Subject to these works being carried out satisfactorily the enforcement case will be closed.

Full recommendation:

TO BE NOTED



Development Management Committee
14th September 2016

Directorate of Community
and Environment
Planning Report No. PLN1632

Appeals Progress Report

1. New appeals

- 1.1 An appeal has been submitted the refusal of consent to fell and replace an Oak Tree which is subject to a TPO, in the rear garden at: **2 The Birches, Farnborough** (16/00284/TPO). The appeal will be dealt with by written representations.

2. Appeal Decisions

- 2.1 Appeal against an Enforcement Notice requiring the use of the property as an 18-bedroom house in multiple occupation to cease within a period for compliance of six months at: **The Old Warehouse, Star Yard, Victoria Road, Aldershot** (15/00030/COUGEN).

2.1.1 The appeal was lodged on Grounds (a) [that planning permission should be granted for the unauthorised development the subject of the Notice] and (g) [that the time period with which to comply with the terms of the Notice is too short]. The appeal decision is dated 2nd September 2016.

2.1.2 The Inspector noted that, at the time of his site inspection, some of the internal arrangement differed from the description in the Enforcement Notice and concluded that these changes were likely to have taken place between the Notice being served and his site inspection. The Inspector considered that the Notice could be appropriately corrected without prejudice to any parties, as the principle concern was the fact that the property was in multiple residential occupation.

2.1.3 The Inspector noted that several of the units were furnished and could be occupied by two people and that some were occupied by at least that number. The Inspector accepted that town centres can be appropriate locations for high-density development, that houses in multiple occupation can provide a useful and needed part of the housing supply, and that the unauthorised development in this case had brought back into use a previously vacant and disused building in line with planning policies aimed at achieving the efficient use of land. However, he considered these to be outweighed by other factors. In his judgement the living conditions for occupiers are unacceptably cramped for what are intended to be permanent dwellings. He noted that *"....some of the rooms are barely suitable as bedrooms alone, let alone for the normal day to day activities for which a dwelling should provide – in some parts of this building evidently involving family life"*.

He further stated:-

“The overall effect of this development has been to create something little better than a Dickensian doss-house.”

- 2.1.4 The Inspector noted that the development was not provided with any on-site parking. Whilst accepting that this is a town centre site where most occupiers of the building are unlikely to own a car and that it would not be appropriate to apply parking standards rigidly, he considered that the future car ownership of occupiers could not be controlled, and nor could the use of vehicles by visitors. Although not by itself sufficient to justify refusing planning permission, the Inspector concluded that lack of parking provision was a supplementary objection to the unauthorised development.
- 2.1.5 The Inspector did not need to consider the issue of SPA mitigation in the light of the unacceptable nature of the development already identified, although he noted that the Appellant was willing to secure the appropriate financial contribution with a s106 Planning Obligation.
- 2.1.6 The Inspector considered the unauthorised development was carried out as an intentional breach of planning control. Accordingly, he considered that, under the new national planning policy concerning intentional breaches of planning control introduced on August 2015, this fact should be treated as a material consideration in deciding whether planning permission should be granted. Since permitting the development the subject of the Enforcement Notice would be contrary to national policy, he considered this to be a further reason why the appeal under Ground (a) should fail. In conclusion the Inspector considered the Council’s enforcement action to be justified and that the appeal under Ground (a) failed.
- 2.1.7 In respect of the Ground (g) appeal, the Inspector noted the Appellant’s suggestion that the time period for compliance be extended from 6 to 12 months. However, he concluded that the delay resulting from the appeal, which had suspended the effect of the Notice, had already given the Appellant a period of time well beyond 12 months since the Notice was served. Any tenancies that currently exist would therefore have been started with the Appellant’s knowledge that enforcement action was a possibility. Whilst not wishing to inflict problems on existing occupiers, the Inspector considered that any such problems will have been caused primarily by the Appellant. The Ground (g) appeal therefore also failed. The compliance period is therefore six months from the decision date.

Decision – Appeal **DISMISSED** and Enforcement Notice upheld with corrections and variations relating to the description of the breach.

- 2.2 Appeal against an Enforcement Notice requiring the use of the property as a 7-bedroom house in multiple occupation and 6 self-contained flats to cease within a period for compliance of six months at: **The Former Beehive Public House, 264 High Street, Aldershot (15/00012/ENF)**.

- 2.2.1 The appeal was lodged on Grounds (a) [that planning permission should be granted for the unauthorised development the subject of the Notice] (b) that the alleged breach had not occurred and (g) [that the time period with which to comply with the terms of the Notice is too short]. The appeal decision is dated 2nd September 2016.
- 2.2.2 The Inspector noted that, at the time of his site inspection, some of the internal arrangements and the number of units appeared different from the allegation in the notice. Concluding that these changes may have been made between the issue of the notice and his visit he determined that the Notice could be appropriately corrected without prejudice to any parties, as the principle concern was the fact that the property was in multiple residential occupation. The appellant's arguments to the effect that the alleged breaches had not occurred as a matter of fact were, In the Inspector's view 'artificial' and the former use as a public house had clearly ceased. The ground (b) appeal therefore failed.
- 2.2.3 The Inspector concluded the living conditions provided by the development '*...are below an acceptable standard for permanent dwellings*'
- 2.2.4 The Inspector concluded that noted that the site currently only provides on-site parking for one or two vehicles which is unsatisfactory, and that any alternative arrangement for the provision of parking and amenity space could only be satisfactorily addressed by '*... a planning application properly covering the intended use of the whole building.*'
- 2.2.5 With regard to the Council's supplementary planning document 'Development Affecting Public Houses' the Inspector felt that there were flaws in the cases both for the Council and the Appellant but suspected that '*...the marketing mentioned in the appellant's statement "may have been little more than "going through the motions"*'.
- 2.2.6 The Inspector did not judge it necessary to consider the issue of SPA mitigation or public open space provision in the light of the unacceptable nature of the development. The Council's case being basically sound on space standards and parking provision the appeal under Ground (a) failed.
- 2.2.7 In respect of the Ground (g) appeal, the Inspector noted the Appellant's suggestion that the time period for compliance be extended from 6 to 12 months. However, he concluded that any initial 12 month tenancies dating from the breach in September 2014 would have expired long ago and any renewals or commencements following the PCN in April 2015 and the enforcement notice in November 2015 would have started with the Appellant's knowledge of the enforcement proceedings. Any difficulties to tenants would therefore have been primarily caused by the Appellant's action in carrying out unauthorised development. The Ground (g) appeal therefore also failed. The compliance period is therefore six months from the decision date.

Decision – Appeal **DISMISSED** and Enforcement Notice upheld with corrections and variations relating to the description of the breach.

3. Recommendation

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

Keith Holland
Head of Planning