

# Public Document Pack



## RUSHMOOR BOROUGH COUNCIL

### DEVELOPMENT MANAGEMENT COMMITTEE

*at the Council Offices, Farnborough on  
Wednesday, 7th December, 2016 at 7.00 pm*

To:

#### **VOTING MEMBERS**

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

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

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

Cllr D.S. Gladstone  
Cllr C.P. Grattan  
Cllr A.R. Newell

#### **NON-VOTING MEMBERS**

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

#### **STANDING DEPUTIES**

Cllr P.F. Rust

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

# **A G E N D A**

## **1. DECLARATION OF INTEREST –**

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

## **2. MINUTES – (Pages 1 - 102)**

To confirm the Minutes of the Meeting held on 9th November, 2016 (copy attached).

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

## **3. PLANNING APPLICATIONS –**

To consider the Head of Planning's Report No. PLN1644 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. PLN1645 (copy attached) which reports on cases of planning enforcement and possible unauthorised development.

### ***Items for information***

## **5. THOMPSON HOUSE REPORT –**

To receive the Head of Planning's Report No. PLN1646 (copy attached) on Thomson House.

## **6. APPEALS PROGRESS REPORT –**

To receive the Head of Planning's Report No. PLN1647 (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.



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# DEVELOPMENT MANAGEMENT COMMITTEE

Meeting held on Wednesday, 9 November 2016 at the Concorde Room,  
Council Offices, Farnborough at 7.00 pm.

## Voting Members

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

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

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

Cllr D.S. Gladstone  
Cllr C.P. Grattan  
Cllr A.R. Newell

## Non-Voting Members

Councillor Martin Tennant (ex-officio)

### 45. **DECLARATION OF INTEREST**

There were no declarations of interest.

### 46. **MINUTES**

The Minutes of the Meeting held on 12th October, 2016 were approved and signed by the Chairman.

### 47. **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:

16/00667/FULPP (No. 34 Cove Road, Farnborough)

- \* 16/00750/COU (Unit 2, Fairfax Industrial Estate, Aldershot)

16/00764/RBC3PP (No. 5 Innisfail Gardens, 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. PLN1639, be noted;

- (iii) the following applications be determined by the Head of Planning, in consultation with the Chairman:
  - \* 16/00305/FULPP (Garages at junction with Lyndhurst Avenue, Selborne Avenue);
- (iv) the current position with regard to the following applications be noted pending consideration at a future meeting:
  - 16/00757/REMPP (Zone B – Corunna, Aldershot Urban Extension, Alisons Road, Aldershot)
  - 16/00815/FULPP (Old Fire Station, Ordnance Road, Aldershot)
  - 16/00837/FULPP (The Crescent, Southwood Business Park, Summit Avenue, Farnborough)
  - 16/00841/FUL (Market Site, Queensmead, Farnborough)
  - 16/00843/FUL (Market Site at Union Street and Wellington Street and Land at High Street, Aldershot)
  - 16/00794/FULPP (No. 8 Blackthorn Crescent, Farnborough); and
- (v) the receipt of a petition in respect of the following application be noted:
  - 16/00794/FULPP (No. 8 Blackthorn Crescent, Farnborough).
- \* The Head of Planning's Report No. PLN1639 in respect of these applications was amended at the meeting.

#### 48. REPRESENTATIONS BY THE PUBLIC

There were no representations by the public.

#### 49. APPLICATION NO. 16/00305/FULPP – GARAGES AT JUNCTION WITH LYNDHURST AVENUE, SELBORNE AVENUE

The Committee received the Head of Planning's Report No. PLN 1639 (as amended at the meeting) regarding the erection of two pairs of semi-detached three-bedroom houses (four dwellings in total) with associated parking and access following demolition of sixteen existing garages (re-submission of planning proposals submitted with withdrawn application 15/00044/FULPP, dated 6th February, 2015).

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

**RESOLVED:** That

- (i) subject to the completion of a satisfactory Deed of Variation to the Section 106 Agreement by 18th November, 2016 to

- (a) refer to the correct planning application reference number (16/00305/FULPP) ; and
- (b) delete the requirement to make a financial contribution towards transport

the Head of Planning, in consultation with the Chairman, be authorised to grant planning permission subject to the conditions and informatives set out in the Head of Planning’s Report No, PLN1639 (as amended); however

- (ii) in the event that a satisfactory Deed of Variation to the Section 106 Agreement is not received by 18th November, 2016, the Head of Planning, in consultation with the Chairman, be authorised to refuse planning permission on the ground 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 Cote Strategy Policies CP11 and CP13.

**50. CONSULTATION ON SAVINGS AND EFFICIENCIES IN DEVELOPMENT MANAGEMENT**

The Committee received the Head of Planning’s Report No. PLN1643, which highlighted three areas of the Development Management Service, that had been identified in a budget challenge exercise, for consideration in respect of savings and efficiencies. It was noted that the report sought comments from the Committee to be considered by the Cabinet at the meeting on 15th November, 2016.

The Committee discussed the following proposals:

- reduce press advertising of planning applications to the statutory minimum but increase publication via social media
- increase the charges levied for information concerning Section 106 obligations from solicitors and paralegals to more accurately reflect officer time spent on the enquiries
- introduce charging for pre-application advice to all potential applicants, including “householders” and developers

**RESOLVED:** That the Head of Planning’s Report No. PLN1643 be noted and that the views of the Committee be relayed to the Cabinet ahead of any decisions being made.

**51. APPEALS PROGRESS REPORT**

<b>Application No.</b>	<b>Description</b>	<b>Decision</b>
------------------------	--------------------	-----------------

15/00885/TPO

Against refusal to grant consent to undertake work to a tree protected by a Tree Preservation Order (felling a sweet chestnut tree) at Skellgarth, No. 4 The Crescent, Farnborough)

Dismissed

**RESOLVED:** That the Head of Planning's Report No. PLN1640 be noted

52. **PLANNING (DEVELOPMENT MANAGEMENT) SUMMARY REPORT FOR THE QUARTER JULY – SEPTEMBER, 2016**

The Committee received the Head of Planning's Report No. PLN1641 which provided an update on the position with respect to achieving performance indicators for the Development Management Section of Planning and the overall workload of the Section for the period 1st July to 30th September, 2016.

**RESOLVED:** That the Head of Planning's Report No. PLN1641 be noted.

The meeting closed at 8.08 pm.

CLLR G.B. LYON  
CHAIRMAN

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# RUSHMOOR BOROUGH COUNCIL

## ***DEVELOPMENT MANAGEMENT COMMITTEE***

***Wednesday, 7th December, 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, 7th December, 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

29th November, 2016

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

A full copy of this agenda can be found at the following website:  
<http://www.rushmoor.gov.uk/8929>

## 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 9th November, 2016 (copy attached).

***Items for decision***

3. **Planning applications –**

To consider the Head of Planning's Report No. PLN1644 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. PLN1645 (copy attached) which reports on cases of planning enforcement and possible unauthorised development.

***Items for information***

5. **Thomson House report –**

To receive the Head of Planning's Report No. PLN1646 (copy attached) on Thomson House.

6. **Appeals progress report –**

To receive the Head of Planning's Report No. PLN1647 (copy attached) on the progress of recent planning appeals.

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**Index to Development Management Committee Agenda  
7th December 2016  
Report No. PLN1644**

<b>Item No.</b>	<b>Reference Number</b>	<b>Address</b>	<b>Recommendation</b>	<b>Page No.</b>
1	16/00757/REMPP	Zone B - Corunna Aldershot Urban Extension Alisons Road Aldershot	For Information	16
2	16/00815/FULPP	Old Fire Station Ordnance Road Aldershot	For Information	16
3	16/00837/FULPP	The Crescent Southwood Business Park Summit Avenue Farnborough	For Information	16
4	16/00878/FULPP	52 Victoria Road Aldershot	For Information	17
5	16/00133/REMPP	Zone E - Gunhill Aldershot Urban Extension Alisons Road Aldershot	Grant	18
6	16/00800/FULPP	Part Of 14 To 16 And 13 Wellington Centre Aldershot	Grant	33
7	16/00801/ADVPP	Part Of 14 To 16 And 13 Wellington Centre Aldershot	Grant	33
8	16/00841/FUL	Market Site Queensmead Farnborough	Grant	47
9	16/00843/FUL	Market Site At Union Street And Wellington Street And Land At High Street Aldershot	Grant	56
10	16/00900/ADVPP	Proposed Advertising Site Adjacent To 142 To 144 Victoria Road Aldershot	Grant	33



Development Management Committee  
7th December 2016

Head of Planning

Declarations of interest

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

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

Agenda Item No.	Planning Application No.	Application Address	Reason



# DEVELOPMENT MANAGEMENT COMMITTEE

Meeting held on Wednesday, 9th November, 2016 at the Council Offices, Farnborough at 7.00 p.m.

## Voting Members

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

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

## Non-Voting Member

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

### 45. **DECLARATION OF INTEREST –**

There were no declarations of interest.

### 46. **MINUTES –**

The Minutes of the Meeting held on 12th October, 2016 were approved and signed by the Chairman.

### 47. **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:

	16/00667/FULPP	(34 Cove Road, Farnborough)
*	16/00750/COU	(Unit 2, Fairfax Industrial Estate, Aldershot)
	16/00764/RBC3PP	(5 Innisfail Gardens, 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. PLN1639, be noted;

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16/00843/FUL (Market Site at Union Street and Wellington Street and Land at High Street, Aldershot)

16/00794/FULPP (8 Blackthorn Crescent, Farnborough); and

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

16/00794/FULPP (8 Blackthorn Crescent, Farnborough).

\* The Head of Planning's Report No. PLN1639 in respect of these applications was amended at the meeting.

#### 48. REPRESENTATIONS BY THE PUBLIC –

There were no representations by the public.

#### 49. APPLICATION NO. 16/00305/FULPP – GARAGES AT JUNCTION WITH LYNDHURST AVENUE, SELBORNE AVENUE –

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

**RESOLVED:** That

- (i) subject to the completion of a satisfactory Deed of Variation to the Section 106 Agreement by 18th November, 2016 to
  - (a) refer to the correct planning application reference number (16/00305/FULPP) ; and
  - (b) delete the requirement to make a financial contribution towards transport

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**50. CONSULTATION ON SAVINGS AND EFFICIENCIES IN DEVELOPMENT MANAGEMENT –**

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The Committee discussed the following proposals:

- reduce press advertising of planning applications to the statutory minimum but increase publication via social media
- increase the charges levied for information concerning Section 106 obligations from Solicitors and Paralegals to more accurately reflect officer time spent on the enquiries

- introduce charging for pre-application advice to all potential applicants, including “householders” and developers

**RESOLVED:** That the Head of Planning’s Report No. PLN1643 be noted and that the views of the Committee would be relayed ahead of any decisions being made.

51. **APPEALS PROGRESS REPORT –**

<b>Application No.</b>	<b>Description</b>	<b>Decision</b>
15/00885/TPO	Against refusal to grant consent to undertake work to a tree protected by a Tree Preservation Order (felling a sweet chestnut tree) at Skellgarth, 4 The Crescent, Farnborough)	Dismissed

**RESOLVED:** That the Head of Planning’s Report No. PLN1640 be noted

52. **PLANNING (DEVELOPMENT MANAGEMENT) SUMMARY REPORT FOR THE QUARTER JULY – SEPTEMBER, 2016 –**

The Committee received the Head of Planning’s Report No. PLN1641 which provided an update on the position with respect to achieving performance indicators for the Development Management Section of Planning and the overall workload of the Section for the period 1st July to 30th September, 2016.

**RESOLVED:** That the Head of Planning’s Report No. PLN1641 be noted.

The Meeting closed at 8.08 p.m.

B.A. THOMAS  
CHAIRMAN

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**Development Management Committee  
9th November 2016**

**Appendix "A"**

**Application No. & Date Valid:**      **16/00667/FULPP**                      **18th August 2016**

**Proposal:**                      Change of use from A1 to A5 hot food takeaway and the installation of accompanying extraction system and condensers at **34 Cove Road Farnborough Hampshire**

**Applicant:**                      Mr Arafat Akhtar

**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 - 16/0133/X01 and 16.0133 PLO3 Rev A.

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

3              No works shall start on site/the use hereby approved shall not commence, until further details of the means of suppressing and directing smells and fumes from the premises have been submitted to and approved in writing by the Local Planning Authority. These details shall include further information in respect of the carbon filter unit proposed and details of the recommended dwell time for gases in the stream for the type of cooking that is proposed. The development shall be carried out in accordance with the details so approved and thereafter retained.

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

4              All plant and machinery shall be enclosed with soundproofing materials and mounted in a way which will minimise transmission of structure-borne sound in accordance with a scheme to be first submitted to and

approved in writing by the Local Planning Authority.

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

- 5 No home delivery service shall be provided until the spaces shown on drawing 16.0133/X01 have been provided for the parking of home delivery vehicles and these spaces shall be retained and made available to home delivery drivers while this service is provided.

Reason - In the interests of highway safety.

- 6 The use hereby permitted shall not be open to customers outside the following times:  
10:00-23:00 Mondays to Saturdays and  
10:00-23:00; on Sundays.

Reason - To safeguard the amenities of neighbouring occupiers.

- 7 Prior to occupation or use of any part of the development hereby approved, details of satisfactory provision for the storage and removal of refuse from the premises shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and retained in accordance with the details so approved.

Reason - To safeguard the amenities of the area.\*

- 8 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.

**Application No.  
& Date Valid:**

**16/00750/COU**

**9th September 2016**

Proposal:

Change of use of premises from light industrial (Use Class B1(c))/Storage and Distribution (use Class B8) to vehicle coachworks (Use Class B2) together with installation of air inlet and exhaust ducts at rear to facilitate provision of a vehicle spray oven at **Unit 2 Fairfax Industrial Estate Eastern Road**

## Aldershot

Applicant: Mr Milan Barac

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 1 and Plan 2.

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

3 No vehicle spraying shall take place until details of the spray oven and the means of suppressing and directing smells and fumes from the premises have been submitted to and approved in writing by the Local Planning Authority. These details shall include the height, position, design, materials and finish of any external chimney or vent. The development shall be carried out in accordance with the details so approved and thereafter retained.

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

4 No machinery shall be operated and no deliveries made to or dispatched from the site outside the following times:

0700 to 1900 Mondays to Fridays, and

0800 to 1800 on Saturdays.

The premises shall not be used at any time on Sundays and Bank or Statutory Holidays.

Reason - To safeguard the amenities of neighbouring occupiers.

5 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order, 1987, (or any other Order revoking or re-enacting that Order) the land and/or building(s) shall be used only for the purpose of a vehicle coachworks and for no other purpose, including any other purpose within Class B2.

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

- 5 No works to vehicles shall take place outside the building and the parking spaces shown on the approved plans shall be retained for the parking of staff and customer vehicles.

Reason - In the interests of amenity, highway safety and the operation of the Key Employment Site.

**Application No. & Date Valid:**      **16/00764/RBC3PP**                      **20th September 2016**

**Proposal:**                      Change of use from amenity land to garden land and erection of 1.8 metre high boundary fencing at **5 Innisfail Gardens Aldershot Hampshire**

**Applicant:**                      Mr Andrew Soane

**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 -

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

## Planning Applications

### 1. Introduction

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

### 2. Sections In The Report

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

#### **Section A – FUTURE Items for Committee – Pages 16 to 17**

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

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

#### **Section C – Items for DETERMINATION – Pages 18 to 63**

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 64 to 85**

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

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

### 3. Planning Policy

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

### 4. Human Rights

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

### 5. Public Speaking

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

### 6. Late Representations

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

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

## 7. Financial Implications

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

Keith Holland  
Head of Planning

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### *Background Papers*

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

**Section A**

**Future items for Committee**

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

Item	Reference	Description and address
1	16/00757/REMPP	<p>PART APPROVAL OF RESERVED MATTERS: for the construction of 270 residential dwellings together with associated landscaping, access and parking, in Development Zone B (Corunna) pursuant to Condition 4 (1 to 21), attached to Outline Planning Permission 12/00958/OUT dated 10th March 2014.</p> <p><b>Zone B - Corunna Aldershot Urban Extension Alisons Road Aldershot</b></p> <p>This application has only recently been received and consultations are underway.</p>
2	16/00815/FULPP	<p>Erection of two three storey blocks comprising 10 x 1-bedroom and 22 x 2-bedroom flats with associated parking, access and landscaping</p> <p><b>Old Fire Station Ordnance Road Aldershot Hampshire</b></p> <p>This application has only recently been received and consultations are underway.</p>
3	16/00837/FULPP	<p>Comprehensive redevelopment of the site comprising demolition of existing buildings and site clearance and erection of 159 residential units (Use Class C3) (comprising 9 X 1-bedroom flats, 27 X 2-bedroom flats, 26 X 2-bedroom houses, 2 X 3-bedroom flats, 79 X 3-bedroom houses &amp; 16 X 4-bedroom houses), associated parking and servicing, hard and soft landscaping, public amenity space and play areas, formation of vehicular access onto Southwood Road and other associated works</p>



		<p><b>The Crescent Southwood Business Park Summit Avenue Farnborough</b></p> <p>This application has only recently been received and consultations are underway.</p>
4	16/00878/FULPP	<p>Erection of 5-storey building comprising 56 flats (comprising 18 x 1 bedroom, 31 x 2-bedroom and 7 x 3-bedroom units) with undercroft surface parking (71 spaces) with vehicular accesses from Crimea Road following demolition of existing commercial building</p> <p><b>52 Victoria Road Aldershot Hampshire GU11 1SS</b></p> <p>This application has only recently been received and consultations are underway.</p>

### **Section B**

#### **Petitions**

<b>Item</b>	<b>Reference</b>	<b>Description and address</b>
		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.	16/00133/REMPP
Date Valid	17th February 2016
Expiry date of consultations	18th March 2016
Proposal	APPROVAL OF RESERVED MATTERS: for 107 Dwellings (87 Flats and 20 houses) in Gunhill (Zone E), pursuant to Condition 4 (1 to 21), attached to Outline Planning Permission 12/00958/OUT dated 10th March 2014 on Land at Wellesley, Aldershot Urban Extension, centred on Queen's Avenue and Alison's Road, Aldershot, Hampshire
Address	Zone E – Gunhill, Aldershot Urban Extension, Alison's Road, Aldershot, Hampshire
Ward	Wellington
Applicant	Grainger Limited And Secretary Of State For Defence
Agent	Savills
Recommendation	<b>GRANT subject to s106 legal agreement</b>

### Description

This Reserved Matters Application was previously reported to the Development Management Committee on the 27<sup>th</sup> April 2016 and permission was granted in principle subject to completion of a Deed of Variation (to alter the terms of the legal agreement relating to the Outline Planning Permission). Due to prolonged negotiations regarding the associated clauses, the agreement is yet to be completed and the decision notice has not been issued.

The principle of the phased delivery of affordable housing in relation to the Gunhill Zone was established with the First Deed of Variation, approved in connection with the Reserved Matters Application for Gunhill Development Zone (14/00900/REMPP). The second Reserved Matters Application for Gunhill (the current revised scheme) proposes further adjustments to the agreed phasing.

## **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 development is referred to as the Aldershot Urban Extension (AUE) or Wellesley.

The Wellesley Masterplan is divided into a series of Development Zones. The application site is Development Zone E – Gunhill (3.68 hectares). Zone E lies to the south of Hospital Road between Middle Hill and Gun Hill and contains the Grade II Listed Royal Medical Corps Boer War Memorial (hereafter referred to as the South African War Memorial). The zone is located along the wooded ridge that runs along the southern edge of the Aldershot Urban Extension and falls within the Aldershot Military Conservation Area.

Gunhill Zone E is bounded to the north, east and west by highways. No existing residential properties directly adjoin it. Aldershot Centre for Health and the Queen Mary nursery are located further to the west. To the east lies the listed Gunhill House, Water Tower and Cambridge Military Hospital buildings. Talavera Infant School adjoins the southern boundary of the site further down the escarpment.

A reserved matters application for 108 units (82 Flats and 26 houses) was approved in relation to this zone on 24th March 2015 (ref: 14/00900/REMPP). The permission was subject to a s106 legal agreement (First Deed of Variation) to secure appropriate changes to the legal agreement attached to the main outline planning permission for Wellesley. An associated Listed Building Consent application for detailed landscaping works around the South African War Memorial was approved in connection with the proposals (ref: 15/00006/LBC2PP).

On the 23rd December 2014 a Screening Opinion was issued which concluded that the Environmental Statement (ES) which accompanied the outline permission is robust and did not require updating in relation to the previous proposed reserved matters scheme for Development Zone E – Gunhill. In respect of the current application, it is considered that the application has been prepared in line with the parameters approved through the outline permission, and there has been no significant change to the environment since the outline application was approved.

Prior to the submission of the first reserved matters application, a Design Code Document 3 was approved for Gunhill Zone E (ref: 00568/CONPP dated 23/09/2014). Approval was also granted for demolition of existing buildings (14/00421/CONDPP, 29/07/2014) and for tree works within the Gunhill Development Zone (14/00567/CATPP, 08/12/2014).

## **Reserved Matters Application**

The current reserved matters scheme for Gunhill Zone E relates to 107 residential dwellings with associated parking, access and amenity space, and a central area of communal open space. The development would provide 87 Flats and 20 houses. The dwellings would be arranged around the existing woodland, forming three distinct areas of residential development. A total of 220 parking spaces and 195 cycle parking spaces are proposed.

The proposals relate to the entire zone and represent a single phase of development. As previously, the proposal is that Gunhill is initially developed as a Build to Rent scheme

(private rented accommodation). The Gunhill Development Zone will not provide any affordable housing until after a period of ten years from first occupation of the development. At this point, a proportion of the development (34.58%) will be transferred in agreed phases to a Registered Provider to provide affordable housing in accordance with the provisions agreed within the Affordable Housing Development Zone Strategy (required by the outline s106 legal agreement, as amended).

## Consultee Responses

Housing Team:	No objection subject to s106 legal agreement to secure the phased delivery of affordable housing and to ensure the house type and the balance of tenure (intermediate and rented) is redressed by the Corunna phase of development, through adjustments to the Affordable Housing Development Zone Strategy.  <i>Response: These matters will be addressed by the proposed legal agreement/deed of variation.</i>
Transportation Strategy Officer (on behalf of HCC Highways):	No objection subject to further consideration of the design of the cycle shelters and associated structures in terms of weatherproofing and durability.  <i>Response: Revised drawings have been submitted, (clarifying the detailed design of the roofs) together with further information relating to the management of the structures in question. The details are acceptable.</i>
Community – Contracts Team:	No objection
Environmental Health Officer:	No objection
Ecologist Officer:	No objection
Arboricultural Officer:	No objection
Conservation Design Officer:	No objection
English Heritage:	No comments.
Environment Agency:	No objection
Natural England:	No objection
HCC Surface Water Drainage:	No objection
HCC County Archaeologist:	No objection
Crime Prevention Design Officer:	No objection raised in principle but raised concerns over public access to the back of specific dwellings and a lack of natural surveillance in certain parts of the development, particularly in respect of the carparks proposed on the eastern and western sides of the development. Advised

that an appropriate level of lighting should be provided throughout the development.

*Response: These comments were forwarded to the applicant's planning agent for consideration. Amended plans and a supporting statement have been received which address some of the matters raised.*

Hampshire Fire & Rescue Services:

No objection raised. Provided general guidance and advice.

*Response: These comments have been forwarded to the applicant's planning agent for consideration.*

Aspire Defence Services Ltd:

No comments received.

Seven Trent Services Ltd:

No comments received.

### **Neighbours notified**

In addition to displaying two (2) site notices and a press advertisement, nine (9) individual letters of notification were sent to the occupiers of neighbouring properties, including those properties physically adjoining the application site. The consultation period expired 18<sup>th</sup> March 2016.

### **Neighbour comments**

No representations received.

### **Policy and determining issues**

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 falling 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 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.

### **Commentary**

The report to Development Management Committee on 27<sup>th</sup> April 2016 provided a full assessment of the scheme and resulted in a decision to grant permission in principle. The physical nature of the proposal is unchanged and there have been no material changes in planning circumstances in the interim which would lead to a different recommendation in this regard. This report therefore focuses on the changes proposed to the s106 heads of terms and the consequent recommendation.

The previous recommendation set out amendments to delivery triggers within the phasing of affordable housing to address changes to the units/mix proposed within the Development Zone. Further alterations now proposed to the affordable housing strategy result from changes to the order in which the different Development Zones within Wellesley will be delivered. These changes have been the subject of detailed discussions with the Council's Housing Strategy and Enabling Team.

### **Housing tenure & mix –**

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% would 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. Further, the AHS acknowledges that "in special circumstances, e.g. The Cambridge Military Hospital, no affordable housing may be delivered

within a particular reserved matters application, however the overall target of 35% will still apply”.

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.

An AHDZS was approved for Gunhill Development Zone as part of the previous Reserved Matters application (ref: 14/00900/REMPP). A Deed of Variation was also secured to vary the terms of the legal agreement in relation to the time triggers for providing affordable housing within the Gunhill Zone and to provide an updated Affordable Housing Strategy for the whole of the Wellesley development. A similar Deed of Variation is now proposed in relation to the current (revised) Reserved Matters application.

The revised Reserved Matters proposals for Gunhill would provide a total of 107 dwellings:

<b>Dwelling type</b>	<b>1-bed</b>	<b>2-bed</b>	<b>3-bed</b>	<b>4-bed</b>	<b>Total</b>
<b>Affordable Flats</b> <i>(Affordable/ Social Rented)</i>	3	6			<b>9</b>
<b>Affordable Flats</b> <i>(Intermediate)</i>	8	14			<b>22</b>
<b>Affordable Houses</b> <i>(Affordable/ Social Rented)</i>			6		<b>6</b>
<b>Private Flats</b>	20	36			<b>56</b>
<b>Private Houses</b>				14	<b>14</b>
<b>Total</b>	<b>31</b>	<b>56</b>	<b>6</b>	<b>14</b>	<b>107</b>

**Table 1: Accommodation schedule**

The principle that Gunhill Development Zone will initially be developed as a Build to Rent scheme (private rented accommodation) was established by the previous Reserved Matters application ref: 14/00900/REMPP, as set out in the approved AHDZS. As with the previous scheme it is proposed that Gunhill will not provide any affordable housing until ten years from first occupation of the development.

The level of affordable housing previously approved for Gunhill represented 32.4% with a percentage split between affordable/social rented and intermediate housing of 57:43 (based

on number of units). The revised application now proposes that at ten years from first occupation of the development, 34.58% of the units will be transferred to a Registered Provider to provide affordable housing, with a percentage split between affordable/social rented and intermediate of 41:59. The transfer of the properties would be phased.

Whilst the percentage of affordable housing now proposed is slightly higher, the split between affordable/social rented and intermediate is now adjusted towards a higher proportion of intermediate housing. The balance will therefore need to be redressed at the next appropriate phase of the Wellesley development in order to achieve the required 60/40 split across the development as a whole. These adjustments will be accommodated within the updated Affordable Housing Strategy and Affordable Housing Development Zone Strategy, secured by deed of variation to the Wellesley legal agreement.

The AHDZS as amended will set out the adjustments to the proposed quantum, mix and tenure of affordable housing with the Gunhill Development Zone and across the wider development in the context of the delivery plan. The original Wellesley masterplan indicated that Gunhill would provide 105 dwellings, whereas the Reserved Matters application now proposes 107 units at Gunhill.

37 of the proposed units for Gunhill have been designed to the appropriate standard to enable them to be transferred to affordable housing in phases after a 10-year period. All of the affordable units identified would meet the Lifetime Homes Standards and the minimum standards set out in the Affordable Housing Strategy (AHS). 10% (2 units) of the affordable rented units would meet wheelchair-housing standards in accordance with the specific requirements of the legal agreement.

The deferral of affordable housing provision at Gunhill will assist the delivery of housing at Wellesley at a faster rate and enable the redevelopment of CMH to be brought forward sooner.

### **Revisions to Gunhill Affordable Housing Phasing**

The previous recommendation set out affordable housing transfer triggers for 10, 11 and 13 years at 3200, 3350 and 3500 units respectively. However, the total number of units had not been adjusted accordingly to reflect the number of units in the revised scheme. This error in the report was noted at committee.

In considering the revised phasing, the Council's Housing Strategy and Enabling Team have confirmed that there is no objection to the deferred affordable housing provision in this Development Zone, providing there are robust measures in place to ensure that the affordable housing will be delivered at Gunhill, as follows:

- The transfer of the first 9 affordable units within 10 years from first occupation of the Gunhill units or occupation of 3200 residential units on the Development as a whole, whichever is earlier.
- The transfer of a further 6 affordable units within 11 years from first occupation of the Gunhill units or occupation of 3350 residential units on the Development as a whole, whichever is earlier.
- The transfer of the final 22 affordable units within 12 years from first occupation of the Gunhill units or occupation of 3500 residential units on the Development as a whole, whichever is earlier.



A deed of variation to the section 106 legal agreement for Wellesley is necessary in order to ensure that the units in question become affordable housing within the timescales described above in accordance with Core Strategy Policy CP6. A supplemental deed is also required to secure the Affordable Housing Development Zone Strategy for Gunhill Development Zone and to update the schedule contained within the Affordable Housing Strategy appended to the s106 agreement, which demonstrates how affordable housing is to be provided across the site. These heads of terms are described in the planning officer's recommendation.

## Conclusion

The revised phasing as set out above reduces the final phase of delivery of affordable housing by one year and adjusts the number of units accordingly. This is favourable to RBC as the overall timescale for delivery has reduced from 13 years to 12 years from first occupation.

The Reserved Matters scheme for Gunhill Zone E reflects 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 scheme would have no harmful impact upon the character and appearance of the area, on nature conservation or adjoining heritage assets. The accommodation would provide an acceptable living environment for future occupiers and there would be no adverse impact on neighbouring amenity or uses. The proposals would be acceptable in highway terms. The minor adjustments to the phasing of the affordable housing in relation to Gunhill Development Zone are justified in the context of the delivery of the wider Wellesley development.

It is therefore considered that subject to compliance with the attached conditions and a deed of variation to the outline planning permission s106 legal agreement; taking into account the provisions of the Development Plan and all other material planning considerations, the proposal is acceptable. This also includes a consideration of whether the decision to grant permission is compatible with the Human Rights Act 1998.

## Full Recommendation

It is recommended that:

1. The Head of Planning in consultation with the Head of Housing be authorised to **APPROVE** an Affordable Housing Development Zone Strategy for Gunhill Development Zone E under the terms of the outline planning permission section 106 agreement.
2. SUBJECT to the completion of a Deed of Variation (to vary the terms of the legal agreement relating to the Outline Planning Permission) under Section 106A of the Town and Country Planning Act 1990 to secure:
  - a) An appropriate restriction upon occupation of dwellings (across the AUE site) to ensure that the units identified for affordable housing on drawing number 2243.1-C-1006-A-AH are transferred to a registered provider (in accordance with the terms of the outline section 106 legal agreement) in the following phases:
    - (i) The transfer of the first 9 affordable units within 10 years from first occupation of the Gunhill units or occupation of 3200 residential units on the Development as a whole, whichever is earlier.

- (ii) The transfer of a further 6 affordable units within 11 years from first occupation of the Gunhill units or occupation of 3350 residential units on the Development as a whole, whichever is earlier.
  - (iii) The transfer of the final 22 affordable units within 12 years from first occupation of the Gunhill units or occupation of 3500 residential units on the Development as a whole, whichever is earlier.
- b) The updating of the Affordable Housing Strategy by a replacement of Table 3 of Schedule 15 of the section 106 agreement, demonstrating how Affordable Housing is to be provided for the whole development, which is to be approved as part of the Affordable Housing Development Zone Strategy for Gunhill Development Zone E;

the Head of Planning, in consultation with the Chairman, be authorised to **GRANT** planning permission subject to the conditions and informatives set out below:

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. Unless agreed in writing by the Local Planning Authority, the permission hereby granted shall be carried out in accordance with the following approved drawings and documents:

Drawings: 2243.1-A-1001-a (LOCATION PLAN); 2243.1-C-1005-J (SITE LAYOUT); 2243.1-C-1006-C (PARKING PLAN); 2243.1-C-1006-A-AH (AFFORDABLE HOUSING PLAN); 2243.1-C-1010-D (SITE SECTIONS); 2243.1-A-3000-D (FLOOR PLANS AND SECTION BLOCK A PLOTS 1-28); 2243.1-C-3001-D (ELEVATIONS BLOCK A PLOTS 1-28); 2243.1-A-3010-E (FLOOR PLANS AND SECTION BLOCK B PLOTS 29-56); 2243.1-C-3011-E (ELEVATIONS BLOCK B PLOTS 29-56); 2243.1-A-3020-F (FLOOR PLANS AND SECTION BLOCK C PLOTS 57-78); 2243.1-A-3021-F (ELEVATIONS BLOCK C PLOTS 57-78); 2243.1-C-3030-D (FLOOR PLANS AND ELEVATIONS BLOCK D PLOTS 93-101); 2243.1-C-3040-E (FLOOR PLANS AND ELEVATIONS PLOTS 79, 80, 83, 84, 87, 88, 91, 92); 2243.1-C-3050-C (FLOOR PLANS AND ELEVATIONS PLOTS 105-107); 2243.1-C-3060-D (FLOOR PLANS AND ELEVATIONS PLOTS 102-104); 2243.1-C-3070-F (FLOOR PLANS AND ELEVATIONS PLOTS 81, 82, 85, 86, 89, 90); 2243.1-A-3100-A (FLOOR PLANS AND ELEVATIONS GARAGES); SCHEDULE OF ACCOMMODATION (OMEGA, 16<sup>TH</sup> MARCH 2016); 2519-GH-GMP-01 P4 (ILLUSTRATIVE LANDSCAPE MASTERPLAN); 2519-GH-DT01 P2 (TREE PIT DETAIL); 2519-GH-DT-02 P3 (TYPICAL PERGOLA DETAIL); 2519-GH-DT-03 P2 (TYPICAL LANDSCAPE SECTIONS); 2519-GH-DT-04 P3 (TYPICAL BOUNDARY DETAILS); 2519-GH-DT-05 P2 (BIN STORE PERGOLA DETAIL); 2519-GH-DT-04 P2 (TYPICAL BOUNDARY DETAILS); 2519-GH-LA-04 P5 (GENERAL ARRANGEMENT SHEET 1 OF 4); 2519-GH-LA-05 P4 (GENERAL ARRANGEMENT SHEET 2 OF 4); 2519-GH-LA-06 P6 (GENERAL ARRANGEMENT SHEET 3 OF 4); 2519-GH-LA-07 P4 (GENERAL ARRANGEMENT SHEET 4 OF 4); 2519-GH-LA-08 P3 (LONG TERM MAINTENANCE RESPONSIBILITIES); GTASHOT\_GH/DR/01B (PROPOSED DRAINAGE LAYOUT); GTASHOT\_GH/GA/01C (GENERAL ARRANGEMENT & TRAFFIC SIGNS & ROAD MARKINGS); GTASHOT\_GH/GA/02B (ENGINEERING

LAYOUT, SPOT LEVELS & FINISHED FLOOR LEVELS); GTASHOT\_GH/RD/01B (PROPOSED ROAD LABELS AND CHAINAGES); GTASHOT\_GH/RD/02A (ROAD LONGITUDINAL SECTIONS); GTASHOT\_GH/RD/20D (PROPOSED STREET LIGHTING); AND, GTASHOT\_GH/VT/01B (VEHICLE TRACKING DIAGRAMS FOR A PHOENIX 2 REFUSE & ESTATE CAR VEHICLES).

Documents: Planning Statement (Savills, February 2016); Gunhill Compliance Schedule; Arboricultural Development Statement CBA9004 v3 (CBA Trees, February 2016 ); Tree Survey (Lindsay Carrington Ecological Services Ltd, October 2014); Phase 1 Bat Survey (Lindsay Carrington Ecological Services Ltd, November 2014); Reptile Habitat Suitability Assessment (Lindsay Carrington Ecological Services Ltd, October 2014); Archaeological Watching Brief ref: 79182.01 (Wessex Archaeology, January 2016); Construction Traffic Management Plan ref: ZGTASHOT.2 (Mayer Brown, February 2016); Construction Environmental Management Plan ref: WGTASHOT.9 (Mayer Brown, March 2016); Design & Access Statement (Omega Partnership, February 2016); Phase 1 Desk Study Site Reconnaissance Report ref: LP00846 (Leap Environmental, 04/12/2014); Landscape Management and Maintenance Proposals ref: 2519-GH-RE-01 P4 (Allen Pyke Associates, February 2016); Lighting Assessment ref: A088927 (WYG, February 2016); Outdoor Lighting Report (Mayer Brown, 12<sup>th</sup> February 2016); Noise Assessment ref: A088927 (WYG, February 2016), and Drainage Statement (Mayer Brown, April 2016).

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

3. Details (including samples where appropriate) of the materials to be used for the external surfaces of the dwellings hereby approved shall be submitted to and approved in writing by the Local Planning Authority, before the relevant part of the development to which they relate is commenced (excluding preparatory ground works), and this condition shall apply notwithstanding any indications to these matters which have been given in this application. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority. \*

Reason - To ensure satisfactory external appearance for the development and to safeguard the character and appearance of the conservation area and the setting of heritage assets in the vicinity.

4. The development hereby approved shall be carried out in accordance with the Construction Traffic Management Plan (Mayer Brown - February 2016) submitted with the application and no development shall take place until a 'Programme of Construction Works' is submitted to and approved by the Local Planning Authority in consultation with Hampshire County Council's Highways Officers. The development shall be carried out in accordance with the approved Construction Traffic Management Plan and Programme of Construction Works. \*

Reason - To prevent any adverse impact on traffic and parking conditions in the vicinity.

5. The proposed refuse and recycling storage for the development shall be provided in accordance with the details shown on the approved drawings prior to the first occupation of any part of the development to which they relate, and shall be retained thereafter for the life of the development. \*

Reason – To safeguard the amenities and character of the area and to meet the functional needs of the development.

6. The residents' and visitors' parking spaces (including disabled bays) shall be laid out and allocated in accordance with details provided on site layout plan 2243.1-C-1006-C prior to first occupation of the development to which they relate, and shall be used only for the parking of vehicles ancillary and incidental to the residential use of the Gunhill Development Zone. \*

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

7. The cycle parking spaces shown on the approved plans shall be provided prior to the first occupation of any part of the development to which they relate and kept available at all times thereafter for the parking of bicycles. \*

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

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 1995, (or any Order revoking and re-enacting that Order), no vehicular or pedestrian entrance shall be formed onto a highway other than those shown on the approved plans, unless otherwise agreed in writing by the Local Planning Authority.

Reason - To prevent any adverse impact on traffic and parking conditions in the vicinity.

9. 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 structures demolished during the bird breeding season (March-September inclusive) they should first be inspected by an experienced ecologist and the development should be carried out in accordance with the methodology and recommendations contained within the Tree Survey (Lindsay Carrington Ecological Services Ltd, October 2014) hereby approved, to ensure that no active nests are present. If an active nest is discovered it should be left in situ until the young have fledged.

Reason - To prevent harm to breeding birds

10. 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 (Wessex Archaeology - ref: 79182.01, January 2016), unless otherwise agreed in writing by the Local Planning Authority.

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

11. The development hereby approved shall be carried out in accordance with the methodology and recommendations contained within the Arboricultural Development Statement (CBA Trees ref: CBA9004v2, February 2016), unless otherwise agreed in writing by the Local Planning Authority.

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

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

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

## 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 scheme for Gunhill Zone E sufficiently reflects the terms of the outline planning permission for the Aldershot Urban Extension, including the parameter plans and the principles of the approved Design Codes.

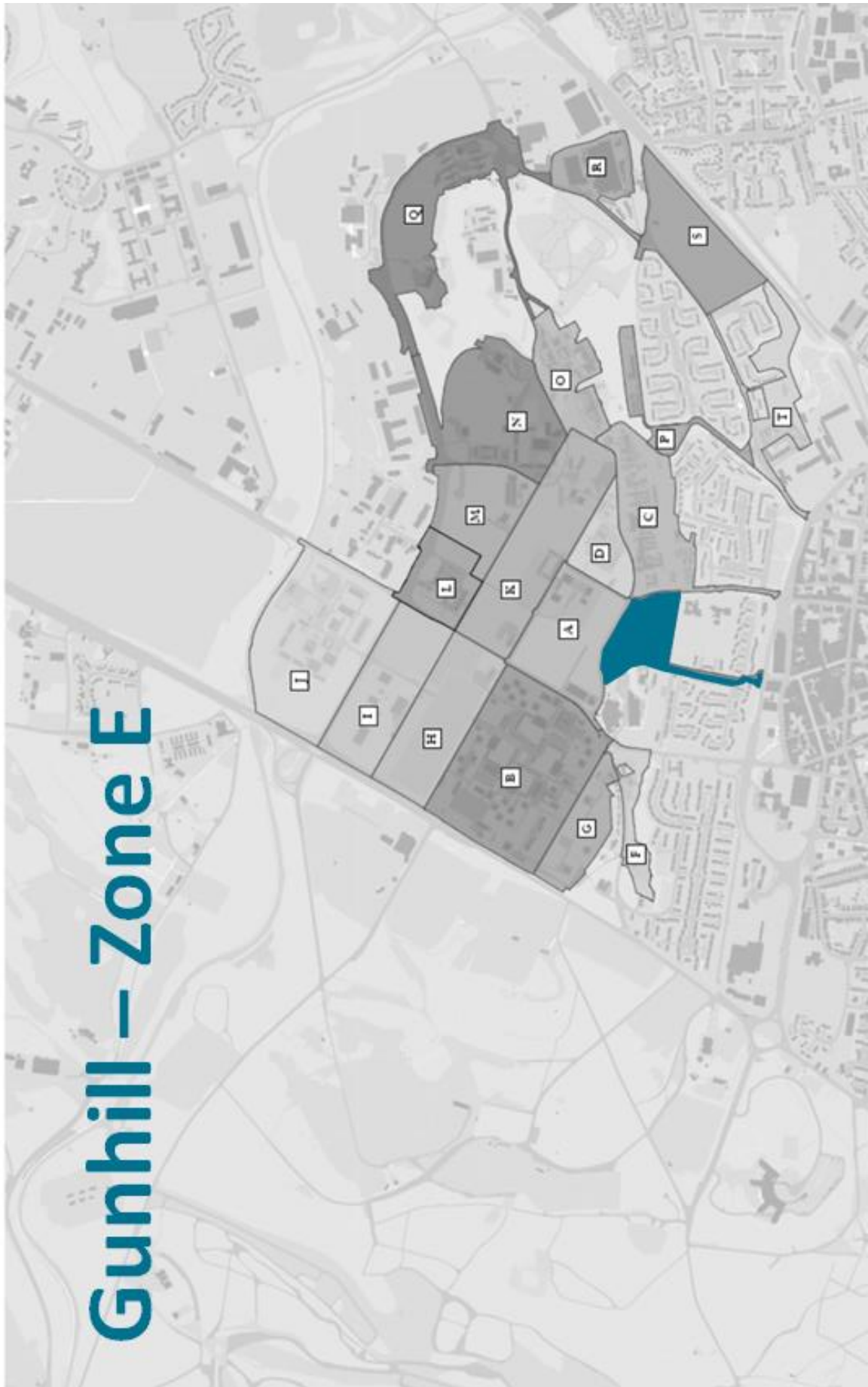
The development would have no harmful impact upon the character and appearance of the area, on nature conservation or adjoining heritage assets. The accommodation would provide an acceptable living environment for future occupiers and there would be no adverse impact on neighbouring amenity or uses. The proposals are acceptable

in highway terms.

It is therefore considered that subject to compliance with the attached conditions and a deed of variation to the outline planning permission s106 legal agreement; taking into account the provisions of the Development Plan and all other material planning considerations, the proposal is acceptable. This also includes a consideration of whether the decision to grant permission is compatible with the Human Rights Act 1998.

2. INFORMATIVE - Your attention is specifically drawn to the conditions marked \*. These condition(s) require the submission of details, information, drawings etc. to the Local Planning Authority BEFORE WORKS START ON SITE or, require works to be carried out BEFORE COMMENCEMENT OF USE OR FIRST OCCUPATION OF ANY BUILDING. Failure to meet these requirements is in contravention of the terms of the permission and the Council may take enforcement action to secure compliance. As of April 2008 submissions seeking to discharge conditions or requests for confirmation that conditions have been complied with must be accompanied by the appropriate fee.
3. INFORMATIVE -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 planning obligation under Section 106 of the Town and Country Planning Act 1990 (as amended).
5. 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.
6. INFORMATIVE – The Local Planning Authority’s commitment to working with the applicants in a positive and proactive way is demonstrated by its offer of pre-application discussion to all, free of charge, and assistance in the validation and determination of applications through the provision of clear guidance regarding necessary supporting information or amendments both before and after submission, in line with the National Planning Policy Framework.

# Gunhill – Zone E







**granger plc**

MR. J. G. GIBSON	MR. J. G. GIBSON
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NOTE: RED SHADING IS ON PLANS DATED 10/05/16. APPROVED SCHEME OUTLINE.

**OMEGA PARTNERSHIP**

GRANGER PLC  
 GUNHILL DEVELOPMENT ZONE, WILLELBY,  
 ALDERMORT - 2E PLAN  
 SITE LAYOUT

Project Number	C-1005	J
Scale	1:200 @ A1	FEBRUARY 2016
Author	PLANNING	
Reference	2243.1-C-1005-J	



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
<b>A. Application No.</b>	16/00800/FULPP
Date Valid	21st October 2016
Expiry date of consultations	21st November 2016
Proposal	Change of use from Use Class A1 (retail) to Use Class D2 (gym), with associated external alterations to form new glazed entrance to Victoria Road.
Address	<b>Part of 14 to 16 and 13 Wellington Centre Aldershot</b>
Ward	Wellington
Applicant	London And Cambridge Properties Investments Limited
Agent	D2 Planning
Recommendation	<b>GRANT</b>
<b>B. Application No.</b>	16/00801/ADVPP
Date Valid	21st October 2016
Expiry date of consultations	22nd November 2016
Proposal	ADVERTISEMENT CONSENT : Display of internally illuminated fascia sign, high-level sign with built up aluminium letters and logo, poster box, and projecting box sign on Victoria Road frontage
Address	<b>Part of 14 to 16 and 13 Wellington Centre Aldershot</b>
Ward	Wellington
Applicant	London And Cambridge Properties Investments Limited
Agent	D2 Planning
Recommendation	<b>GRANT</b>

C. Application No.	16/00900/ADVPP
Date Valid	3rd November 2016
Expiry date of consultations	5th December 2016
Proposal	Advertisement Consent : Display of internally-illuminated square sign on building facade in vicinity of Victoria Road pedestrian entrance into Wellington Centre
Address	<b>Proposed advertising site adjacent to 142 to 144 Victoria Road Aldershot</b>
Ward	Wellington
Applicant	London & Cambridge Properties Investments Limited
Agent	Ms Laura Wilkinson
Recommendation	<b>GRANT</b>

## Description

This report deals with three separate applications relating to proposals for the use of an area of unused floorspace at the Lower Mall level of the Wellington Centre. The principal application (16/00800/FULPP :‘A’) is for the change of use of the floorspace from retail use (Use Class A1) to use as a Gymnasium (Use Class D2), together with the formation of a street-level pedestrian entrance from Victoria Road to be used when the Wellington Centre mall is closed. The other two applications relate to advertising signage (a) at the proposed Victoria Road entrance (16/00801/ADVPP :‘B’) and (b) display of a separate further sign advertising the proposed gym located close to the main Victoria Road Wellington Centre mall entrance (16/00900/ADVPP :‘C’).

The majority of the application site is at the Lower Mall level below the west end of the Boots shop unit. It has a short frontage into the Lower Mall in the south-west corner between Wilko and Sports Direct. The proposed Victoria Road street entrance would be at the corner of the building adjoining the multi-storey car park entrance and exit. This would have the appearance of a small glazed shop unit with a security-controlled door containing a staircase leading down to the proposed gym below.

A supporting statement has been submitted with the change of use application, prepared by the intended operator of the gym, the ‘Anytime Fitness’ 24-hour gym franchise. It is proposed to operate 24-hours a day, 7-days a week, with gym members having a security card or key fob to gain entry. The gym would be staffed during busier times, but unstaffed at other times. However, the facility would be monitored with CCTV cameras at all times. The supporting statement also seeks to address the issue of noise by proposing the implementation of a number of measures to minimise noise emissions, including the use of only low volume background music with secure controls, high-impact resilient floors, the absence of openable windows (in this case there are no windows) and provision of air-conditioning, group classes only taking place during staffed hours and concluding at or before 9pm.

The proposed advertising signage to be displayed at the proposed new gym street entrance

(Application 'B') relates to internally-illuminated fascia and projecting box signs, together with a further illuminated sign constructed with individual aluminium letters at a higher level, all on the face of the building fronting Victoria Road. Also proposed is an illuminated poster box sign located on the return (side) elevation adjoining the multi-storey car park entrance.

The third application relates to an additional advertising sign adjoining the main Wellington Centre mall entrance at higher-level on the cladding above an existing café unit (Application 'C'). This would comprise a single internally-illuminated sign box measuring 1.8 by 1.8 metres displaying the 'Anytime Fitness' logo. It would adjoin similar signage advertising some other outlets within the Wellington Centre.

Although some advertising signage is also proposed for the internal mall entrance this does not require consent.

### **Consultee Responses**

Transportation Strategy Officer	No highway objections in respect of all three applications.
Planning Policy	No policy objections to the proposed change of use (Application 'A').
Environmental Health	More information concerning control of noise transmission top adjoining/nearby units within the Wellington Centre requested (Application 'A'). [Officer Note: this query has been forwarded to the applicants' agent, whom has requested that Anytime Fitness respond. Any updates in this respect will be reported to the Committee at the meeting.]

### **Neighbours notified**

In addition to posting a site notice and press advertisement, 8 individual letters of notification were sent to adjoining premises within the Wellington Centre.

### **Neighbour comments**

No comments have been received as a result of application publicity and notification in respect of any of the three applications the subject of this report.

### **Policy and determining issues**

The whole of the Wellington Centre is identified as being within the shopping core of Aldershot Town Centre where Rushmoor Core Strategy Policy SP3 (Aldershot town centre) and saved Local Plan Policies TC1 (town centres) and TC2 (shopping cores) are specifically relevant. Other relevant Development Plan policies include Rushmoor Core Strategy Policy CP2 (design and heritage) and saved Local Plan Policies ENV17 (general development criteria), ENV21 & 22 (access for people with disabilities), ENV38 (advertisement signs), ENV48 (environmental pollution), OR7 (indoor sport & recreation) and S3 (shopfronts).

In respect of the proposed change of use (Application 'A'), the main determining issues are considered to be:- the principle of the proposals, visual impact, impact on neighbours, highways considerations, and access for people with disabilities.

With respect to the proposed advertisement signage Government Planning Policy and Guidance states that the only determining issues are the impacts upon amenity and highway safety. No other matters may be taken into account in considering proposals for the display of advertisements.

## **Commentary**

### **1. Principle –**

It is considered that the proposed gym use is an appropriate use for a town centre location such as this. The proposal seeks to make beneficial use of vacant space within the Wellington Centre, which is also an objective of Government policy/guidance and local planning policies. It is considered that the proposal would maintain and enhance the diversity, vitality and viability of Aldershot Town Centre and not detract from the retail character, amenities and function of the town centre core; nor result in the loss of any visually prominent retail unit frontage. It is considered that the proposed change of use is acceptable in principle.

### **2. Visual Impact -**

The only parts of the proposed gym that would be publicly visible are the proposed new street entrance in Victoria Road and the shopfront entrance into the Wellington Centre mall. Both are considered to be entirely conventional in design and appearance. As such, the proposals are considered to have an acceptable visual impact.

With respect to the visual impact of the proposed signage, the Wellington Centre and immediate environs are not located within an area of special planning control. The site is located within the town centre where such signage is quite conventional, similar to much other existing advertising signage, to be expected, and is therefore considered acceptable in planning terms.

### **3. Impact on Neighbours –**

The proposed gym is located at basement level with the immediate neighbours solely commercial in nature. The intended operators have submitted information setting out how they would minimise noise emissions. Although the Head of Environmental Health and Housing is concerned about the potential impact of noise emissions, this is solely in respect of potential impact upon adjoining and nearby commercial operators, who are tenants within the Wellington Centre. It is not considered that there are any residential neighbours that could be materially affected by the operation of the proposed gym. If noise nuisance were to arise, this would be likely to be a private matter to be resolved by the centre management. In planning terms, it is considered that any effect is unlikely to have an unacceptable impact on neighbours.

### **4. Highways Considerations –**

It is considered that the proposed gym use is likely to be a less intensive use than the use of the floorspace for retail purposes. The site is in an accessible town centre position served by public car parks. It is considered that the proposed change of use is acceptable in highways terms. With respect to the proposed signage, none is considered to give rise to any highway safety concerns.

## 5. Access for People with Disabilities –

This is a matter that would be given specific and detailed consideration under the Building Regulations. Nevertheless, the proposed gym would retain an existing fully-accessible pedestrian entrance from the Wellington Centre mall. Although the proposed new Victoria Road street entrance leads to a separate staircase access into the proposed gym that is clearly not fully accessible, it would be a matter for the operator to manage and take account of the needs of potential customers with disabilities seeking to use the proposed gym in line with their statutory obligations when the mall entrance is closed and unavailable. In this respect it is considered that it would be possible, for example, to install some form of lift to facilitate disabled access. This would involve internal works that would not be subject to planning control and would not be prejudiced by the granting of planning permission for the current proposals.

## Conclusions –

It is considered that the proposed change of use is acceptable in principle, would have acceptable visual and highways impacts, not have any material undue impacts on neighbours, and would not prejudice the provision of adequate means and measures for access by people with disabilities. The proposals are therefore acceptable having regard to Policies SP3 and CP2, and saved Local Plan Policies TC1, TC2, ENV17, ENV21 & 22, S3 and OR7.

It is considered that the proposed advertisements the subject of the applications would have acceptable visual amenity and highways impacts in planning terms. The proposals are thereby acceptable having regard to National Planning Policy & Guidance and saved Local Plan Policy ENV38.

## Full Recommendations

It is recommended that:-

**A.** Planning application 16/00800/FULPP (change of use) 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 - Promap OS Plan; WellingtonArcade-23; Anytime Fitness Signage Rev.R3; JAIA Architects Drawing Nos. SK-025 Rev.B, SK-026 Rev.B, SK-027 Rev.B, & SK-028 Rev.A; and Oakgreen 2768/Feas/Scheme 3/D (minus plan for new Victoria Road entrance superseded by SK-028 Rev.A received 18/11/2016),

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

- 3 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order, 1987 (as amended) (or any other Order revoking or re-enacting that Order), the

premises the subject of this planning permission shall be used only for the purpose of a Gymnasium and for no other purpose, including any other purpose within Class D2, without the prior permission of the Local Planning Authority.

Reason - To prevent the introduction of future alternative D2 or other uses that may have the potential to harm the vitality and viability of town centre uses in Aldershot and which would require due consideration against Government Planning Policy & Guidance. Also in order to enable the appropriate consideration to be given to such matters as impact on neighbours and highways issues.

- 4 No sound reproduction equipment, conveying messages, music, or other sound which is audible outside the premises shall be installed on the site.

Reason - To protect the amenity of neighbouring property.

## INFORMATIVES

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

It is considered that the proposed change of use is acceptable in principle, would have acceptable visual and highways impacts, not have any material undue impacts on neighbours, and would not prejudice the provision of adequate means and measures for access by people with disabilities. The proposals are therefore acceptable having regard to Policies SP3 and CP2, and saved Local Plan Policies TC1, TC2, ENV17, ENV21 & 22, S3 and OR7.

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

- 2 **INFORMATIVE -** The applicant is reminded that the premises should be made accessible to all disabled people, not just wheelchair users, in accordance with the duties imposed by the Equality Act 2010. This may be achieved by following recommendations set out in British Standard BS 8300: 2009 "Design of buildings and their approaches to meet the needs of disabled people - Code of Practice". Where Building Regulations apply, provision of access for disabled people to the premises will be required in accordance with Approved Document M to the Building Regulations 2000 "Access to and use of buildings".
- 3 **INFORMATIVE –** The Local Planning Authority's commitment to working with the applicants in a positive and proactive way is demonstrated by its offer of pre-application discussion to all, free of charge, and assistance in the validation and determination of applications through the provision of clear guidance regarding necessary supporting information or amendments both before and after submission, in line with the National Planning Policy Framework.

**B.** Advertisement Consent application 16/00801/ADVPP (new Victoria Road entrance signage) be **GRANTED** subject to the following conditions and informatives:-

1-5 Standard Advertisement Consent conditions imposed in all cases.

#### **ADDITIONAL CONDITION**

6 The signage hereby permitted shall be carried out in accordance with the following approved drawings – Promap OS Plan; WellingtonArcade-23; Anytime Fitness Signage Rev.R3; JAIA Architects Drawing Nos. SK-025 Rev.B, SK-026 Rev.B, SK-027 Rev.B, & SK-028 Rev.A.

Reason - To ensure the signage is displayed in accordance with the consent granted.

#### **INFORMATIVES**

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

It is considered that the proposed advertisements the subject of the applications would have acceptable visual amenity and highways impacts in planning terms. The proposals are thereby acceptable having regard to National Planning Policy & Guidance and saved Local Plan Policy ENV38.

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

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

**C.** Advertisement Consent application 16/00900/ADVPP (Wellington Centre Victoria Road entrance sign) be **GRANTED** subject to the following conditions and informatives:-

1-5 Standard Advertisement Consent conditions imposed in all cases.

#### **ADDITIONAL CONDITION**

6 The signage hereby permitted shall be carried out in accordance with the following approved drawings – Promap; and Sign Synergy : F.Illuminated Sq

Reason - To ensure the signage is displayed in accordance with the consent granted.

## INFORMATIVES

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

It is considered that the proposed advertisements the subject of the applications would have acceptable visual amenity and highways impacts in planning terms. The proposals are thereby acceptable having regard to National Planning Policy & Guidance and saved Local Plan Policy ENV38.

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

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**DATE:** 10/10/16

**PROJECT:** Anytime Fitness, Altonholme, Scheme 3

**FEASIBILITY STUDY**

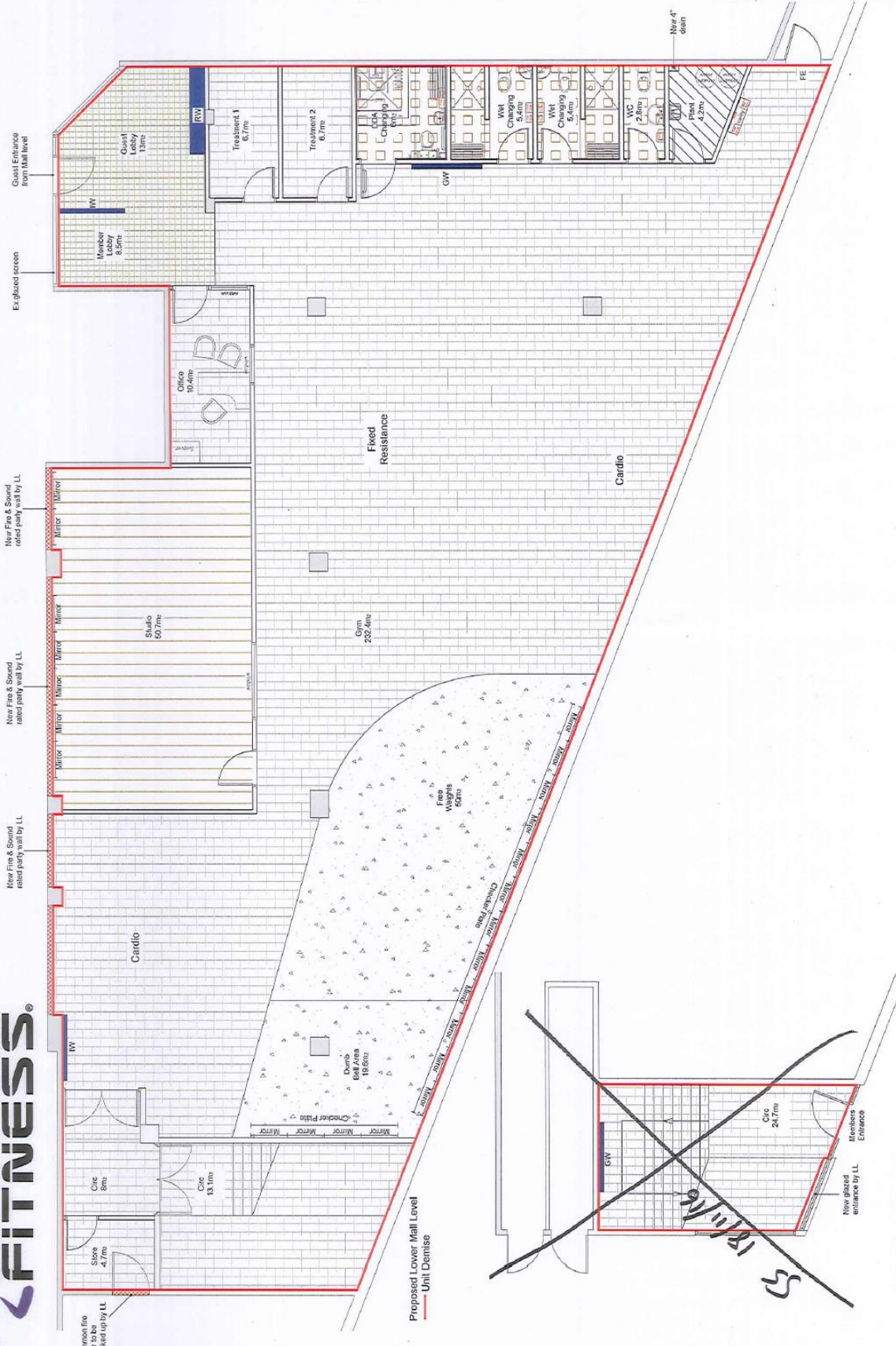
**Scale:** 1:100

**Total:** 409 sqm / 5972 sqft

**Client:** 276894848/Scheme 3D

**design | build | fit out**  
 www.dan-green.co.uk

REVISION	NO.	DESCRIPTION	DATE
1	1	Initial design	10/10/16
2	2	Revised design	10/10/16
3	3	Revised design	10/10/16
4	4	Revised design	10/10/16
5	5	Revised design	10/10/16
6	6	Revised design	10/10/16
7	7	Revised design	10/10/16
8	8	Revised design	10/10/16
9	9	Revised design	10/10/16
10	10	Revised design	10/10/16



**Anytime Fitness**

**Anytime Fitness Altonholme Scheme 3**

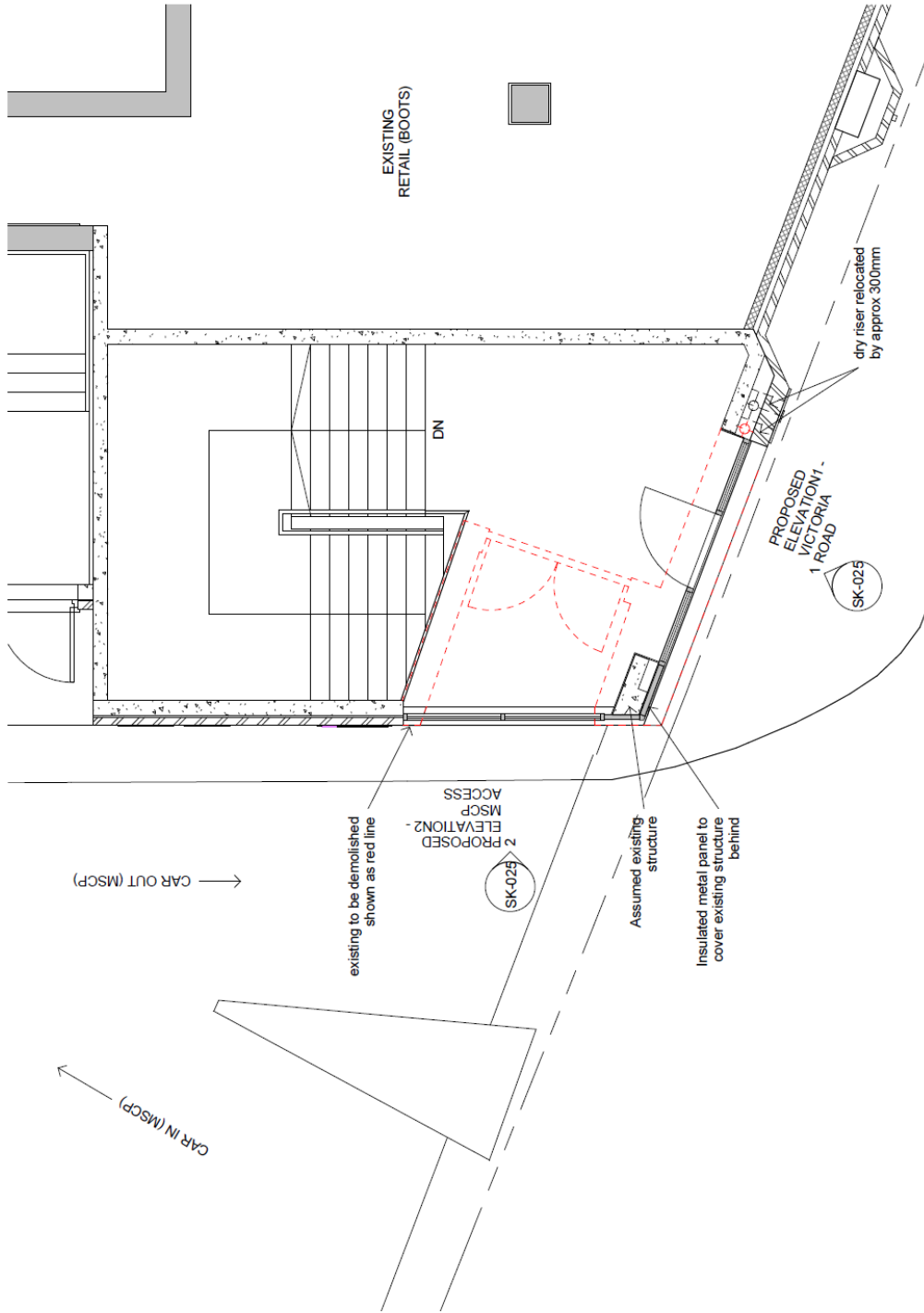
**Feasibility Study**

**Scale:** 1:100

**Total:** 409 sqm / 5972 sqft

**Client:** 276894848/Scheme 3D

**design | build | fit out**  
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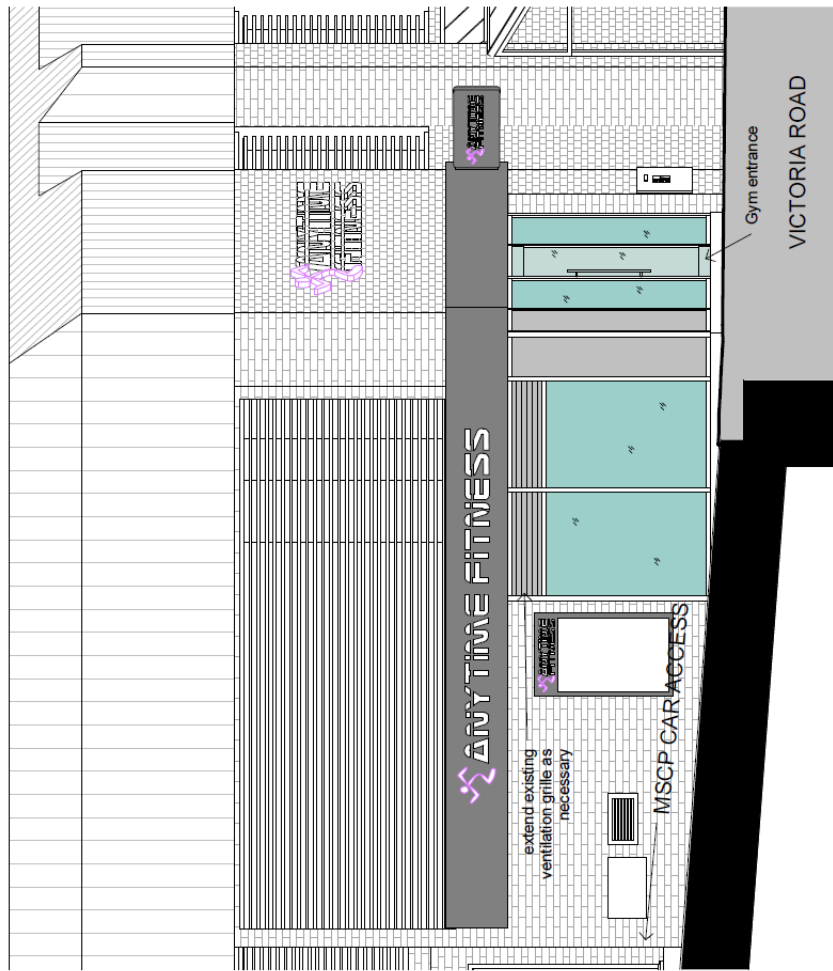


0 5M

Client	Woods & Bagot	Project title	Wellington Centre Regeneration	Sheet name	PROPOSED GYM ENTRANCE PLAN
Project number	140715	Wellington Shopping Centre, G/111 UB	Planning Application	Project number	140715
Date	7 NOV 2016	SHY	SHY	Date	7 NOV 2016
Drawn by	SHY	SHY	SHY	Drawn by	SHY
Checked by				Checked by	
Scale	1:50 @ A3			Scale	1:50 @ A3
				rev A	SK-028
					© JAIA www.jaia.com



1 PROPOSED ELEVATION I - VICTORIA ROAD  
1:50 @ A3



2 PROPOSED ELEVATION 2 - MSCP ACCESS  
1:50 @ A3







**Size: 1830 x 1830 mm**

**50mm frame**

**Height to underside: 3890 mm**

**Scale 1:50**

3mm folded aluminium fret cut and backed up with opal acrylic panel powder coated grey (RAL 7012) Vinyl applied to face.

Illuminated internally with white LEDs (Candela does not exceed 200)



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

Case Officer	Sarita Jones
Application No.	16/00841/FUL
Date Valid	21st October 2016
Expiry date of consultations	11th November 2016
Proposal	Use of public highway as a market (maximum of 38 stalls) on Tuesdays and Fridays to include a craft fayre on the 3rd Saturday of each month and on 12 other occasions through a calendar year with associated works (Amendment to planning permission 14/00958/FULPP).
Address	<b>Market Site Queensmead Farnborough Hampshire GU14 7RQ</b>
Ward	Empress
Applicant	Rushmoor Borough Council
Agent	Mr John Trusler
Recommendation	<b>GRANT</b>

### **Description**

The application relates to Farnborough town centre. The site comprises the pedestrianised highway of Queensmead, running south to north from Kingsmead to the west of Eastmead. The site also includes part of the Pinehurst surface car park, which is to the south and east of Kingsmead and north of the Pinehurst roundabout. With the exception of Dukes Court which is a four storey building and 56 Queensmead/1-4 The Mead which is a substantial part two storey part three storey building, the pedestrianised highway is bounded by three storey flat roofed terraced buildings built in the 1960s with retail/commercial/medical accommodation at ground floor level and residential/ancillary commercial space on the floors above. There are canopies between the retail accommodation and upper floors. The canopies, upper floor windows and fascias are generally in a poor state of repair.

In 1988 planning permission, RSH 5684, was granted for erection of a shopping centre of 22,464 sq m to include a food court, associated parking and relocated open market on land at Blacknell Buildings, Hunting Engineering and car park Westmead. This permission was implemented and gave permission for the former market located on Princes Mead car park and the Asda supermarket. No restrictions were imposed on this market as part of this permission.

In 2014 planning permission, 14/00958/FULPP, was granted, on generally the same site the subject of the current application, for the use of pedestrianised public highway as a market on Tuesdays and Sundays and on 12 other occasions through a calendar year with associated works. This permission replaced the market on the Princes Mead car park and has been implemented. The market comprises up to 28 stalls with each stall having a minimum frontage and depth of 3 metres, with the ability for stalls to be combined to form larger stalls). The majority of the stalls are sited in the centre of Queensmead with stalls also provided between 71 and 73 Queensmead. 3 stalls envisaged by use by traders requiring chiller units, such as a butcher, are located to the side of 93 Queensmead. A minimum aisle width 3.5 m is retained between the stalls and the canopies of the existing buildings when the market is in operation. The market stalls are lightweight alloy fold out gazebos. As these are temporary structures they do not require specific planning permission.

The approved setting up hours are 7.30am to 9am on Tuesdays and for the 12 other occasions, and 9am to 10am on Sundays. Stallholders vacate the market area by 5pm on Sundays and 6pm on other days (with the exception of the 5 Tuesdays proposed to finish at 8pm) Once set up, stall holders' vehicles are moved from the market area before trading begins and directed towards the Kings Moat car park. This remains open to the public on market days as market traders generally only requiring a maximum of 20 bays. This permission also allows that on no more than 5 occasions in any year the markets may trade to 8pm on a Tuesday in the run up to Christmas and/or Easter.

Stallholders are responsible for ensuring that all refuse, litter or spillages are deposited in the appropriate receptacles or cleaned up. All issues relating to the disposal/collection of refuse and recycling including the appropriate provision of temporary bins/receptacles on market days are overseen and managed by the Council's Contracts team. In addition a permanent bin storage area, measuring 6 metres by 4.8 metres and enclosed by 1.8 metre high post and rail fencing, has been provided within the Pinehurst car park specifically for use by stall holders at the end of the trading day. The transfer of the bins between the market area and the car park takes place by using a small buggy and specialist trailer. All bins are emptied with 24 hours of a market being held. Existing street furniture and trees installed/planted as part of the refurbishment of Queensmead have been retained.

The current proposal is an amendment to that approved in 2014. In response to feedback from the general public and market traders in respect of the Sunday market, permission is sought for the use of pedestrianised public highway as a market on Tuesdays and Fridays to include a craft fayre on the 3rd Saturday of each month and on 12 other occasions through a calendar year with associated works. A maximum of 38 stalls is proposed with each stall having a minimum frontage and depth of 3 metres.

Trading is proposed on Tuesdays, Fridays and Saturdays (including on the 12 occasions through the year) between the hours of 9am to 4.30pm with set up being between 7.30am to 9am with break down being between 4.30pm to 6pm. On no more than 6 occasions permission is sought for the markets until 8pm on Tuesdays or Fridays. The parking and refuse arrangements remain as existing albeit that the current application includes details of the refuse enclosure as built, (the approved location of which is slightly to the west of its current position).



## Consultee Responses

Transportation Strategy Officer	raises no objection to the proposal on highway grounds.
Community - Contracts Manager	raises no objection to the proposal on refuse collection grounds.
Environmental Health	raises no objection to the proposal.
Hampshire Fire & Rescue Service	advises that the development should be undertaken in accordance with Approved Document B5 of the Building Regulations and section 12 of the Hampshire Act 1983. Recommendations are made about access for high reach appliances, water supplies, sprinklers and fire fighting and the environment.
Crime Prevention Design Advisor	raises no objection to the proposal.

## Neighbours notified

In addition to posting three site notices within Queensmead and press advertisement, 131 individual letters of notification were sent to properties in Eastmead, Kingsmead, Marrowbrook Lane, Pinehurst Avenue, Dukes Court Queensmead, Queensmead, St Johns Road, The Mead and Westmead. Letters were also sent to St Modwen, as developer of North Queensmead and owner of Kingsmead and Knight Frank Investment Management as agent for the owners of Princes Mead.

## Neighbour comments

One letter of representation has been received from the occupier of 94 Westmead who writes in support of moving the market from Sundays to Fridays and the craft market every 3rd Saturday but seeks to ensure that the additional 12 days will not be on a Sunday for the amenities of residents.

## Policy and determining issues

The site is located within Farnborough town centre. Policies SS1 (The Spatial Strategy), SP4 (Farnborough Town Centre), CP1 (Sustainable Development Principles), CP2 (Design and Heritage) and CP16 (Reducing and Managing Travel Demand) of the Rushmoor Core Strategy and saved local plan policies ENV17 (General Development and Design Criteria), ENV21 & 22 (Access for people with disabilities) and ENV48 (Environmental Pollution and Noise) are relevant to the consideration of this proposal. The Council's adopted planning documents (SPD) on Sustainable Design and Construction (2006), 'Planning Contributions - Transport' (2008); 'Car and Cycle Parking Standards', (2012), Farnborough Town Centre (2007) and accompanying Prospectus (2012) and the advice contained in the National Planning Policy Framework/Practice Guidance.

The main determining issues relate to the principle of development, the impact of the development upon the character of the area and on adjoining occupiers, car parking and highway considerations.

## Commentary

### The principle of development

The principle of development was established by the 2014 planning permission. The vibrancy and vitality a market can bring to a town is recognised in the National Planning Policy Framework which states, inter alia, that local planning authorities should:

".....retain and enhance existing markets and, where appropriate, re-introduce or create new ones, ensuring that markets remain attractive and competitive...."

The Farnborough Town Centre SPD recognises the need to relocate the market and sets out under proposal 18 (on p 47):

"With the proposed creation of a new public space at the southern end of Queensmead (see Section 7.6 for further details), it is proposed that the market be relocated there as this is a more visible location."

This proposal is also reflected in the Farnborough Prospectus in the future plans section, which identifies; "New square at the southern end of Queensmead, including possible new home for the market and specialist markets"

Having regard to the above there is no objection in principle to the development subject to the matters considered below.

### The impact of the development upon the character of the area -

As existing the site comprises a pedestrianised highway within a town centre and a small area of the Pinehurst car park. It benefits from street furniture including benches, bins and lighting columns interspersed by trees forming a landscape core through the centre of Queensmead. The gazebos have a uniform appearance and together with the range of goods to be sold are considered to add both visual cohesion and interest to the shopping street. The increase in the number of stalls and/or the introduction of Friday markets/Saturday craft fayre are not considered to have a material impact on the character of the area. The permanent refuse facilities are small scale and whilst being of an appropriate size to service the market, they have been designed to minimise their impact on the streetscene and are acceptable. As such there is no objection to the proposal in visual amenity terms.

### The impact of the development on adjoining occupiers -

The closest residents to the proposed market are above the retail premises in Queensmead and Dukes Court. It is recognised that the markets have introduced different patterns of activity into the town centre. Safeguarding the amenities of adjoining residents whilst supporting the vitality and viability of the town centre is an important consideration in the determination of this application. The Tuesday and Sundays markets have operated since 2014. However in response to feedback from the general public and market traders it is now proposed to transfer the Sunday market to a Friday. The number of stalls is also proposed to increase. The main determining issue in this regard therefore is whether, subject to the imposition of appropriate conditions, would the amenities of adjoining residents be safeguarded from impacts associated with the proposed development. In this case it is considered that the critical times in respect of the potential impact on residents relate to

setting up and vacating the site, as given the site's town centre location, the operation of the market during the day will be perceived as part of the typical comings and goings associated with shoppers visiting the existing centre. Environmental Health has been consulted on this application and raises no objection to the proposal. Given this and as the market will generally take place on two days in the week, it is considered that, subject to the re-imposition of the conditions to control the hours of setting up for 7.30 to 9am, to ensure that the market is vacated in accordance with the terms of the application including a restriction on the hours for the late night market proposed on Tuesdays/Fridays and also to preclude markets on Sundays and the use of amplified noise to safeguard amenity, an appropriate noise environment for existing residents may be safeguarded.

The Council has control of, and is responsible for, the management of markets and car boot sales. This means that it has the ability and the statutory power to respond quickly to address any concerns which may arise from residents. In this regard it is noted that two complaints have been received from town centre residents concerning the early hours set up of the greengrocers market stall holder. The applicant has confirmed that this operator has been advised of the approved hours of set up and is to be located away from Dukes Court.

Having regard to the above and subject to the imposition of conditions as set out above no objection is raised to the proposal in terms of its impact on adjoining occupiers.

#### Car parking and highway considerations -

The existing market is located within the pedestrianised area of Queensmead. Having regard to the existing operation of the markets and the use of existing town centre car parks no objection is raised to the proposal in terms of car parking provision as there is sufficient capacity within the Kings Moat car park to accommodate shoppers and stall holders vehicles. Furthermore suitable access for both people with disabilities and use by emergency vehicles is provided/retained between the stalls and existing commercial premises. Appropriate arrangements for the disposal of refuse/recycling are also provided/retained. As the proposal is not considered to result in an increase in new multi modal trips, no transport contribution is sought for this proposal.

In conclusion the proposal reflects the objectives of development plan policy, the relevant supplementary planning documents and advice contained in the National Planning Policy Framework/Planning Practice Guidance in contributing to improving the vitality and viability of the town centre. Subject to the imposition of appropriate conditions, the impact of the proposal on the amenities of adjoining occupiers and the highway network may be satisfactorily mitigated. The proposal is therefore recommended for approval.

#### **Full Recommendation**

**GRANT** planning permission 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 Access to the market site for the purposes of setting up shall only take place between the hours of 7.30am and 9am.

Reason - To safeguard the amenities of adjoining occupiers.

- 3 No more than 3 of the Tuesday or 3 of the Friday markets shall finish after 8pm in any calendar year with the market site being fully vacated by 9pm on such days.

Reason - To safeguard the amenities of adjoining residents.

- 4 With the exception of the Tuesday/Friday markets as set out in condition 3 above, the market shall be fully vacated by 6pm.

Reason - To safeguard the amenities of adjoining residents.

- 5 No sound reproduction equipment including the use of amplified sound shall be used by stall holders.

Reason - To safeguard the amenities of adjoining residents.

- 6 No markets shall take place on Sundays.

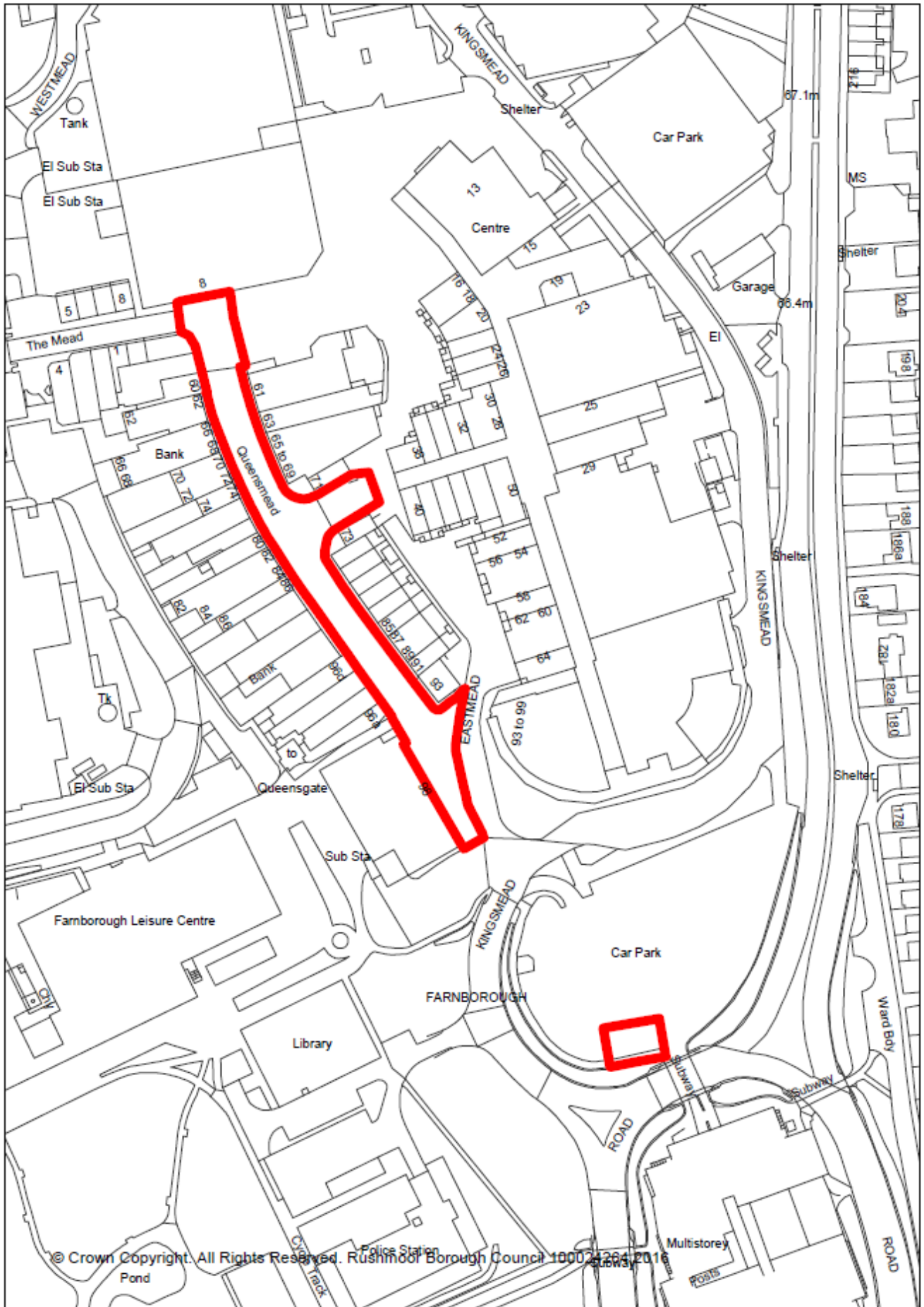
Reason - To safeguard the amenities of adjoining residents.

- 7 The permission hereby granted shall be carried out in accordance with the following approved drawings - 20.6.13-2/100 and 102.

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

### **Informatives**

- 1 **INFORMATIVE** – The Local Planning Authority’s commitment to working with the applicants in a positive and proactive way is demonstrated by its offer of pre-application discussion to all, free of charge, and assistance in the validation and determination of applications through the provision of clear guidance regarding necessary supporting information or amendments both before and after submission, in line with the National Planning Policy Framework.
- 2 **INFORMATIVE - REASONS FOR APPROVAL** - The Council has granted permission because the proposal reflects the objectives of development plan policy, the relevant supplementary planning documents and advice contained in the National Planning Policy Framework/Planning Practice Guidance in contributing to improving the vitality and viability of the town centre. Furthermore subject to the imposition of appropriate conditions, the impact of the proposal on the amenities of adjoining occupiers and the highway network may be satisfactorily mitigated. It is therefore considered that subject to compliance with the attached conditions, and taking into account all other material planning considerations, including the provisions of the development plan, the proposal would be acceptable. This also includes a consideration of whether the decision to grant permission is compatible with the Human Rights Act 1998.
- 3 **INFORMATIVE** - The planning permission hereby granted does not authorise the applicant, or his agents, to work within the public highway. A separate consent for works within the highway must first be obtained from the highway authority who may be contacted at the following address:- Hampshire County Council Highways Sub Unit, M3 Motorway Compound, Hook, Hampshire, RG27 9AA.







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

Case Officer	Sarita Jones
Application No.	16/00843/FUL
Date Valid	21st October 2016
Expiry date of consultations	11th November 2016
Proposal	Use of public highway as a market (maximum 77 stalls) on Mondays and Thursdays to include a craft fayre on the 1st Saturday of each month and on 12 other occasions through a calendar year with associated works (amendment to planning permission 05/00585/RBCRG3).
Address	<b>Market Site At Union Street And Wellington Street And Land At High Street Aldershot Hampshire</b>
Ward	Wellington
Applicant	Rushmoor Borough Council
Agent	John Trusler
Recommendation	<b>GRANT</b>

### **Description**

The application relates to Aldershot town centre. The site largely comprises the pedestrianised highway of Union Street, between Grosvenor Road to Wellington Street, and Wellington Street, running north south between High Street and Victoria Road . The site also includes part of the High Street car park comprising a refuse bin enclosure adjacent to the exit onto High Street. The majority of the pedestrianised highway is bounded by terraced buildings of varying heights dating from the Victorian period up to the latter half of the 20th century. These generally have retail/commercial accommodation at ground floor level with residential or ancillary commercial space on the floors above. The western part of the site bounded by Grosvenor Road and Short Street is within the Aldershot West Conservation Area. 48-48a Union Street, 49-51 Union Street, 3-11 Wellington Street and the George PH Wellington Street are identified as Buildings of Local Importance.

In 2005 planning permission, 05/00585/RBCRG3, was granted for the relocation of the Thursday market from the ground floor of the High Street multi storey car park to Union Street and Wellington Street. This permission has been implemented. The approved market comprises 77 stalls; 55 in Union Street and 22 in Wellington Street with trading hours of 9am to 4.30pm every Thursday. The market sets up between 7am and 9am and is vacated by



6.30pm. The stalls, measuring 3m by 3m, are sited along the centre of the streets with emergency vehicle access being retained. Traders vehicles are removed from the streets by 9am and are not allowed back until after 4.30pm with vehicles being directed to the Parsons Barracks car park.

The current application seeks permission for the use of public highway as a market (maximum 77 stalls) on Mondays and Thursdays to include a craft fayre on the 1st Saturday of each month and on 12 other occasions through a calendar year with associated works. The proposed stalls have four sizes, 3m by 3m, 3m by 4m, 3m by 6m or a combination thereof. As with the approved scheme the stalls are sited along the centre of the streets with emergency access being retained. The market stalls are lightweight alloy fold out gazebos. As these are temporary structures they do not require specific planning permission.

The proposed setting up hours are 7am to 9am with trading between the hours of 9am to 4.30pm. Stallholders vacate the market area by 6pm (with the exception of the 6 Monday/Thursday markets proposed to finish at 8pm) Once set up, stall holders' vehicles are moved from the market area before trading begins and directed towards the Parsons Barracks car park. This remains open to the public on market days as market traders generally requiring some 35 bays.

Stallholders are responsible for ensuring that all refuse, litter or spillages are deposited in the appropriate receptacles or cleaned up. All issues relating to the disposal/collection of refuse and recycling including the appropriate provision of temporary bins/receptacles on market days are overseen and managed by the Council's Contracts team. Waste from the stalls will be collected by commercial wheelie bins (general waste and recycling). These will be stored in the existing enclosure within the curtilage of the High Street car park. All bins are emptied with 24 hours of a market being held. Existing street furniture and trees are to be retained.

The application is accompanied by a Heritage Impact Statement

### **Consultee Responses**

Transportation Strategy Officer	raises no objection to the proposal.
Environmental Health	raises no objection to the proposal.
Hampshire Fire & Rescue Service	advises that the development should be undertaken in accordance with Approved Document B5 of the Building Regulations and section 12 of the Hampshire Act 1983. Recommendations are made about access for high reach appliances, water supplies, sprinklers and fire fighting and the environment.
Community - Contracts Manager	raises no objection to the proposal.
Crime Prevention Design Advisor	raises no objection to the proposal.
Conservation Team	raises no objection to the proposal.
Aldershot Town Centre And	advises that the presence of the market in the town

Cultural Manager

centre splits opinion amongst retailers, with some believing it attracts shoppers, and others feeling it deters them. His view is that a healthy market adds to the vibrancy of a shopping environment, and a strong offer is good for the town. Aldershot recently trialled two markets a week - on a Saturday and Thursday - but the Saturday offer was unable to attract sufficient traders to make it sustainable. If a twice weekly market is viable, and provides an offer that is attractive to shoppers, he is fully supportive of the application.

### **Neighbours notified**

In addition to posting five site notices and press advertisement, 315 individual letters of notification were sent to properties in Bakehouse Mews, Barrack Road, Grosvenor Road, High Street, Short Street, Union Street, Union Terrace, Upper Union Terrace, Victoria Road, Wellington Avenue, Wellington Centre and Wellington Street.

### **Neighbour comments**

Representations have been received from 26 and 27 Wellington Street objecting to the proposal on the following grounds:

- such a silly cheap rent being charged for market stall holders in the most prime location;
- the further conversion of the most prime locations of Aldershot (Wellington Street, Union Street) into a cheap market place at the cost of the existing shops;
- if permission is granted for such a detrimental application, the Council should equally waive business rates for the existing shops in order for them to be able to exist;
- existing businesses are already compromised one day per week by the Thursday market by a conflict of interest and any extension is negative for existing businesses;
- if planning permission is granted an existing business will look to move their business elsewhere which is more profitable;
- surprised that the market has already started – gives indication as if the request for our opinion was just a cosmetic matter and the decision for starting this very very bad move was long before made.

### **Policy and determining issues**

The site is within Aldershot town centre. Policies SS1 (The Spatial Strategy), SP3 (Aldershot Town Centre), CP1 (Sustainable Development Principles), CP2 (Design and Heritage) and CP16 (Reducing and Managing Travel Demand) of the Rushmoor Core Strategy and saved local plan policies ENV17 (General Development and Design Criteria), ENV21 & 22 (Access for people with disabilities), ENV28 (Buildings and Features of Local Importance), ENV34 and ENV37 (Conservation Areas) and ENV48 (Environmental Pollution and Noise) are relevant to the consideration of this proposal. The Council's adopted planning documents (SPD) on Sustainable Design and Construction (2006), 'Planning Contributions - Transport' (2008); 'Car and Cycle Parking Standards', (2012), Aldershot Town Centre Prospectus (2016), Buildings of Local Importance (2012) and the advice contained in the National Planning Policy Framework/Practice Guidance.

The main determining issues relate to the principle of development, the impact of the development upon the character of the area, having regard to part of the site being within the Aldershot West conservation area and proximity to Buildings of Local Importance, on

adjoining occupiers and car parking/highway considerations.

## **Commentary**

The principle of development

The principle of development was established by the 2005 planning permission. The vibrancy and vitality a market can bring to a town is recognised in the National Planning Policy Framework which states, inter alia, that local planning authorities should:

".....retain and enhance existing markets and, where appropriate, re-introduce or create new ones, ensuring that markets remain attractive and competitive...."

Having regard to the above there is no objection in principle to the development subject to the matters considered below.

The impact of the development upon the character of the area having regard to part of the site being within the Aldershot West conservation area and proximity to Buildings of Local Importance -

As existing the site comprises pedestrianised highways within the town centre and part of the High Street car park. The area for the market stalls benefits from street furniture including benches, bins and lighting columns including trees forming a landscape core through Union Street. The gazebos have a uniform appearance and together with the range of goods to be sold are considered to add both visual cohesion and interest to the shopping street. The increase in the number of days is not considered to have a material impact on the character of the area. The Conservation Officer is satisfied that, having regard to the temporary nature of the markets, the physical and visual impact of scheme on the Aldershot West conservation area and the setting of the adjoining Buildings of Local Importance is minimal and thereby acceptable in conservation/historic asset terms. The refuse facilities adjacent to the High Street car park are existing and are acceptable. As such there is no objection to the proposal in visual amenity terms.

The impact of the development on adjoining occupiers -

The closest residents to the proposed market are above the retail/commercial premises in Union Street and Wellington Street. It is recognised that the market has introduced different patterns of activity into the town centre. Safeguarding the amenities of adjoining residents whilst supporting the vitality and viability of the town centre is an important consideration in the determination of this application. The Thursday market has operated since 2005. In response to feedback from the general public and market traders it is now proposed to introduce a market on a Monday, a craft fayre on the 1st Saturday in the month and also on 12 other occasions through a calendar year. The main determining issue in this regard therefore is whether, subject to the imposition of appropriate conditions, would the amenities of adjoining residents be safeguarded from impacts associated with the proposed development. In this case it is considered that the critical times in respect of the potential impact on residents relate to setting up and vacating the site, as given the site's town centre location the operation of the market during the day will be perceived as part of the typical comings and goings associated with shoppers visiting the existing centre. The Head of Environmental Health and Housing has been consulted on this application and raises no objection to the proposal. Given this and as the market will generally take place on two days in the working week, it is considered that, subject to the imposition of the conditions to control the hours of setting up for 7am to 9am, that the market is vacated in accordance with the

terms of the application including a restriction on the hours for the late night market proposed on Mondays/Thursdays and also to preclude markets on Sundays and the use of amplified noise to safeguard amenity, an appropriate noise environment for existing residents may be safeguarded.

The Council has control of, and is responsible for, the management of markets and car boot sales. This means that it has the ability and the statutory power to respond quickly to address any concerns which may arise from residents.

Having regard to the above and subject to the imposition of conditions as set out above no objection is raised to the proposal in terms of its impact on adjoining occupiers.

Car parking/highway considerations -

The existing market is located within the pedestrianised area of Union Street and Wellington Street. Having regard to the views of the Transportation Strategy Officer, the existing operation of the market and the available car parking provision within the town centre car parks no objection is raised to the proposal on parking grounds. Furthermore suitable access for both people with disabilities and for use by emergency vehicles is provided between the stalls and existing commercial premises. Appropriate arrangements for the disposal of refuse/recycling are retained/made available for the proposed development as are the arrangements for parking of stall holders vehicles in Parsons Barracks car park. As the proposal is not considered to result in an increase in new multi modal trips, no transport contribution is sought for this proposal.

In conclusion the proposal reflects the objectives of development plan policy, the relevant supplementary planning documents and advice contained in the National Planning Policy Framework/Planning Practice Guidance in contributing to improving the vitality and viability of the town centre. Subject to the imposition of appropriate conditions, the impact of the proposal on the amenities of adjoining occupiers and the highway network may be satisfactorily mitigated. The proposal is therefore recommended for approval.

## **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 Access to the market site for the purposes of setting up shall only take place between the hours of 7am and 9am.

Reason - To safeguard the amenities of adjoining occupiers.

- 3 No more than 3 of the Monday or 3 of the Thursday markets shall finish after 8pm in any calendar year with the market site being fully vacated by 9pm on such days.

Reason - To safeguard the amenities of adjoining residents.

- 4 With the exception of the Monday/Thursday markets as set out in condition 3 above, the markets shall be fully vacated by 6pm.

Reason - To safeguard the amenities of adjoining residents.

- 5 No sound reproduction equipment including the use of amplified sound shall be used by stall holders.

Reason - To safeguard the amenities of adjoining residents.

- 6 No markets shall operate on Sundays.

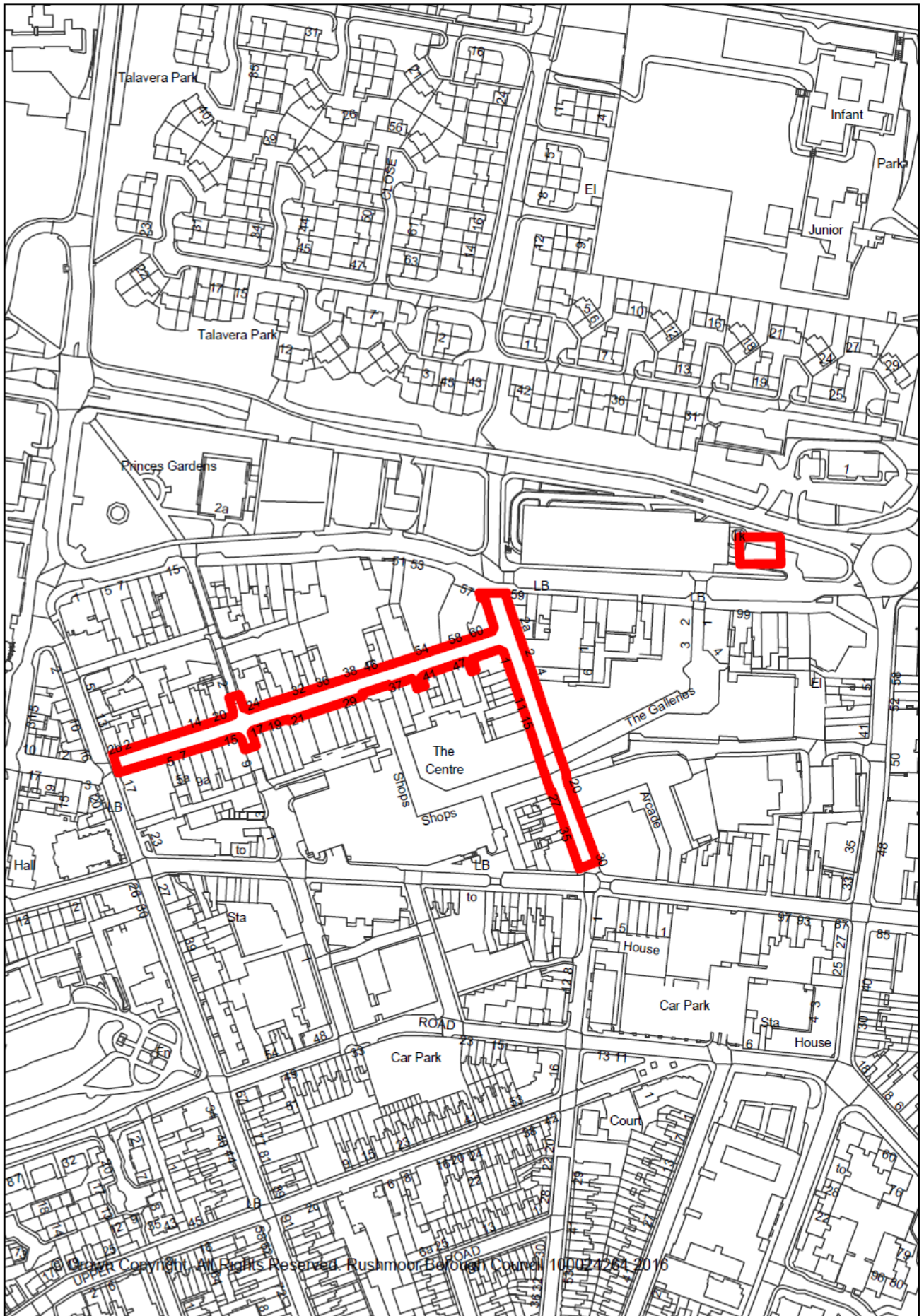
Reason - in the interests of the amenities of adjoining residents.

- 7 The permission hereby granted shall be carried out in accordance with the following approved drawing - MPD\_100 revision A.

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

### **Informatives**

- 1 INFORMATIVE – The Local Planning Authority’s commitment to working with the applicants in a positive and proactive way is demonstrated by its offer of pre-application discussion to all, free of charge, and assistance in the validation and determination of applications through the provision of clear guidance regarding necessary supporting information or amendments both before and after submission, in line with the National Planning Policy Framework.
- 2 INFORMATIVE - REASONS FOR APPROVAL - The Council has granted permission because the proposal reflects the objectives of development plan policy, the relevant supplementary planning documents and advice contained in the National Planning Policy Framework/Planning Practice Guidance in contributing to improving the vitality and viability of the town centre. Furthermore subject to the imposition of appropriate conditions, the impact of the proposal on the amenities of adjoining occupiers and the highway network may be satisfactorily mitigated. It is therefore considered that subject to compliance with the attached conditions, and taking into account all other material planning considerations, including the provisions of the development plan, the proposal would be acceptable. This also includes a consideration of whether the decision to grant permission is compatible with the Human Rights Act 1998.
- 3 INFORMATIVE - The planning permission hereby granted does not authorise the applicant, or his agents, to work within the public highway. A separate consent for works within the highway must first be obtained from the highway authority who may be contacted at the following address:- Hampshire County Council Highways Sub Unit, M3 Motorway Compound, Hook, Hampshire, RG27 9AA.







## Section D

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

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

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Application No 15/00026/CONDPP Ward: Wellington

Applicant:

Decision: **Permission Granted**

Decision Date: 31 October 2016

Proposal: Submission of details pursuant to condition 3 (Design Code 3 and Arboricultural Method Statement) in respect of Zone B Coruna, attached to Outline Planning Permission 12/00958/OUT dated 10th March 2014.

Address **Zone B - Corunna Aldershot Urban Extension Alisons Road Aldershot Hampshire**

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Application No 15/00462/NMA Ward: Wellington

Applicant: Mr Jack Johnson

Decision: **Permission Granted**

Decision Date: 02 November 2016

Proposal: Non-material Amendment to application 12/00958/OUT dated 10th March 2014 comprising alterations to elevations, unit type layouts and external materials within Development Zone A Maida.

Address **Zone A - Maida Aldershot Urban Extension Alisons Road Aldershot Hampshire**

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Application No 15/00895/FULPP Ward: Aldershot Park  
Applicant: Mr Neil Chadda And Mr Parvesh Kumar C  
Decision: **Permission Granted**  
Decision Date: 02 November 2016  
Proposal: Demolition of existing store, external alterations and conversion of ground floor shop to one bedroom flat with existing first-floor flat to be retained  
Address **131 Ash Road Aldershot Hampshire GU12 4DB**

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Application No 16/00238/COND Ward: St Mark's  
Applicant: Fleet Homes  
Decision: **Conditions details approved**  
Decision Date: 08 November 2016  
Proposal: Submission of details pursuant to Condition No.16 (validation of remedial measures undertaken as a result of ground contamination discovered), 17 (sustainability rating certification) and 18 (side elevation windows of terraces obscure glazing scheme details) of planning permission 13/00839/FULPP dated 9 January 2014  
Address **Proposed Development Site At 11-17 And Land To The Rear Of 3 - 9 Somerset Road Farnborough Hampshire**

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Application No 16/00289/COND Ward: Fernhill  
Applicant: Mr P Pratt  
Decision: **Conditions details approved**  
Decision Date: 03 November 2016  
Proposal: Submission of details to comply with conditions 3 (surfacing materials), 4 (boundary treatment), 5 (site levels), 9 (landscaping), 12 (SUDS) and 13 (energy performance standards) pursuant to planning permission 15/00612/FULPP dated 11 November 2015 in respect of the erection of a 3 bedroom detached dwelling with associated car parking and access  
Address **88 Blackthorn Crescent Farnborough Hampshire GU14 9AG**

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Application No 16/00643/FULPP Ward: West Heath  
Applicant: Dr P Kotecha  
Decision: **Permission Granted**  
Decision Date: 08 November 2016  
Proposal: Erection of single storey rear extension to create reception/waiting area and installation of rooflight windows in existing and new roof to facilitate conversion of loft space to create office, storage and staff welfare facilities  
Address **99 Fernhill Road Farnborough Hampshire GU14 9DS**

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Application No 16/00646/FULPP Ward: St Mark's  
Applicant: The Surrey Design Partnership Limited  
Decision: **Permission Granted**  
Decision Date: 02 November 2016  
Proposal: Erection of first floor extension over and part two- and part single-storey extension to front of existing building to facilitate conversion to create commercial offices/storage (Use Classes B1/B8)  
Address **15 Charlie Mews 77 Alexandra Road Farnborough Hampshire GU14 6US**

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Application No 16/00672/FULPP Ward: Wellington  
Applicant: Group Properties Ltd  
Decision: **Permission Granted**  
Decision Date: 02 November 2016  
Proposal: Retention of residential conversion of upper floors and outbuildings at the rear as six dwelling units (comprising one 2-bedroom, four 1-bedroom and one studio flats) (retrospective re-submission following unimplemented planning permission 13/00094/COUPP dated 19 April 2013)  
Address **13 High Street Aldershot Hampshire GU11 1BH**

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Application No 16/00677/FUL Ward: Wellington  
Applicant: Plan A UK Ltd  
Decision: **Permission Granted**  
Decision Date: 04 November 2016  
Proposal: Alteration and replacement of existing shop fronts as part of a composite scheme  
Address **2 - 10 Upper Union Street And 4 - 16 Grosvenor Road Aldershot Hampshire**

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Application No 16/00686/ADV Ward: Wellington  
Applicant: Plan A UK Ltd  
Decision: **Permission Granted**  
Decision Date: 04 November 2016  
Proposal: Display of externally illuminated painted timber fascia signs in association with new shop fronts and display of one banner sign to corner  
Address **2 - 10 Upper Union Street And 4 - 16 Grosvenor Road Aldershot Hampshire**

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Application No 16/00704/FULPP Ward: Cove And Southwood  
Applicant: Mr T Scott  
Decision: **Permission Granted**  
Decision Date: 31 October 2016  
Proposal: Creation of first floor extension to existing bungalow, erection of part two storey and first floor rear extension and formation of dormer windows to side roof elevations  
Address **12 Southwood Road Farnborough Hampshire GU14 0JQ**

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Application No 16/00711/FULPP Ward: Wellington

Applicant: c/o Agent

Decision: **Permission Granted**

Decision Date: 25 November 2016

Proposal: Demolition of 7 buildings within Development Zone D - McGrigor (Building 16A - Guard/ Ambulance Station, part of Building 16D - Barrack Block D, Building 16E - Rank & Kitchen, Building 16F - RAMC Regimental Office/ Clinic, Building 16G - District Sub-station, Building 16H - Ancillary Building and Building 16I - Guard Shelter), within Aldershot Military Town Conservation Area. □

Address **Zone D - McGrigor Aldershot Urban Extension Alisons Road  
Aldershot Hampshire**

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Application No 16/00712/LBC2PP Ward: Wellington

Applicant: c/o Agent

Decision: **Permission Granted**

Decision Date: 25 November 2016

Proposal: Listed Building Consent: Demolition of 3 buildings within Development Zone D - McGrigor (Building 17C - Cambridge House Annex Block A, Building 17D - Cambridge House Annex Block B and Building 18B - St Michaels House Annexe), within the curtilage of Cambridge Military Hospital.

Address **Zone D - McGrigor Aldershot Urban Extension Alisons Road  
Aldershot Hampshire**

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Application No 16/00716/LBCPP Ward: Empress

Applicant: Mr Paul Flowerdew

Decision: **Permission Granted**

Decision Date: 31 October 2016

Proposal: Listed building consent to relocate door opening between Bedroom 1 and Bedroom 3; erect partition to Bedroom 1 to form WC compartment, relocate door opening to Bedroom 1, run soil and waste pipework to new WC in existing void to kitchen ceiling and install ventilation brick in east wall.

Address **12 Ship Lane Farnborough Hampshire GU14 8BX**

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Application No 16/00717/TPOPP Ward: Fernhill

Applicant: Mr Stephen Wood

Decision: **Permission Granted**

Decision Date: 31 October 2016

Proposal: Three Silver Birch (part of group G4 of TPO 426A) tree T1 (as per plan and photos) reduce lowest branch on left by no more than 5 metres and lowest two branches on the right back to the trunk. Tree T2 (as per plan and photos) reduce the lowest branch on the right back to the trunk. Tree T3 (as per plan and photos) reduce back lowest branch on the left to the trunk and lowest branch on the right, overhanging pavement, back by no more than 4 metres□

Address **7 Rowans Close Farnborough Hampshire GU14 9EJ**

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Application No 16/00727/TPO Ward: Manor Park

Applicant: Mr Shane Mackintosh

Decision: **Permission Granted**

Decision Date: 04 November 2016

Proposal: Crown lift to no more than 5 metres from ground level the following trees included in TPO 460A. One Oak (T10 ),two Oaks,one Sycamore, one Ash and one Maple (all part of group G5), one Oak (T1), one Maple (T2), one Sycamore (part of group G1), one Cherry (T3), one Sycamore (part of group G2), one Hornbeam (T4), one Maple (T6), one Oak (T8) and one Maple (part of group G4)

Address **Land Affected By TPO 460A - Site Of Former Christmas Lodge Evelyn Avenue Aldershot Hampshire**

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Application No 16/00729/COND Ward: Manor Park

Applicant: Birchett Road Development Ltd

Decision: **Conditions details approved**

Decision Date: 10 November 2016

Proposal: Submission of details pursuant to condition Nos.3 (materials), 4 (surfacing materials), 6 (ground levels), 8 (boundary), 11 (operatives parking on site during construction period), 13 (site investigation), 15 (acoustic insulation measures), 17 (SUDS drainage details), 18 (drainage strategy) and 19 (footway reinstatement details) pursuant to planning permission 13/00351/FULPP dated 30th October 2013

Address **42 - 46 Birchett Road Aldershot Hampshire GU11 1LG**

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Application No 16/00732/FUL Ward: Empress  
Applicant: Mr & Mrs Draycott  
Decision: **Permission Granted**  
Decision Date: 11 November 2016  
Proposal: Erection of a part two storey and part first floor rear extension  
Address **15 Newton Road Farnborough Hampshire GU14 8BN**

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Application No 16/00733/TPO Ward: Knellwood  
Applicant: Mrs Allen  
Decision: **Permission Granted**  
Decision Date: 02 November 2016  
Proposal: One Beech tree reduce 5 lower extended limbs by no more than 3 metres. One Scots Pine remove large split limb and reduce remaining limbs by no more than 3 metres. Both trees are part of group G21 of TPO 439A  
Address **31 Albert Road Farnborough Hampshire GU14 6SH**

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Application No 16/00735/TPO Ward: St John's  
Applicant: Mr Kettle  
Decision: **Permission Granted**  
Decision Date: 02 November 2016  
Proposal: One Oak (T56 of TPO 407) reduce height by no more than 3 metres and reduce sides by no more than 2.5 metres and lift crown to no more than 5 metres from ground level  
Address **27 Ruth Close Farnborough Hampshire GU14 9UX**

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Application No 16/00741/TPOPP Ward: St John's  
Applicant: Mr Daniel Wiles  
Decision: **Permission Granted**  
Decision Date: 07 November 2016  
Proposal: One Oak (T1 of TPO 348) crown reduce by no more than 2 metres  
Address **30B Woodlands Road Farnborough Hampshire GU14 9QF**

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Application No 16/00748/TPO Ward: West Heath  
Applicant: Mr Maurice Quicke  
Decision: **Permission Granted**  
Decision Date: 07 November 2016  
Proposal: One Oak (T12 of TPO 279A) reduce height and sides by no more than 2.5 metres to growth points  
Address **53 Newfield Avenue Farnborough Hampshire GU14 9PJ**

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Application No 16/00754/CONDPP Ward: Empress  
Applicant: Fishron Farnborough Limited  
Decision: **Conditions details approved**  
Decision Date: 08 November 2016  
Proposal: Submission of revised details pursuant to Condition 4 (external materials) of planning permission 13/00306/FULPP dated 16 October 2013  
Address **Development Site At 27 And Adjacent Land Victoria Road Farnborough Hampshire**

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Application No 16/00755/FULPP Ward: North Town  
Applicant: Mr Charlie Bradshaw  
Decision: **Permission Granted**  
Decision Date: 23 November 2016  
Proposal: Demolition of existing single storey chip shop building and erection of two storey, three bedroom terrace property with garden and parking  
Address **130 Newport Road Aldershot Hampshire GU12 4PY**

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Application No 16/00756/FULPP Ward: St Mark's  
Applicant: AJ Products  
Decision: **Permission Granted**  
Decision Date: 11 November 2016  
Proposal: Installation of double glazed windows at first floor level and siting of external air-conditioning condenser units at ground floor level.  
Address **19 - 20 Hercules Way Farnborough Hampshire GU14 6UU**

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Application No 16/00759/TPO Ward: Knellwood  
Applicant: Mr Mark Leakey  
Decision: **Permission Granted**  
Decision Date: 15 November 2016  
Proposal: Three Oaks (T11,T12 and T13 of TPO 283) and one Beech (T14 of TPO 283) cut back branches overhanging telephone line by no more than 3 metres  
Address **Sunnywood 219 Sycamore Road Farnborough Hampshire GU14 6RQ**

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Application No 16/00765/FULPP Ward: Knellwood  
Applicant: Mr & Ms Steve and Jacqueline Coule and  
Decision: **Permission Granted**  
Decision Date: 31 October 2016  
Proposal: Demolition of existing concrete sectional double garage followed by the erection of a replacement triple garage with ancillary accommodation above  
Address **168 Alexandra Road Farnborough Hampshire GU14 6RZ**

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Application No 16/00769/ADVPP Ward: Fernhill  
Applicant: Gracewell Healthcare  
Decision: **Permission Granted**  
Decision Date: 04 November 2016  
Proposal: Display of two LED illuminated care home entrance signs and three non-illuminated flag advertisements  
Address **Gracewell Of Camberley Fernhill Road Blackwater Camberley Hampshire GU17 9HS**

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Application No 16/00771/FULPP Ward: Knellwood  
Applicant: Mr Ali Ahmet  
Decision: **Permission Granted**  
Decision Date: 31 October 2016  
Proposal: Replacement windows, doors and roof-line goods  
Address **White Leaf House 142 Alexandra Road Farnborough Hampshire GU14 6RP**

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Application No 16/00778/FULPP Ward: Knellwood  
Applicant: Mr & Mrs Merrit  
Decision: **Permission Granted**  
Decision Date: 04 November 2016  
Proposal: Erection of a two storey rear extension and front porch  
Address **15 Abbey Way Farnborough Hampshire GU14 7DA**

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Application No 16/00779/FULPP Ward: Cherrywood  
Applicant: Mr David Ford  
Decision: **Permission Granted**  
Decision Date: 04 November 2016  
Proposal: Erection of a two storey front and part two storey and first floor side extension  
Address **6 Hindell Close Farnborough Hampshire GU14 8HL**

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Application No 16/00783/FUL Ward: St Mark's  
Applicant: Mr Irfan Nakip  
Decision: **Permission Granted**  
Decision Date: 14 November 2016  
Proposal: Retention of replacement extraction system and external flue to rear elevation  
Address **129 Lynchford Road Farnborough Hampshire GU14 6ET**

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Application No 16/00785/TPO Ward: Cherrywood  
Applicant: Mr Keith Smith  
Decision: **Permission Granted**  
Decision Date: 23 November 2016  
Proposal: One Lime tree (part of group G1 of TPO 277) re-coppice to base, as per attached plan. One Lime tree (part of group G1 of TPO 277) cut back four branches nearest to property by no more than 2 metres, as per attached plan  
Address **4 Tavistock Gardens Farnborough Hampshire GU14 8DB**

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Application No 16/00788/NMA Ward: Cherrywood  
Applicant: AG Frimley GP Limited  
Decision: **Permission Granted**  
Decision Date: 10 November 2016  
Proposal: Non material amendment to planning permission 15/00655/REVPP dated 16 February 2016 in respect of alterations to the external appearance of Units 1-6 inclusive resulting from a change from metal cladding panels to composite panels and the re-positioning of the main pedestrian entrance with associated works to Unit 4  
Address **Buildings 4.5 To 4.10 Frimley Business Park Frimley Camberley Hampshire**

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Application No 16/00791/ADJ Ward: Manor Park  
Applicant: Hampshire County Council  
Decision: **No Objection**  
Decision Date: 08 November 2016  
Proposal: CONSULTATION FROM HAMPSHIRE COUNTY COUNCIL : Erection of a scheme of 10 one-bedroom assisted living units and supporting communal space within Use Class C2 (Residential Institutions), with associated car parking and landscaping  
Address **Aldershot Day Services Church Lane East Aldershot Hampshire GU11 3SS**

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Application No 16/00793/FUL Ward: St John's  
Applicant: Mr & Mrs Wilcox  
Decision: **Permission Granted**  
Decision Date: 31 October 2016  
Proposal: Erection of a single storey rear extension  
Address **13 Chiltern Avenue Farnborough Hampshire GU14 9SE**

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Application No 16/00796/FULPP Ward: Aldershot Park  
Applicant: Miss F Warner  
Decision: **Permission Granted**  
Decision Date: 31 October 2016  
Proposal: Erection of a two storey rear extension, single storey front extension and front boundary wall  
Address **27 Guildford Road Aldershot Hampshire GU12 4BW**

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Application No 16/00799/FULPP Ward: Knellwood  
Applicant: Mr Chapman  
Decision: **Permission Granted**  
Decision Date: 04 November 2016  
Proposal: Formation of a dormer within rear roof elevation, insertion of a window within north facing side elevation of existing single storey extension along with changes to doors and windows within in the rear elevation of the property  
Address **17 Canterbury Road Farnborough Hampshire GU14 6NS**

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Application No 16/00803/TPO Ward: Empress  
Applicant: Mrs Pratap  
Decision: **Permission Granted**  
Decision Date: 23 November 2016  
Proposal: Three Oaks, one Chestnut and one Beech (part of group G3 of TPO 442) crown lift to no more than 5 metres from ground level  
Address **13 St Michaels Road Farnborough Hampshire GU14 8ND**

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Application No 16/00805/DEMOPP Ward: Empress  
Applicant: Mr Jonathan Turner  
Decision: **Prior Approval Required and Granted**  
Decision Date: 01 November 2016  
Proposal: Prior notification of proposed demolition under Schedule 2 Part 11 Class B of the Town and Country Planning (General Permitted Development)(England) Order 2015 as amended for the demolition of existing former police station building and associated outbuildings and removal of above and below ground fuel tanks  
Address **Police Station Pinehurst Avenue Farnborough Hampshire GU14 7LF**

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Application No 16/00806/FULPP Ward: Rowhill  
Applicant: Mr & Mrs Herzke  
Decision: **Permission Granted**  
Decision Date: 04 November 2016  
Proposal: Erection of a single storey side extension to form a porch and enlargement of front terrace  
Address **14 Manor Road Aldershot Hampshire GU11 3DG**

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Application No 16/00809/FULPP Ward: St Mark's  
Applicant: Mr & Mrs Gardiner  
Decision: **Permission Granted**  
Decision Date: 04 November 2016  
Proposal: Demolition of existing rear conservatory and erection of a single storey rear extension  
Address **31 Whites Road Farnborough Hampshire GU14 6PB**

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Application No 16/00816/FULPP Ward: Cove And Southwood  
Applicant: Mr & Mrs S Conroy  
Decision: **Permission Granted**  
Decision Date: 03 November 2016  
Proposal: Erection of a single storey front extension  
Address **30 Derwent Close Farnborough Hampshire GU14 0JT**

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Application No 16/00817/REVPP Ward: St John's  
Applicant: Mr Paul Dillamore  
Decision: **Permission Granted**  
Decision Date: 16 November 2016  
Proposal: Relief of condition 5 of planning permission RSH07363 (Erection of 18 four bedroom dwellings, 8 three bedroom dwellings, 41 two bedroom dwellings, 8 one bedroom dwellings together with roads and associated infrastructure) to allow the conversion of the garage to a habitable room  
Address **20 Howard Drive Farnborough Hampshire GU14 9TQ**

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Application No 16/00818/FUL Ward: North Town  
Applicant: Mr S. Hammond  
Decision: **Permission Granted**  
Decision Date: 01 November 2016  
Proposal: Erection of a two storey side extension  
Address **70 Field Way Aldershot Hampshire GU12 4UJ**

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Application No 16/00819/FULPP Ward: Cherrywood  
Applicant: Mr Santosh Gurung  
Decision: **Permission Granted**  
Decision Date: 15 November 2016  
Proposal: Demolition of existing conservatory, erection of a single storey rear extension and front porch extension  
Address **39 Lye Copse Avenue Farnborough Hampshire GU14 8DU**

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Application No 16/00822/FUL Ward: Manor Park  
Applicant: Mr Knowleden  
Decision: **Permission Granted**  
Decision Date: 01 November 2016  
Proposal: Formation of hard standing and dropped kerb  
Address **312 Lower Farnham Road Aldershot Hampshire GU11 3RD**

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Application No 16/00827/NMA Ward: Empress  
Applicant: Miss Yasmin Bond  
Decision: **Permission Granted**  
Decision Date: 07 November 2016  
Proposal: Non Material Amendment to Planning Permission 15/00663/FULPP dated 30 October 2015 to allow retention of windows without horizontal glazing bars  
Address **Development Land Adjacent To 10 Marrowbrook Close Farnborough Hampshire**

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Application No 16/00829/FUL Ward: West Heath  
Applicant: Mr Richard Galati  
Decision: **Permission Granted**  
Decision Date: 04 November 2016  
Proposal: Demolition of existing garage, erection of a two storey side extension and front porch  
Address **16 Belmont Close Farnborough Hampshire GU14 8RU**

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Application No 16/00832/PDC Ward: Aldershot Park  
Applicant: Mr O'Sullivan  
Decision: **Development is Lawful**  
Decision Date: 04 November 2016  
Proposal: Formation of hip to gable roof and dormer window to rear  
Address **9 Christmas Place Aldershot Hampshire GU12 4PL**

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Application No 16/00838/REXPD Ward: St John's  
Applicant: Mr & Mr Southern  
Decision: **Prior approval is NOT required**  
Decision Date: 07 November 2016  
Proposal: Erection of a conservatory measuring 3.5 metres from the original rear wall x 2.45 to the eaves x 3.55 overall height  
Address **39 Twelve Acre Crescent Farnborough Hampshire GU14 9PW**

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Application No 16/00839/REXPD Ward: Manor Park  
Applicant: Mr And Mrs Heath  
Decision: **Prior approval is NOT required**  
Decision Date: 04 November 2016  
Proposal: Erection of a single storey to rear extension measuring 5 metres from the original rear wall, 2.9 metres to the eaves and 3.34 metres in overall height  
Address **112 Boxalls Lane Aldershot Hampshire GU11 3QG**

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Application No 16/00840/PDCPP Ward: Aldershot Park  
Applicant: Mr & Mrs M Higson  
Decision: **Development is Lawful**  
Decision Date: 09 November 2016  
Proposal: Certificate of Lawfulness for Proposed Development: Formation of a dormer window within the rear roof elevation and roof lights within front roof elevation  
Address **5 Ash Road Aldershot Hampshire GU12 4BX**

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Application No 16/00844/REVPP Ward: Empress  
Applicant: Farnborough Propco Lux S.a.r.l.  
Decision: **Permission Granted**  
Decision Date: 23 November 2016  
Proposal: Variation of condition numbers 2, 4, 5, 12, 15, 16, 21, 24, 25, 26, 27, 31, 32 and 33 attached to planning permission 16/00367/REVPP dated 19/08/2016 for the 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 changes to the external appearance, height and layout of the development including subdivision of units 4 and 5 to create three units, associated changes to floor space, levels, boundary treatment, drainage strategy, landscaping/landscape management, use/floorspace restrictions, lighting strategy, cycle parking, BREEAM certification, plant and the submission of details of external materials.  
Address **Land At Solartron Road And Westmead Farnborough Hampshire**

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Application No 16/00847/SCREEN Ward: Empress

Applicant: Farnborough Propco Lux S.a.r.l

Decision: **Environmental Assessment Not Required**

Decision Date: 02 November 2016

Proposal: Screening opinion in respect of variation of condition numbers 2, 4, 5, 12, 15, 16, 21, 24, 25, 26, 27, 31, 32 and 33 attached to planning permission 16/00367/REVPP dated 19/08/2016 for the 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 changes to the external appearance, height and layout of the development including subdivision of units 4 and 5 to create three units, associated changes to floor space, levels, boundary treatment, drainage strategy, landscaping/landscape management, use/floorspace restrictions, lighting strategy, cycle parking, BREEAM certification, plant and the submission of details of external materials.

Address **Land At Solartron Road And Westmead Farnborough Hampshire**

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Application No 16/00850/FUL Ward: Cove And Southwood

Applicant: Mr Matt Harding

Decision: **Permission Granted**

Decision Date: 24 November 2016

Proposal: Erection of a two storey rear extension and a detached single garage to rear

Address **46 Fowler Road Farnborough Hampshire GU14 0BW**

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Application No 16/00869/PDCPP Ward: Knellwood

Applicant: Mr T Li

Decision: **Development is Lawful**

Decision Date: 16 November 2016

Proposal: Certificate of Lawfulness for Proposed Development: Formation of a dormer window within the rear roof elevation, three roof lights within front roof and one obscure glazed roof light within side roof elevation

Address **Twelve Trees 204 Sycamore Road Farnborough Hampshire GU14 6RH**

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Application No 16/00870/REXPD Ward: West Heath  
Applicant: Ms M Libby  
Decision: **Prior approval is NOT required**  
Decision Date: 14 November 2016  
Proposal: Erection of a single storey rear extension measuring 5.795 metres from the original rear wall, 2.85 metres to the eaves and 2.9 metres in overall height  
Address **22 Giffard Drive Farnborough Hampshire GU14 8PU**

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Application No 16/00873/NMA Ward: West Heath  
Applicant: Bugler Developments Ltd  
Decision: **Permission Granted**  
Decision Date: 08 November 2016  
Proposal: Non material amendment to planning permission 15/00920/FULPP dated 7 March 2016 for 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 to allow for a change in roof tile.  
Address **Garages Heathlands Close Farnborough Hampshire**

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Application No 16/00874/FULPP Ward: Cove And Southwood  
Applicant: Mr Raymond Lloyd  
Decision: **Permission Granted**  
Decision Date: 17 November 2016  
Proposal: Erection of a single storey side extension  
Address **37 Richmond Close Farnborough Hampshire GU14 0RH**

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Application No 16/00875/FULPP Ward: West Heath  
Applicant: Mr Stuart Stiff  
Decision: **Permission Granted**  
Decision Date: 23 November 2016  
Proposal: Erection of a single storey front extension  
Address **146 West Heath Road Farnborough Hampshire GU14 8PL**

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Application No 16/00877/REVPP Ward: St John's  
Applicant: Mr & Mrs Oke  
Decision: **Permission Granted**  
Decision Date: 17 November 2016  
Proposal: Relief of Condition 7 of planning application 91/00083/FUL dated 07/08/1991 (Erection of 96 residential units and associated infrastructure) to allow the partial conversion of the garage to form a habitable room□  
Address **12 Juniper Road Farnborough Hampshire GU14 9XU**

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Application No 16/00880/FUL Ward: Cove And Southwood  
Applicant: Mr Jon Corby  
Decision: **Prior approval is NOT required**  
Decision Date: 21 November 2016  
Proposal: Formation of a dormer window to the rear and 3 sky lights to the front roof elevation to facilitate a loft conversion  
Address **20 Southern Way Farnborough Hampshire GU14 0RE**

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Application No 16/00883/PDCPP Ward: West Heath  
Applicant: Mr Alex Simpson  
Decision: **Development is Lawful**  
Decision Date: 17 November 2016  
Proposal: Certificate of Lawfulness for Proposed Development: Formation of a dormer window within the rear roof elevation three roof lights within front roof elevation  
Address **7 Stake Lane Farnborough Hampshire GU14 8NP**

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Application No 16/00884/REXPD Ward: Cove And Southwood  
Applicant: Mrs Shanti  
Decision: **Prior approval is NOT required**  
Decision Date: 16 November 2016  
Proposal: Erection of a single storey rear extension measuring 4.8 metres from the original rear wall, 2.8 metres to the eaves and 3.8 metres in overall height  
Address **50 Fowler Road Farnborough Hampshire GU14 0BW**

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Application No 16/00885/FUL Ward: Manor Park  
Applicant: Mr And Mrs Trussler  
Decision: **Permission Granted**  
Decision Date: 17 November 2016  
Proposal: Removal of existing brick outbuildings and erection of a new single storey extension with pitched roof from the rear wall of the existing detached garage  
Address **38 Highfield Avenue Aldershot Hampshire GU11 3BZ**

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Application No 16/00887/FULPP Ward: West Heath  
Applicant: Mr & Mrs Firth  
Decision: **Permission Granted**  
Decision Date: 17 November 2016  
Proposal: Erection of conservatory to rear  
Address **23 Belmont Close Farnborough Hampshire GU14 8RU**

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Application No 16/00888/FULPP Ward: Rowhill  
Applicant: Mr D Paterson  
Decision: **Permission Granted**  
Decision Date: 22 November 2016  
Proposal: Erection of a single storey infill rear extension, raise roof height of existing two- storey side aspect to form a dormer window within the rear roof elevation. Installation of two additional roof lights within the front roof elevation and one roof light within side facing roof elevation  
Address **46 Ayling Lane Aldershot Hampshire GU11 3LY**

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Application No 16/00891/FUL Ward: Fernhill  
Applicant: Mr M. Penny  
Decision: **Permission Granted**  
Decision Date: 21 November 2016  
Proposal: Retention of outbuilding and canopy in rear garden  
Address **148 Pinewood Park Farnborough Hampshire GU14 9LG**

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Application No 16/00893/FULPP Ward: Manor Park

Applicant: Mr & Mrs Stanley

Decision: **Permission Granted**

Decision Date: 23 November 2016

Proposal: Erection of single storey rear extension

Address **73 Jubilee Road Aldershot Hampshire GU11 3QD**

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Application No 16/00895/MMA Ward: Fernhill

Applicant: Mr P Randall

Decision: **Permission Granted**

Decision Date: 22 November 2016

Proposal: Material Minor Amendment: Variation of Condition 2 of planning application 15/00135/FUL to allow change of dormer face materials from brick to tile

Address **362 Fernhill Road Farnborough Hampshire GU14 9EF**

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Application No 16/00896/CONDPP Ward: North Town

Applicant: Mr Damien Jones

Decision: **Conditions details approved**

Decision Date: 10 November 2016

Proposal: Submission of details in respect of Condition 10 (SUDS drainage system) pursuant to planning permission 15/00734/FULPP in respect of the erection of an attached 2 storey pitched roof 2 bedroom dwelling together with new pitched roof garages and parking and vehicular crossover

Address **16 Lower Newport Road Aldershot Hampshire GU12 4QD**

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Application No 16/00915/NMA

Ward: Knellwood

Applicant: Mr William Mansfield

Decision: **Permission Granted**

Decision Date: 09 November 2016

Proposal: Non material amendment to application 14/00907/FUL dated 19 February 2015 to allow the installation of two roof lights within roof slope of single storey side extension and replace French doors and window with bio-fold doors

Address **5 The Garth Farnborough Hampshire GU14 7BP**

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## Enforcement and possible unauthorised development

### 1. Introduction

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

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

### 2. Policy

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

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

### 3. Items

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

This report relates to:

Item 1 Delegated Decision to take Enforcement Action

Item 2 29 Rectory Road 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)*

**Item1**

**Delegated Decisions to take Enforcement Action**

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

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Address	14 Church Circle, Farnborough
Ward	Knellwood
Decision	Issue <b>Enforcement Notices</b>
Decision Date	1 July 2016
Reasons	Unauthorised installation of UPVC windows. The unauthorised windows by virtue of their inappropriate design and use of materials detract from the visual appearance of the building and thereby harm overall character and appearance of the South Farnborough Conservation Area contrary to the objectives of policy CP2 of the Rushmoor Core Strategy, "saved" local plan policies ENV34 and ENV36, the national Planning Policy Framework and Planning (Listed Buildings and Conservation Areas) Act 1990.
Alternatives	No Action – would endorse harm to the character and appearance of the building and the Conservation Area Therefore enforcement action necessary.
Case Officer	Sarita Jones
Associated Documents	Enforcement Reference 14/00071/CONSRV

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**Recommendation: To Note**



**Item No. 2****Site location**

29 Rectory Road, Farnborough, Hampshire, GU14 7BU

**Alleged breach**

1.8 metre high fencing erected adjacent to a highway

**Recommendation**

No further action

**Description**

The property is a detached bungalow on the corner of Abbey Way and Rectory Road. There is an area of grass to the side of the property part of which is Highway land.

**Alleged breach**

A complaint was received stating that 1.8 metre high fencing had been erected on this area. The complainant was under the impression that the fencing had been erected on Council land.

**Investigation**

The fencing is typical garden close-board fencing with wooden posts and gravel boards. In discussions with the owner of the property, it has been established that the fencing is solely on his land and does not encroach onto highway land. He was told that planning permission is required for the fencing as it is over 1 metre in height and closer to the highway than the original fencing.

**Commentary**

To date no application has been forthcoming. Taking into account the location of the new fence line, and that there are no highway obstructions or affected sight lines, were an application to be submitted it would be considered acceptable having regard to policy CP2 and CP16 of the Rushmoor Core Strategy and "saved" policy ENV17 and H15 of the of the Rushmoor Local Plan, and the Council's supplementary planning document Car and Cycle Parking Standards 2012.

**Full recommendation**

It is recommended that no further action be taken.

Previous fencing. Photo supplied by Google









**Thomson House, 296 Farnborough Road, Farnborough**

**1. Introduction**

In March 2016 planning permission was granted for change of use and extension to the existing office building to form 115 flats (comprising 76 X 1-bedroom, 38 X 2-bedroom & 1 X 3-bedroom units) and erection of 6-storey building to form a further 30 flats (overall scheme 145 flats in total), with 172 car parking spaces (including 8 disabled spaces), spaces for 145 cycles and bin storage; 15/00770/FULPP. This planning permission was also subject to a s106 Legal Agreement to secure the following:-

- (a) A financial contribution of £670,834 towards the maintenance of SPA avoidance and mitigation;
- (b) A financial contribution of £242,500 towards the off-site provision of public open space;
- (c) A financial contribution of £3,000 towards off-site highway improvements;
- (d) A financial contribution of £16,500 towards Hampshire County Council Travel Plan approval and monitoring fees; and
- (e) Financial viability re-assessment clauses in the event that the implementation and completion of the scheme is protracted.

In September 2016 an application was submitted seeking amendments to the approved scheme (16/00775/REVPP) in respect of the elevations of the existing building. These amendments give rise to consequential internal alterations. The result is a revised mix of dwellings, increasing the number of one-bedroom units by six with a corresponding reduction of six two-bedroom units. The number of dwelling units within the existing building would therefore remain at 115. The revised mix would be: 82 X 1-bedroom, 32 X 2-bedroom & 1 X 3-bedroom units. The additional 30-flat new-build element of the scheme is unaffected by the proposed amendments and the development remains with a total of 145 dwelling units.

As a consequence of the revised mix, it is necessary to re-calculate the SPA and public open space contributions, since these differ for one and two-bedroom units. The original s106 Legal Agreement needs to be subject to a Deed of Variation to insert the re-calculated SPA and public open space financial contributions, which are £663,052 and £240,250 respectively.

**2. Commentary**

The proposed amendments to application 16/00775/REVPP are considered to be acceptable in planning terms. The necessary revisions to the s106 Legal Agreement are the substitution of the re-calculated financial contributions for SPA and Public Open Space only. All of the other requirements of the s106 Agreement will remain.

### **3. Recommendation**

It is recommended that the Solicitor to the Council be authorised to enter into a Deed of Variation in respect of the s106 Legal Agreement dated 22 March 2016 to amend the SPA and Public Open Space contributions.

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Development Management Committee  
7th December 2016

Directorate of Community  
and Environment  
Planning Report No. PLN1647

### Appeals Progress Report

#### 1. New appeals

- 1.1 An appeal has been submitted against issuing of an Enforcement Notice in respect of the unauthorised change of use from a care home with an ancillary garage and store to a 14-bedroom House in Multiple Occupation and a one-bedroom house at: **Grasmere House, 33 Cargate Avenue, Aldershot (15/00043/HMO)**. The owner of property has appealed on the grounds that planning permission ought to be granted for the use and that the time period given for compliance (six months) is insufficient. The appeal will be dealt with by written representations.
- 1.2 An appeal has been submitted against the refusal of planning permission for demolition of an existing single rear element and erection of a single storey side and rear extension at: **21 Connaught Road, Aldershot (16/00391/FULPP)** The appeal will be dealt with by written representations.

#### 3. Recommendation

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

**Keith Holland**  
Head of Planning