

Public Document Pack



RUSHMOOR BOROUGH COUNCIL

DEVELOPMENT MANAGEMENT COMMITTEE

*at the Council Offices, Farnborough on
Wednesday, 1st March, 2017 at 7.00 pm*

To:

VOTING MEMBERS

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

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

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

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

NON-VOTING MEMBERS

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

STANDING DEPUTIES

Cllr S.J. Masterson
Cllr P.F. Rust

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

A G E N D A

1. 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 – (Pages 1 - 78)

To confirm the Minutes of the Meeting held on 1st February, 2017 (copy attached).

Items for decision

3. PLANNING APPLICATIONS –

To consider the Head of Planning's Report No. PLN1653 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. PLN1654 (copy attached) which reports on cases of planning enforcement and possible unauthorised development.

MEETING REPRESENTATION

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

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

DEVELOPMENT MANAGEMENT COMMITTEE

Meeting held on Wednesday, 1 February 2017 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 Jennifer Evans
Cllr D.S. Gladstone

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

Non-Voting Members

a

Apologies for absence were submitted on behalf of Councillor Sue Dibble and Councillor Martin Tennant.

Cllr C.P. Grattan was present during consideration of items at Minute Nos. 68 – 70

62. MINUTES

The Minutes of the Meeting held on 7th December, 2016 were approved and signed by the Chairman.

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

RESOLVED: That

(i) 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. PLN1649, be noted;

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

16/00815/FULPP (The Old Fire Station, Ordnance Road, Aldershot);

16/00878/FULPP (No. 52 Victoria Road, Aldershot); and

16/00961/FULPP (Queensgate, Phase 9, Farnborough)

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

16/000757/REMPP (Zone B – Corunna Aldershot Urban Extension Alisons Road, Aldershot);

16/00837/FULPP (The Crescent, Southwood Business Park, Summit Avenue);

16/00905/FULPP (Wellington Centre, Aldershot)

16/00938/REVPP (No. 13 Invincible Road, Farnborough)

16/00981/FULPP (Aldershot Bus Station, No. 3 Station Road, Aldershot)

16/01009/FULPP (Old School Studios, No. 40 Lynchford Road, Farnborough)

64. REPRESENTATIONS BY THE PUBLIC

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

Application No.	Address	Representation	In support of or against the application
16/00961/FULPP	(Queensgate, Phase 9, Farnborough)	Ms. R. Caines	In support

65. APPLICATION NO. 16/00815/FULPP – THE OLD FIRE STATION, ORDNANCE ROAD, ALDERSHOT

The Committee received the Head of Planning's Report No. PLN1649 regarding the erection of two three storey blocks comprising 32 flats (10 one-bedroom and 22 two-bedroom flats) with associated parking, access and landscaping at the Old Fire Station, Ordnance Road, Aldershot, Hampshire.

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

RESOLVED: That

- (i) subject to no new substantial or material matters being raised as a result of the neighbour notification period, and the completion of a satisfactory Agreement under Section 106 of the Town and Country Planning Act 1990 by 9th March 2017 to secure financial contributions towards SPA mitigation, affordable housing and highway improvements, 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. PLN1649; however

- (ii) in the event that a satisfactory Unilateral Undertaking is not received by 9th March 2017 the Head of Planning, in consultation with the Chairman, be authorised to refuse planning permission on the grounds that
 - (a) the proposal does not make satisfactory contribution towards highway safety improvements to mitigate an increased number of multi-modal trips associated with the site in accordance with Core Strategy Policies CP16 and CP17 and Transport Contributions Supplementary Planning Document;
 - (b) the proposal does not make a financial contribution to mitigate the effect of the development on the Thames Basin Heaths Special Protection Area in accordance with the Rushmoor Thames Heaths Special Protection Area Avoidance and Mitigation Strategy (2014) and Core Strategy Policies CP11 and CP13; and
 - (c) an appropriate contribution to affordable housing provision has not been made as required by Policy CP6.

66. APPLICATION NO. 16/00878/FULPP – NO. 52 VICTORIA ROAD, ALDERSHOT

The Committee received the Head of Planning's Report No. PLN1649 regarding the erection of a five-storey building comprising 56 flats (18 one-bedroom, 31 two-bedroom and 7 three-bedroom units) with under croft surface parking (71 spaces) with vehicular accesses from Crimea Road following demolition of the existing commercial building at No. 52 Victoria Road, Aldershot, Hampshire.

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

RESOLVED: That

- (i) subject to satisfactory additional information concerning the proposed SUDS drainage scheme for the site being received and the completion of a satisfactory planning obligation under Section 106 of the Town and Country Planning Act 1990 by 28th February to secure the following:
 - (a) a financial contribution of £288,595 towards the maintenance of SPA avoidance and mitigation;
 - (b) a £137,349 transport contribution; and
 - (c) provision of 20 on-site affordable housing units of a mix to meet local housing need

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. PLN1649; however

- (ii) in the event that a satisfactory Section 106 Agreement is not received by 28th February 2017 the Head of Planning, in consultation with the Chairman, be authorised to refuse planning permission on the grounds that the proposal does not make satisfactory provision for a transport contribution in accordance with the Council's adopted 'Transport Contributions' SPD and Core Strategy Policies CP10, CP16, and CP17; and a financial contribution to mitigate the effect of the development on the Thames Basin Heaths Special Protection Area in accordance with the Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy and Core Strategy Policies CP11 and CP13.

67. APPLICATION NO. 16/00961/FULPP – PHASE 9, QUEENSGATE, FARNBOROUGH

The Committee received the Head of Planning's Report No. PLN1649 regarding the erection of 80 dwellings (27 one-bedroom flats, 52 two-bedroom flats and 1 three-bedroom apartment) with associated car parking, bin and cycle storage, landscaping and footpath improvements at Phase 9, Queens Gate Site, Government House Road, Farnborough, Hampshire.

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

RESOLVED: That

- (i) subject to the satisfactory resolution of any outstanding drainage issues and views received from Hampshire County Council, as Local Lead Flood Authority by 3rd February, 2017 and the completion of a Section 106 legal agreement by 24th March, 2017 to
 - (a) secure 35% affordable housing provision within the site in accordance with the agreed plan and phasing schedule;
 - (b) deliver financial contributions towards open space and SPA mitigation as set out in the Report;
 - (c) include fitting out and maintenance in perpetuity of the communal spaces/play area shown on the submitted plans prior to the occupation of any residential unit; and
 - (d) allocation and linkage by freehold ownership in perpetuity of parking spaces to individual dwellings in accordance with an agreed schedule

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. PLN1649 (as amended); however

- (ii) if the requisite agreement is not completed by 24th March, 2017, planning permission be refused on the grounds that the development does not make appropriate provision for affordable housing, car parking or open space and does not mitigate its impact on the Thames Basin Heaths Special Protection Area.

68. ENFORCEMENT AND POSSIBLE UNAUTHORISED DEVELOPMENT

The Committee received the Head of Planning's Report No. PLN1650, in respect of two items related to enforcement and possible unauthorised development.

RESOLVED: That

- (i) enforcement action at The Former Rising Sun Public House, No. 96 Queens Road, Aldershot as set out in Report No. PLN1650 be noted; and
- (ii) no further action be taken in respect of an alleged breach of planning control at No. 20 Aspen Grove, Aldershot, Hampshire as set out in Report No. PLN1650.

69. APPEALS PROGRESS REPORT

(1) New Appeals –

Application No.	Description
16/00356/FULPP	Against the refusal of planning permission for the change of use of the rear ground floor from Use Class A2 (financial and professional services) to a one- bedroom flat, with minor external alterations. It was noted that the appeal would be dealt with by written representations.

(2) Appeal Decisions –

Application No.	Description	Decision
--	Against the enforcement notice requiring the material change of use of the land from use for agriculture to a mixed use at land at former Lafarge Site, Hollybush Lane, Aldershot.	Dismissed

15/00964/FUL	Against refusal to grant planning permission for the erection of 3 single storey extensions to provide 3 classrooms, a single storey hall extension and a detached single storey teaching block to provide 3 early years classrooms at St Joseph's Roman Catholic Primary School, Bridge Road , Aldershot.	Dismissed
16/00391/FULPP	Against refusal to grant planning permission for the demolition of existing single storey rear element and erection of a single storey side and rear extension at No. 21 Connaught Road, Aldershot.	Dismissed

RESOLVED: That the Head of Planning's Report No. PLN1651 be noted.

70. **PLANNING (DEVELOPMENT MANAGEMENT) SUMMARY REPORT FOR THE QUARTER OCTOBER – DECEMBER, 2016**

The Committee received the Head of Planning's Report No. PLN1652 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 October to 31st December, 2016.

RESOLVED: That the Head of Planning's Report No. PLN1652 be noted.

The meeting closed at 8.23 pm.

CLLR G.B. LYON
CHAIRMAN



RUSHMOOR BOROUGH COUNCIL

DEVELOPMENT MANAGEMENT COMMITTEE

***Wednesday, 1st March, 2017
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, 1st March, 2017 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

21st February 2017

Enquiries regarding this Agenda should be referred to Kathy Flatt, Democratic Support Officer, Democratic Services (Tel: (01252) 3988829 or e-mail: kathy.flatt@rushmoor.gov.uk)

A full copy of this agenda can be found at the following website:
<http://www.rushmoor.gov.uk/9540>

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 1st February, 2017 (copy attached).

Items for decision

3. **Planning applications –**

To consider the Head of Planning's Report No. PLN1653 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. PLN1654 (copy attached) which reports on cases of planning enforcement and possible unauthorised development.

**Index to Development Management Committee Agenda
1st March 2017
Report No. PLN1653**

Item No.	Reference Number	Address	Recommendation	Page No.
1	16/00837/FULPP	The Crescent Southwood Business Park Summit Avenue Farnborough	For Information	14
2	16/00905/FULPP	Proposed Residential Development Wellington Centre Aldershot	For Information	14
3	16/00981/FULPP	Aldershot Bus Station 3 Station Road Aldershot	For Information	15
4	16/01009/FULPP	Old School Studios 40 Lynchford Road Farnborough	For Information	15
5	17/00027/FULPP	Grasmere House 33 Cargate Avenue Aldershot	For Information	15
6	17/00075/FULPP	122 Hawley Lane Farnborough	For Information	16
7	16/00757/REMPP	Zone B – Corunna Aldershot Urban Extension Alisons Road Aldershot	Grant	17

Development Management Committee
1st March 2017

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, 1st February, 2017 at the Council Offices, Farnborough at 7.00 p.m.

Voting Members

a Cr. B.A. Thomas (Chairman)
Cr. J.H. Marsh (Vice-Chairman) (In the Chair)

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

Non-Voting Member

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

Apologies for absence were submitted on behalf of Cr. Sue Dibble.

Cr. C.P. Grattan was present during consideration of items at Minute. Nos. 68 – 70.

62. MINUTES –

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

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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. PLN1649; however

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69. APPEALS PROGRESS REPORT –

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(2) **Appeal Decisions –**

Application No.	Description	Decision
--	Against the enforcement notice requiring the material change of use of the land from use for agriculture to a mixed use at land at former Lafarge Site, Hollybush Lane, Aldershot.	Dismissed
15/00964/FUL	Against refusal to grant planning permission for the erection of 3 single storey extensions to provide 3 classrooms, a single storey hall extension and a detached single storey teaching block to provide 3 early years classrooms at St Joseph's Roman Catholic Primary School, Bridge Road , Aldershot.	Dismissed
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RESOLVED: That the Head of Planning's Report No. PLN1651 be noted.

70. **PLANNING (DEVELOPMENT MANAGEMENT) SUMMARY REPORT FOR THE QUARTER OCTOBER – DECEMBER, 2016 –**

The Committee received the Head of Planning's Report No. PLN1652 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 October to 31st December, 2016.

RESOLVED: That the Head of Planning's Report No. PLN1652 be noted.

The Meeting closed at 8.23 p.m.

B.A. THOMAS
CHAIRMAN

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 14 to 16

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 16

Section C – Items for DETERMINATION – Pages 17 to 47

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 48 to 64

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

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	16/00837/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 & 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>The Crescent Southwood Business Park Summit Avenue Farnborough</p> <p>Amended plans are being prepared by the applicants seeking to address issues raised by consultees. It remains too early to present this application to Committee.</p>
2	16/00905/FULPP	<p>Proposed residential development involving erection of extensions above both the existing Boots shop and the Wellington Centre multi-storey car park comprising a total of 43 dwelling units (15 x 1-bedroom, 25 x 2-bedroom and 3 x 3-bedroom units), to include construction of new building access cores, elevational alterations to the multi-storey car park and alterations to the entrance of Victoria House</p> <p>Proposed Residential Development Wellington Centre Aldershot</p> <p>The DVS independent assessment of the applicants Financial Viability Report has only just been</p>

		received. It is too early to present this application to Committee.
3	16/00981/FULPP	<p>Demolition of existing bus station and re-development of site with the erection of a mixed use building comprising three ground floor commercial units with flexible use falling within Use Classes A1, A2, A3, A4, A5 or laundrette (sui generis); and upper floor residential use (Use Class C3) comprising 32 market residential flats (18 X 1-bedroom, 12 X 2-bedroom & 2 X 3-bedroom units) with associated on-site servicing and parking areas</p> <p>Aldershot Bus Station 3 Station Road Aldershot</p> <p>The Council has recently agreed to an extension of time for the determination of this application of three-months to allow time for proposals for improvements to the adjoining Station forecourt to be more certain in terms of both design and timescales, and thereby to address representations lodged in respect of this planning application.</p>
4	16/01009/FULPP	<p>Partial demolition, redevelopment and extension of existing building to facilitate change of use from offices (Use Class B1(a)) to 48-bed care home (Use Class C2), with associated access, landscaping and infrastructure works</p> <p>Old School Studios 40 Lynchford Road Farnborough</p> <p>This applicant is seeking to address issues raised by consultees. It is therefore too early to present this application to Committee.</p>
5	17/00027/FULPP	<p>Demolition of two-storey outbuilding at rear of site, external alterations and change of use of main building from Care Home to provide 5 self contained flats, with parking spaces and amenity space at rear</p> <p>Grasmere House, 33 Cargate Avenue, Aldershot</p> <p>This application has only recently been received and consultations are underway.</p>

6	17/00075/FULPP	<p>Erection of new storage & distribution warehouse with ancillary offices, entrance gatehouse, parking and landscaping (Use Class B8) following demolition of all existing buildings on site</p> <p>122 Hawley Lane Farnborough</p> <p>This application has only recently been received and consultations are underway.</p>
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Section B

Petitions

Item	Reference	Description and address
		There are no petitions to report

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

Case Officer	Maggie Perry
Application No.	16/00757/REMPP
Date Valid	5 th January 2017
Expiry date of consultations	10 th February 2017
Proposal	PART APPROVAL OF RESERVED MATTERS: for the construction of 277 residential dwellings together with associated landscaping, access and parking, in Development Zone B (Corunna) pursuant to Condition 4 (1 to 21), attached to Hybrid Outline Planning Permission 12/00958/OUT dated 10th March 2014.
Address	Zone B – Corunna, Aldershot Urban Extension, Alison’s Road, Aldershot
Ward	Wellington
Applicant	Grainger Limited and Secretary of State for Defence
Agent	Savills
Recommendation	GRANT

Description

Background & Site:

On the 10th March 2014 hybrid outline planning permission (ref: 12/00958/OUT) was granted for the redevelopment of land at the Ministry of Defence's former Aldershot Garrison for up to 3,850 no. dwellings together with associated infrastructure, including a neighbourhood centre, employment provision, schools and a suite of Suitable Alternative Natural Greenspace (SANG). The Aldershot Urban Extension is known as Wellesley.

The Wellesley Masterplan is made up of 20 Development Zones. The current application concerns to two parcels of land (B1 and B2) which occupy the southeast side of the Corunna Development Zone (Zone B) fronting Queen’s Avenue. The application site is 6.9 hectares.

The wider Corunna Development Zone is a large rectangular site of approximately 16ha identified in the Wellesley Masterplan for the provision of 705 dwellings (increased to 706 in the updated strategy). The zone is defined by Farnborough Road to the northwest, Queens

Avenue to the southeast, Hope Grant's Road to the northeast and Pennefather's Road to the south west. Ground levels fall significantly across the site, with the highest point on the corner of Queen's Avenue and Pennefather's Road.

The Corunna Development Zone has been cleared of buildings. Protected trees remain on site together with four listed/non-listed memorials. The south-eastern half of the zone (including the application site) lies within the Aldershot Town Conservation Area and the Queen's Avenue frontage forms part of the setting of the Grade II Listed Smith Dorrien and Maida Gymnasium buildings. These buildings are opposite the site on the eastern side of Queen's Avenue, within Development Zone A - Maida.

Also within the vicinity of the site at the junction of Hospital Hill and Knollys Road, is the Grade II Listed British Army 2nd Division WWI memorial (M7). Designed by Captain Scott in 1923 the memorial comprises a limestone cross on a hexagonal base and plinth, set on a mound within a publically accessible paved area.

During the 1960s Victorian barracks (Albuhera, Barossa and Corunna Montgomery Lines) occupied this site which were demolished to make way for modern barracks (Arnheim, Bruneval, Normandy and Rhine). The replacement barracks were of predominantly concrete pre-cast modular G80 construction, together with various smaller ancillary buildings constructed in brick. The barracks, collectively known as Montgomery Lines, were occupied until the early 1990s by the Parachute Brigade and provided living quarters, mess rooms, offices, stores, band practice rooms, headquarters and a muster area.

The barracks were designed by Building Design Partnership under the control of Sir George Grenfell Baines (OBE). A series of predominantly flat roofed buildings of up to 3-storeys radiated from the Ramsden Wall Memorial (Grade II listed) (M8) which was built to commemorate the rebuilding of the barracks. The design of the external concrete finish of the buildings was overseen by the artist Bill Mitchell who also designed the concrete geometric relief sculptural panels (unlisted) which were located on the first floor of the north block of building 8A. The barracks were set within a landscape designed by Brenda Colvin CBE.

The wider Corunna Development Zone (Zone B) contains the following monuments and memorials:

- Beresford Memorial (M5): Grade II listed stone memorial (drinking fountain) located alongside the Farnborough Road. (Located outside of the current application site).
- Ramsden Wall Memorial (M8): Grade II listed wall sculpture designed by artist Bill Mitchell in 1962 to commemorate the beginning of the rebuilding of the Aldershot barracks. The sculpture is formed from the rubble of the former Victorian barracks. (Located outside the current application site).
- Montgomery Memorial Stone (M4): A small unlisted concrete cube on a stepped granite base located on the edge of the zone adjacent to Hope Grant's Road. (Located outside of the current application site).
- Bill Mitchell Sculpture Wall Panels: The concrete geometric relief panels have been dismantled from the north block of the Junior Ranks Club and Education Centre (Building 8A) and are currently stored on site. They are identified in the hybrid outline planning application for potential reuse within the development.

The Proposal

The proposal represents the first Reserved Matters Application for Development Zone B - Corunna, specifically concerning sub-phases B1 and B2. The application is submitted part pursuant to Condition 4 (1 to 21), attached to hybrid outline planning permission 12/00958/OUT dated 10th March 2014.

The application is for the construction of 277 residential dwellings, together with associated landscaping, access and parking. The development would range from 2 to 4 storeys in height and would comprise a mix of houses and flats. 99 of the dwellings would be affordable housing. Vehicular and pedestrian access would be via Queen's Avenue, Pennefather's Road and Hope Grant's Road.

The design and layout of the development is discussed in detail in the main body of this report.

Reserved Matters

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

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

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

- Planning Statement (Savills, February 2017);
- Design & Access Statement - Revision C (DHA Architecture, February 2017);
- Affordable Housing Development Zone Strategy – December 2016 (Grainger);
- Noise Assessment (WYG, December 2016)
- Phase I Desk Study & Site Reconnaissance Report ref: LP00888 (Leap Environmental Ltd., 27th February 2015)
- Phase II Site Investigation Report – Phase 1 Corunna ref: LP00888 (Leap Environmental Ltd, 30th April 2015)
- Phase II Site Investigation Report – Phase 2 Corunna ref: LP01000 (Leap Environmental Ltd, 16th November 2015)
- Phase III Site Investigation Report – Corunna B1 & B2 ref: LP1259 (Leap Environmental Ltd, 3rd January 2017)
- Remediation Method Statement on Site – Corunna B1 & B2 ref: LP1259 (Leap Environmental Ltd, 31st January 2017)
- Construction Environmental Management Plan (Mayer Brown, December 2016)
- Construction Traffic Management Plan REV B (Mayer Brown, January 2017)
- Archaeological Watching Brief ref: 79182.05 (Wessex Archaeology, September 2016)
- Arboricultural Development Statement ref: CBA9002A v1A, (CBA Trees, December 2016)
- Drainage Statement (Mayer Brown, January 2017)
- Ecological Statement (Holbury Consultancy Service, September 2016)
- Landscape Management & Maintenance Plan (Allen Pyke Associates, January 2017)
- Reptile Habitat Suitability Assessment (Lindsay Carrington Ecological Services, October 2014)
- Phase 1 & Phase 2 Bat Survey (Lindsay Carrington Ecological Services, December 2014)

Consultee Responses

RBC Housing Strategy and Enabling Team:	No objection to proposals as amended.
RBC Transportation Strategy Officer (On behalf of HCC Highways Development Planning):	No objection to proposals as amended.
RBC Ecologist Officer:	No objection.
RBC Arboricultural Officer:	No objection.
RBC Community - Contracts:	No objection.
RBC Planning Policy:	No objection subject to the units meeting the National internal living space standards. <i>Response: A small number of units demonstrated a shortfall. Amended plans have been received which satisfactorily address this matter.</i>
RBC Environmental Health:	No objection.

Response: Revised reports have been submitted in accordance with the EH Officer's advice.

RBC Conservation Officer: Commented that a Heritage Statement should have been submitted with the application.

Response: A Heritage Statement has now been received as Appendix 1 to the Design and Access Statement.

HCC Senior Archaeologist: No objection.

HCC Surface Water Drainage: No objection to drainage layout in principle but require further technical information and calculations.

Response: The Applicant is currently working with HCC to provide the required technical information. Any further comments received from HCC or necessary updates to the report will be provided within the Committee Amendment Notes. This information is also required by Condition 13 of the hybrid outline planning permission.

Natural England: No objection.

Environment Agency: Confirmed do not wish to comment.

Hampshire Fire & Rescue Services: Provided general guidance and advice.

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

Crime Prevention Design Advisor: Provided guidance and advice.

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

Aspire Defence Services Ltd: No comments received

Severn Trent Services Ltd : No comments received

Neighbours notified

In addition to posting two (2) site notices and a press advertisement, one hundred and nine (109) letters of notification were sent to the occupiers of neighbouring properties. The second consultation period (on revised plans) expired on 10th February 2017.

Neighbour comments

No representations received

Policy and determining issues

This report provides an assessment of the first Reserved Matters Application for

Development Zone B - Corunna, specifically in relation to sub-phases B1 and B2. Permission is sought for the construction of 277 residential dwellings, together with associated landscaping, access and parking. The application is submitted part pursuant to Condition 4 (1 to 21), attached to hybrid outline planning permission 12/00958/OUT dated 10th March 2014.

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

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

The following policies of the Core Strategy are relevant:

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

Rushmoor Local Plan Review saved policies (August 2007):

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

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

updated February 2011 are applicable.

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

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

Commentary

The principle of development –

The site is within the built-up area of Aldershot and forms part of the wider Aldershot Urban Extension (Wellesley) development. As reflected within Policy SP1 (Aldershot Urban Extension) of the Rushmoor Core Strategy (adopted in 2011) and Policy SP5 (Wellesley) of the draft Rushmoor Local Plan, the Aldershot Urban Extension is a key part of Rushmoor's strategy for meeting the Borough's long-term housing needs and for supporting the economic growth and regeneration of Aldershot Town Centre.

The Wellesley Master Plan, approved as part of hybrid outline planning permission ref: 12/00958/OUT is divided into a series of manageable areas called Development Zones. Condition 4 of the outline planning permission sets out the reserved matters that require approval prior to the commencement of each development zone.

The current application is for the submission of reserved matters in relation to part of Development Zone B (Corunna). This zone was identified in the outline planning application's Illustrative Delivery Plan as providing 705 residential units (increased to 706 in the updated strategy), 35% of which would be affordable housing. Specifically, it concerns two parcels of land (B1 and B2) which occupy the southeast side of the zone fronting Queen's Avenue.

The current application is for the construction of 277 residential dwellings, together with associated landscaping, access and parking. The proposed development would range from 2 to 4 storeys in height and comprise a mix of houses and flats. Vehicular and pedestrian access would be via Queen's Avenue, Pennefather's Road and Hope Grant's Road.

A set of Design Codes was approved as part of the outline planning application. Design Code Document 1 sets out general design code principles and Design Code Document 2 provides definitions and technical specifications. These documents apply to the entire AUE site whereas a Design Code Document 3, providing zone-specific requirements, is required for each Development Zone (secured by Condition 3 of the outline permission). A Design Code Document 3 was approved for Corunna Zone B on the 31st October 2016 (ref: 15/00026/CONPP). This has informed the design of the Reserved Matters Application. The

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

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

Housing Tenure & Mix –

This Reserved Matters Application relates to parcels B1 & B2 of the Corunna Development Zone and would deliver 277 of the 706 units proposed in this zone. The current scheme comprises 48 one-bed flats, 51 two-bed flats, 24 two-bed houses, 86 three-bed houses, 57 four-bed houses and 11 five-bed houses. The table below provides details of tenure and mix:

Dwelling type	1-bed	2-bed	3-bed	4-bed	5-bed	Total
Affordable Flats	36	28				64
Affordable Houses	0	18	14	3		35
Private Flats	12	23				35
Private Houses		6	72	54	11	143
Total	48	75	86	57	11	277

Table 1: Accommodation schedule

Phases B1 & B2 would deliver a large proportion of two and three bedroom dwellings, and this mix has been established through the Hybrid Outline Planning Permission's site wide housing mix and in accordance with the updated Affordable Housing Strategy. Further, the proposed mix is welcome in the context of the recent joint Strategic Housing Market Assessment (SHMA) 2016, which identifies the number of homes and the mix of housing which will be required within the Hart, Rushmoor and Surrey Heath Housing Market Area to meet future need. In this regard, the SHMA suggests that the greatest demand between 2014 and 2032 in Rushmoor will likely be for two and three-bedroom homes. The proposal accords with Policy CP5 (Meeting Housing Needs and Housing Mix) of the Core Strategy which states that 'residential developments will only be permitted which provide a mix of dwelling sizes which are appropriate to the site and contribute to meeting local needs'.

Affordable Housing

The proposal is for 277 residential dwellings, of which 99 units (35.7%) are proposed in the form of affordable housing (59 rental and 40 intermediate/shared ownership). This accords with the Wellesley s106 legal agreement which requires an overall total of 35% of the housing units within the Aldershot Urban Extension to be affordable housing, of which 60% shall be affordable/social rented and 40% intermediate. These requirements are also reflected in Policy SP1 (Aldershot Urban Extension) and Policy CP6 (Affordable Housing) of the Core Strategy.

Paragraphs 2.11, 2.12 and 2.13 of the Wellesley 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. To allow a degree of flexibility, the Affordable Housing Strategy (AHS) contained within Schedule 16 of the Wellesley 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.

In accordance with the above, an AHDZS for the Corunna Development Zone has now been submitted which reflects the recent updates to the Affordable Housing Strategy secured by Deed of Variation in relation to the approval of the revised Gunhill Reserved Matters Application (ref: 16/00133/REMPP).

The location of the affordable housing within the development is shown on plan ref. 091511-BEL-SL-04 Rev E. Amendments to the design of the affordable rented Blocks 1 and 4 have been secured in order to secure a better mix of unit sizes within the buildings. These amendments have been secured during the course of the application in response to advice from the Council's Housing Strategy and Enabling Manager. The application confirms that all affordable units have been designed to meet the Lifetime Homes Standards in accordance with the requirements of the hybrid outline permission.

The affordable rented provision includes six wheelchair accessible/adaptable units designed in line with Building Regulations Part M4 (3) and the Housing and Communities Agency's housing quality indicator (HQI) space standards. This would accord with the Wellesley s106 legal agreement which requires 10% of the affordable rented units to meet wheelchair-housing standards. The proposed wheelchair units would comprise 2 x one-bedroom apartments, 1 x two-bedroom apartment and 3 x three-bedroom houses. During the course of the application, the Council's Housing Strategy and Enabling Manager has requested amendments to the scheme to ensure that the proposed wheelchair houses are of a sufficient size to accommodate families.

Further, in response to an identified local need, the two ground floor affordable rented wheelchair units within Block 1 have been earmarked for potential occupation by a particular family. As such, an alternative layout plan has been provided demonstrating how the two units could be combined to create one larger unit to meet their specific needs. A condition is therefore proposed to seek further details of the layout of this unit, together with any necessary external alterations to the design of Block 1, in the event that the local authority confirms the need for the accommodation prior to first occupation.

Design & Impact on Heritage Assets -

The Design Codes

Prior to the submission of this Reserved Matters application, a Design Code Document 3 (DCD3) was approved for Zone B (ref: 15/00026/CONPP dated 31/10/2016).

The Development Zones Matrix contained within the approved Design Code Document 1 – General Design Principles (DCD1), identifies the character areas and level of code control within Development Zones and describes the key elements of the Corunna Development Zone as:

- Residential;
- Maximum five storey building heights;
- Character Areas – C, E, F, H, I;
- Level of Code Control – Hot, Warm and Cold
- Located within a Conservation Area;
- Containing listed monument's; and
- Requiring the demolition of existing buildings.

According to the approved Design Codes, the majority of Corunna (Development Zone B) falls within Character Area 'I - General neighbourhood'. However, the zone also incorporates four other Character Areas along its road frontages; 'C - Queen's Avenue', 'E - Stanhope Lines' (Hope Grant's Road), 'H - Farnborough Road' and 'F - The Ridge' Pennefather's Road). The Development Zone is further subdivided into Individual Sub-Character Areas (H1, I1 and E1) and Sub-Character Heritage Areas (I2, C1 and C2).

The Queen's Avenue and Hope Grant's Road frontages of the Development Zone are identified as a 'Hot Areas' within the Variable Levels of Design Code Control, where hot areas have the most code control and cold areas have minimal control. Farnborough Road and Pennefather's Road frontages are identified as 'Warm Areas' (medium code control) and the central body of the zone is identified as a 'Cold Area' (minimal code control).

The DCD3 suggests the zone may be sub-divided into separate development phases and explains that the alignment of the existing streets has created 4 strategic blocks with Ramsden Square as the central focal point. The current proposals concern the two blocks located on the south-eastern half of the zone.

The Reserved Matters Scheme

Permission sought for the construction of 277 residential dwellings within parcels B1 and B2 of Corunna Development Zone B. The development would range from 2 to 4 storeys and would comprise a mix of houses and flats. Various amendments have been made to the development proposals during the course of the application in response to consultee responses and in accordance with the relevant planning policies and guidance. These amendments are discussed in the main body of this report under the relevant sections.

Layout, Scale and Massing

The Design and Access Statement describes the layout of the development as building on "*the Design Code principles, and, as well as providing the movement spaces and structure, key frontages and buildings and development heights and densities established by the Design Code*" creating "*a key vista in to the development from the junction at the southern corner of the site, in order to enhance the legibility and pedestrian connectivity of these parcels*". In this regard the development generally accords with the variable setback distances and permissible degrees of enclosure determined by the Design Code.

In terms of scale and massing, the majority of the central area of the application site would

comprise 2 and 2.5 storey terraced, semi-detached and detached houses with gardens and private parking spaces. These areas generally fall with the 'General Neighbourhood' Character Area, which the Design Codes describe as "*inner areas of blocks which do not front onto primary streets or significant open spaces*" and a "*varied mix of small-medium height buildings facing streets with small-medium frontage setbacks*". The application refers to these areas as 'The Streets' and 'The Mews'. Where larger 3-storey houses are proposed, these would be located along the perimeter of the application site, fronting Queen's Avenue, Pennefather's Road and along the access road leading to Ramsden Square. These areas are described in the application documents as 'Hot'.

Six apartment buildings of up to 4-storeys are proposed in locations identified in the Design Code for 'key buildings' and 'key facades', in accordance with the maximum permitted heights. The largest of these, a pair of symmetrical 4-storey apartment blocks (Blocks 2 and 3), would be located at the junction of Hospital Hill, opposite the Aldershot Centre for Health, and existing modern building of a comparable height and scale. The proposed apartment buildings would create an important landmark feature on Queen's Avenue at the southern corner of the Corunna Development Zone, in accordance with the Design Code, which identifies this location for a 'significant building' of up to 5-storeys.

Character, Appearance & Impact on Heritage Assets

Queen's Avenue forms the primary tree-lined route through the Aldershot Urban Extension (Wellesley) and the application site is at its southern end, a prominent gateway location surrounded by various heritage assets. The south-eastern half of the Corunna Development Zone (including the application site) falls within the Aldershot Town Conservation Area and this section of the Queen's Avenue frontage forms part of the setting of the Grade II Listed Smith Dorrien and Maida Gymnasium buildings, located on the opposite side of road, within Development Zone A - Maida.

The Corunna Development Zone is now cleared of buildings but contains various protected trees. Whilst no monuments or memorials exist directly within the application site, three are located within the setting of the application site. In this regard, the Grade II Listed Ramsden Wall Memorial is located along the north-western edge of the application site in the centre of the wider Corunna Zone; and, the Montgomery Memorial Stone (un-listed) is located adjacent to the northeast corner of the application site, on the opposite side of Hope Grant's Road. Also within the vicinity of the site at the junction of Hospital Hill and Knolly's Road, is the Grade II Listed British Army 2nd Division WWI memorial.

The sensitive setting of the Corunna Development Zone is reflected by the Design Codes where its historic context and adjoining heritage assets are taken into account. Appendix 1 of the revised Design and Access Statement now includes a Heritage Statement which summarises the historic constraints of the zone and confirms that the architectural treatment of the development has been carefully considered in its historic context. This follows on from the extensive work carried out in the preparation of the Conservation Plan and Heritage Strategy, which was approved with the outline planning permission for Wellesley.

Condition 4 of the hybrid outline planning permission and the associated s106 legal agreement also requires any Reserved Matters proposals to include details of the relevant part of the Heritage Trail, in relation to the Development Zone, in accordance with the approved Conservation and Heritage Strategy and Design Code Document 3 (DCD3). Accordingly, the Design & Access Statement indicates the proposed route of the Heritage Trail which will incorporate this sections of Queen's Avenue, Pennefather's Road, and Ramsden Square.

Queen's Avenue

The Queen's Avenue Character Area (C1 & C2 sub-character heritage areas) is identified as 'Hot' and a 'Heritage Sub-Area' in the Design Codes and the Queen's Avenue frontage of the application site is therefore subject to the 'Heritage' palettes for landscaping, boundary treatment, furniture and lighting. The Queen's Avenue frontage also forms an important section of the proposed Heritage Trail.

The southern part of the streetscene, leading from the junction with Hospital Hill would incorporate the mirrored 4-storey apartment Blocks 2 and 3 creating an important landmark feature on at the southern corner of the Corunna Development Zone. These apartment buildings have been designed with reference to the architecture of the Grade II Listed Smith Dorrien House. The design includes red brick, stone banding, and slate roofs and incorporation of 'Victorian' style architectural features, including towers and gables.

Whilst at the pre-application stage it was recognised that the design of the development should be considered in the context of the setting of the nearby listed buildings, amendments were sought to ensure that the architectural detailing of the apartment blocks complemented but did not overpower the existing Listed Buildings. Further, taking into account that this is the most prominent elevated part of the site, the Applicant took the decision to reduce the height of proposed Blocks 2 and 3 from 5 to 4-storeys maximum height.

The Design and Access Statement describes how the high quality design approach at the adjoining Maida Development Zone (now largely completed) has set a benchmark for the elevational design of the Queen's Avenue frontage. In this regard the development proposals have also taken a traditional approach to architectural design and character and would be consistent with the architecture at Maida "*including the same elevational treatments, building elements and materials to create a high quality approach and respond positively to the site's historic context.*" As with the Maida Zone, the proposed material palette includes red stock bricks, natural slate roofs, smooth render and timber windows.

The development frontage as it extends to the northeast along Queen's Avenue would be characterised by a series of detached and semi-detached 2.5 to 3-storey houses. Apartment blocks of 3 and 4 storeys are proposed on the key corner locations (Blocks 1, 4 and 5). These apartment blocks have also been designed to respect the context of the Listed Buildings within Maida, taking certain references from the existing architecture.

At the pre-application stage, amendments were sought to the arrangement and spacing of the development facing the Maida Development Zone. This was to improve the spatial relationship of the zones and create a sense of symmetry to the dwellings either side of Queen's Avenue. Whilst it has not been possible to create an entirely symmetrical streetscene, it is considered that taking into account the similarities in the design and scale of the proposed dwellings, the generous width of the road and enhancements to the strong lines of street trees which characterise either side of this primary road; the resulting development would represent a coherent design approach to this important section of Queen's Avenue.

Hope Grant's Road

The Hope Grant's Road street elevation of the application site (parcel B2) is identified as a 'Hot' area in the Design Codes but it not identified as a 'Heritage Sub - Area' and therefore is subject to the 'Standard' palettes for landscaping, boundary treatment, furniture and lighting.

The streetscene would be characterised by a series of detached painted rendered villas with tiled hipped roofs. The series of villas would be set back from the road and bookended by apartment Blocks 4 and 6, which would address the street corners.

It is noted that the design of Hope Grant's Road has been influenced positively by the proposal to retain and incorporate the existing mature Lime Trees. In this regard, the Design and Access Statement describes this part of the scheme as *"an extension to a pattern established in the adjoining Maida Phase where the houses are set back behind a strong existing tree frontage, creating and 'avenue feel' to the street.* These properties would directly face the residential edge of the adjoining Development Zone H - Stanhope Lines West.

Ramsden Square

Ramsden Square Character Area is identified as a 'Warm' and a 'Heritage Sub -Area' in the Design Codes. It is subject to the 'Heritage' palettes for landscaping, boundary treatment, furniture and lighting and forms an important section of the proposed Heritage Trail.

The north-western boundary of parcels B1 & B2 (the application site) is formed by a secondary street which will provide access to Ramsden Square. Ramsden Square is positioned centrally within the wider Corunna Development Zone and the southern and eastern sides of the square fall within the application site. The square itself however, including the Grade II Listed Monument, falls outside of the current Reserved Matters Application red line site area and will be delivered with the next phase/s of Corunna.

The Design Code describes the proposal for Ramsden Square as *"a discrete small square with secondary street access" and "medium height buildings with a consistent façade treatment, small frontage setback and a high degree of frontage enclosure on all side of the square."* The current design successfully responds to this by addressing the southern and eastern side of the square with two x 2.5 storey terraces of houses, constructed in red brick and incorporating distinctive Dutch gable features. In order to achieve the continuous frontage, parking is proposed within a shared private parking court to the side/rear of the terraces.

Pennefather's Road

The Pennefather's Road frontage of the application site is identified as 'Warm' transitioning to a 'Hot' area at the south-eastern corner of the site at the junction of Queen's Avenue and Hospital Hill. This part of the zone would directly face the adjoining residential Development Zone G – Pennefather's. The Design Codes refer to the Standard Palette and the Traditional Palettes in these areas respectively. The streetscene here would be characterised by a series of detached 3-storey 5-bedroom houses, with medium set-backs from the road. These large houses would be bookended by a terrace of 2.5 storey houses at the north-western end and the 4-storey apartment blocks (Blocks 2 and 3), which are proposed at the junction with Queen's Avenue and Hospital Hill.

Conclusions

It is considered that the scale and layout of the development would accord with the approved Outline Planning Permission parameter plans and the principles set by the approved Design Code 1, 2 and 3 documents. The application provides detailed proposals for hard and soft landscaping and site levels in accordance with the requirements of Condition 4 of the outline planning permission. The detailed design accords with the palettes described within the

Design Codes, dictated by the variable levels of design code control and the designated character areas. The proposed development responds to the architecture and respects the setting of adjoining heritage assets, with particular reference to Smith Dorrien House and Maida Gymnasium (Grade II Listed Buildings). As such, it is considered that the proposals would safeguard the character and appearance of the Conservation Area and adjoining heritage assets, in accordance with Core Strategy Policy CP2 and Rushmoor Local Plan Review saved policies ENV19, ENV23, ENV26, ENV34 and ENV36. Notwithstanding the information provided in the application, a condition is proposed to secure further details of the proposed materials to be used on the external surfaces of the buildings, including samples where appropriate.

Highways Considerations -

Details of the site layout, roads and footpaths, refuse and recycling storage and a Construction Traffic Management Plan have been submitted with the Reserved Matters Application in accordance with the requirements of Condition 4. A Transport Assessment (including Travel Plans and Public Transport Strategy) was approved as part of the outline planning permission for Wellesley. Road hierarchy principles for the AUE site as a whole were established with the approval of the Design Codes.

Access and parking

Vehicular and pedestrian access to the development would be via Queen's Avenue, Pennefather's Road and Hope Grant's Road in accordance with the principles and road hierarchy established in the Design Codes. The Planning Statement confirms "*parking for houses is generally on-plot or in small secure courtyards accessed via drive-throughs and parking for the apartments is in the form of parking courts in close proximity to the building they serve*". During the course of the planning application, the Council's Transportation Strategy Officer has requested slight amendments to the layout and allocation of parking spaces within the development, and clarification regarding vehicle tracking and junction visibility. These matters are now satisfactorily addressed.

The revised application includes the details of sight lines at junctions and forward visibility lines to achieve the visibility required for the relevant design speeds in the Design Code. The application confirms that the Rushmoor parking standard for allocated parking for each type of tenure has been fully met, and the visitor parking requirement has also been met. In this regard a total of 549 parking spaces and 101 garages are proposed in accordance with the Council's Parking Standards which require 1 space per 1-bed dwelling (plus 1/3 visitor spaces), 2 spaces per 2/3-bed dwelling (plus 1/5 visitor spaces) and 3 spaces per 4+ bed dwellings.

The Council's Transport Strategy Officer has raised no objection to the level of cycle parking provided in line with the Council's standards standards of 1 space per 1-bed dwelling and 2 spaces per 2, 3 and 4-bed dwelling. To achieve these standards, secure communal cycle parking stores have been incorporated into the ground floor of each apartment block. In the case of individual houses, it is envisaged that bicycles could be stored within private garages or sheds within the rear garden.

No objection is raised to the proposal in relation to servicing, parking or highway safety grounds. The proposals are consistent with Core Strategy Policies CP1, CP16 and the Council's 'Parking Standards' SPD. A condition is proposed to ensure that the parking spaces and cycle parking areas are implemented as detailed on the revised site layout drawings.

Refuse and Recycling Storage

The proposed development at Corunna would be serviced by the Council's Community Contracts Team and they have been consulted in relation to the detail of the proposals. The development would provide communal bin stores within the ground floor of each of the apartment blocks in accordance with the Council's standards. Bin storage for the individual houses would be provided within the private curtilage of those properties. The Council's Transportation Strategy Officer has confirmed that tracking diagrams provided with the application demonstrate that a refuse freighter could adequately service the site. The location of the refuse collection points for the communal bins is within the maximum haul distance of 25m, which is satisfactory.

Construction Traffic Management Plan

A Construction Traffic Management Plan (CTMP) was submitted with the Reserved Matters Application in accordance with the requirements of Condition 4 of the outline planning permission. The Council's Transportation Officer has confirmed the CTMP and associated drawings make adequate provision for construction contractors' staff parking on site and arrangements for servicing, delivery and storage of materials. The site benefits from direct access to the major road network and this is taken into account in the CTMP when considering the routes for construction traffic plant and material deliveries entering and leaving the site. The CTMP also considers wheel washing facilities to reduce the likelihood of mud and debris on the highway.

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

Impact on neighbours –

Whilst the Maida Development Zone to the southeast is now largely completed and occupied, no existing residential properties directly adjoin the application site due to separation by Queen's Avenue. Taking into account the context of the site, the residential nature of the proposed use, and the proposals for future residential phases adjoining the site, it is considered that proposed development would be compatible with and would not result in any demonstrable harm to the amenities of neighbouring occupiers and uses, in accordance with Rushmoor Local Plan Review saved policies ENV16 and ENV50. A condition is proposed in relation to appropriate hours of construction to safeguard neighbouring amenity during the construction period of the development.

Living environment created for future residents –

It is considered that the revised development proposals would provide new dwellings of an acceptable size and layout with sufficient natural light, ventilation and access to adequate private and communal amenity space. Sufficient spacing would be provided between dwellings and habitable room windows in order to safeguard against loss of privacy and outlook. The provision of open space across the site would comply with the Green Infrastructure Strategy approved with the outline application. The masterplan does not require any formal equipped play space to be provided within the Corunna Development Zone. Comments received from the County's Crime Prevention Design Officer and Fire and rescue Services have been forwarded to the applicants for consideration in the detailed design of the scheme.

The Department for Communities and Local Government's *Technical Housing Standards* defines minimum gross internal floor areas for all new residential dwellings. These standards are reflected within Policy DE2 (Residential Space Standards) of the draft Local Plan. Generally the proposed dwellings would comply with these standards and where shortfalls have been identified in relation to some of the private three-bedroom dwellings, these have been reallocated for 4 person occupancy rather than 5 persons. As previously discussed, amendments have also been secured to the design of the proposed three x 3-bedroom affordable rented wheelchair houses. In this regard, the floor areas have been significantly increased to ensure that the dwellings are of sufficient size to accommodate families with disabled children.

All of the units identified for affordable housing would meet the Lifetime Homes Standards and the minimum standards set out in the Affordable Housing Strategy (AHS). 10% (6 units) of the affordable rented units would meet wheelchair-housing standards (with sufficient space for disabled parking) in accordance with the requirements of the outline permission s106 legal agreement. Further, the Design and Access Statement confirms that all dwellings "*will be designed to part M of the Building Regulations and at the detailed design stage will be approved by the National House Building Council, which includes the requirement for level thresholds to front doors and accessible internal arrangements*".

The Council's Environmental Health Officer has reviewed Noise Assessment Report, which was submitted during the course of the application in accordance with the requirements of Condition 4 of the outline planning permission. No objection is raised in relation to the noise mitigation measures proposed, subject to a condition requiring further details of the acoustic performance of the enhanced glazing package (glazing and ventilation strategy) identified for those properties fronting Queen's Avenue and Pennefather's Road. This is because the properties in question will be more sensitive to external traffic noise and will require a higher level of glazing specification. The report confirms that all external amenity areas of the development would achieve a satisfactory level of acoustic comfort.

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

Pollution & Remediation -

Lighting

Details of street lighting have been submitted with the Reserved Matters Application in accordance with the requirements of Condition 4 of the outline planning permission. The Council's Environmental Health Officer has raised no objection to the street lighting proposals, which would be assessed by Hampshire County Council as part of the Highway Adoption process. There is no objection to the proposals in respect of Rushmoor Local Plan Review saved policy ENV52.

Contaminated Land

A Phase 1 & 2 Desktop Study, Phase 3 Site Investigation Report and Remediation Method Statement have been submitted with the Reserved Matters Application, in accordance with the requirements of Condition 4 of the outline planning permission. The intrusive site investigation has identified that the made ground beneath the site is impacted by hotspots of asbestos, lead and PAHs, various obstructions that require removal, and by elevated levels

of ground gas in a location to the south west of the site. Remedial works are required and these are presented within the submitted Remediation Method Statement. The Council's Environmental Health Officer has confirmed that following the submission of further details requested during the course of the application, he is now satisfied with the remedial approach proposed in accordance with Local Plan Review saved policy ENV49.

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

Construction Environmental Management Plan

A Construction Environmental Management Plan strategy (CEMP) was submitted with the Reserved Matters Application in accordance with the requirements of Condition 4 of the outline planning permission. The purpose of the CEMP is to reduce the risk of adverse impacts resulting from the construction of the development on sensitive environmental resources and to minimise disturbance to local residents and other sensitive receptors, in accordance with the relevant Local Plan policies. The Council's Environmental Health Officer has reviewed the strategy and is satisfied with the measures set out within the CEMP.

Air quality and noise

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

Nature Conservation & Trees -

The Design & Access Statement summarises the proposed landscape strategy in the context of the approved Design Codes and the application is supported by an Ecological Statement, Phase 1 & 2 Bat Survey, Reptile Habitat Suitability Survey, Landscape Management and Maintenance Plan, Arboricultural Development Statement and Construction Environmental Management Plan Strategy; in accordance with the requirements of Condition 4 of the outline planning permission.

Thames Basin Heaths Special Protection Area

The Wellesley development includes Suitable Alternative Natural Greenspace (SANG) approved as part of the hybrid outline planning permission (ref: 12/00958/OUT), secured and delivered by s106 legal agreement together with Strategic Access and Monitoring (SAMM) contributions. Taking into account these mitigation measures, the proposals are not likely to have a significant effect, alone or in combination upon the nature conservation interest and objectives of the Thames Basin Heath Special Protection Area (SPA), in accordance with saved South East Plan Policy NRM6, Core Strategy Policy CP13 and Rushmoor's AMS (2011). Natural England has confirmed no objection given the SANG and SAMM requirements are fully met under the wider AUE application.

Ecology

Following approval of the outline planning permission for Wellesley, further survey work on the Corunna Development Zone revealed that whilst the site remained unsuitable for reptiles, a number of the buildings remaining on site had developed the potential for the support of bats. Subsequently, over the summer of 2014, a series of Phase 2 Surveys concluded that 13 roosts had established in buildings identified for demolition. Taking into account the outline planning permission and subject to appropriate mitigation and supervision, Natural England granted a European Protected Species (EPS) Licence in relation to the demolition works.

The Ecological Statement submitted with the application concludes that following demolition of the military buildings in 2015, the Corunna site comprises recently made ground of negligible ecological value. In response to this, the Landscape Management and Maintenance Plan states that one of the management aims for Corunna parcels B1 & B2 is to enhance biodiversity and nature conservation interests. The Ecological Statement confirms that this would be achieved in the following ways:

- Establishment of new trees and hedgerows to establish habitat opportunities over time;
- The use of native species as part of a diverse planting scheme, diversifying habitat opportunities for colonising species;
- Native plant species selected for ability to attract night flying insects which will in turn provide a food resource for the local bat populations; and
- The installation of bird and bat boxes in new and existing trees.

The Council's Ecological Officer has confirmed that there is no record of any protected species relating directly to the Corunna Development Zone and that extensive ecological survey work was carried out and approved as part of the outline planning permission. The Council's Ecological Officer has raised no objection to the proposals on the grounds of biodiversity providing the ecological enhancements summarised above are implemented in full. It should also be noted that mitigation measures are also proposed within Arboricultural Development Statement to ensure that nesting birds are not harmed during the construction phase of the development. As such it is considered that the proposals are consistent with Core Strategy Policy CP15.

Trees

An Arboricultural Development Statement (ADS) accompanies the application that builds on the Arboricultural Method Statement approved under Condition 3 of the outline planning permission. The ADS includes tree survey, tree retention plan, and justification for those trees that will require removal in order to facilitate the development. The ADS confirms that eighty eight (88) new trees would be planted to mitigate the loss of the existing trees and outlines protection measures for retained trees during and post development.

The wider Corunna Development Zone has been subject to various tree removals in relation to approved demolition works and infrastructure proposals. The current application seeks the removal of a further twenty five (25) individual trees and two (2) groups of trees. These trees require removal to facilitate the proposed development layout in order to achieve the number of units approved for the wider Corunna Development Zone, together with satisfactory parking and amenity space. The trees comprise 2 x A grade (high quality) trees, 9 x B) grade (moderate quality trees, 14 x C (low quality) grade trees, one large group of B grade trees

and one small group of C grade trees.

At pre-application stage the Applicant was asked to investigate the potential of retaining some existing trees along the internal access road leading to Ramsden Square. It was not possible to accommodate the proposed highway design and associated infrastructure without affecting the root protection areas of the trees in question. By way of mitigation, the landscape proposals detail a series of replacement trees along the eastern side of the internal access road and it is envisaged that the later phases of Corunna will mirror the tree planting on the opposite side of the road, retaining trees where possible.

The majority of trees which are identified for retention are located along the Queen's Avenue frontage of the site, where more than 26 trees would be retained in accordance with the Design Codes. A further three (3) B grade Common Lime Trees would be retained and incorporated into the design of the scheme along Hope Grant's Road and an existing B grade Sycamore tree would be retained on the southern corner of the site. This early mature tree is highly visible at the junction with Hospital Hill and will form part of the landscaping to the front of apartment blocks 2 and 3.

The Council's Arboricultural Officer has reviewed the ADS and has raised no objections to the proposals. The proposals demonstrate that where possible key existing trees would be retained and incorporated into the development, together with a significant level of new tree planting. It is noted that two category A and several category B trees would be removed to facilitate the development, but this is considered acceptable on balance given the masterplan and Design Code constraints for the development zone and taking into account the level of replacement planting proposed. The ADS satisfactorily demonstrates that the tree root zone protection areas have been considered, together with tree protection, construction methodologies, monitoring and reporting. Further, tree pit details have been submitted in respect of new trees and these are designed to a good standard. As such it is considered that the proposal is consistent with Rushmoor Local Plan Review saved policy ENV13. A condition is proposed to ensure satisfactory compliance with the proposed tree protection measures.

Flood Risk & Drainage –

Policy CP4 of the Council's Core Strategy seeks to ensure that run-off rates and volumes are returned to original greenfield discharge rates to prevent flooding and safeguard local water quality. A Drainage Statement together with plans detailing the layout of foul sewers and surface water drains have been submitted with the Reserved Matters Application as required by Condition 4 of the outline planning permission. The Planning Statement confirms that the drainage strategy has been designed to meet and exceed the objectives of the Site Wide Drainage Strategy approved with the outline planning permission. This strategy is dealt with on a catchment wide basis as agreed with the Environment Agency.

The Drainage Strategy confirms, "for the purpose of modelling the outline drainage strategy, storm events up to the 1 in 100 year return period have been used, with a 30% increase in rainfall intensity to account for the uncertainties of climate change. The proposed drainage strategy has been designed to current best practice for both piped drainage and sustainable drainage. SuDS (Sustainable Urban Drainage Strategy) provision is predominantly through the use of pervious pavements and below ground attenuation."

Hampshire County Council's (HCC) Flood and Water Management Team were consulted in relation to the proposals and have commented "*the overall approach in the preparation of the drainage strategy, in which the applicant intends to establish existing surface water runoff*

after development, is acceptable. However further information and revision is required...". The Applicant's consultants are currently working with HCC to provide this additional information and further calculations as requested in HCC's consultation response. Any further updates will be provided on the committee amendment sheet.

Condition 13 of the outline permission requires that development shall not commence on any reserved matters area until a detailed surface water drainage scheme for that reserved matter area, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, consistent with the Site-wide Drainage Strategy has been submitted to and approved in writing by the local planning authority. As such, this condition will ensure that any outstanding information required in relation to these matters, is secured prior to commencement of development within the Corunna Development Zone.

Sustainable Development -

A Site Wide Sustainability Strategy and Energy Strategy were approved as part of the outline planning permission for Wellesley in accordance within Policy CP3 (Renewable Energy and Sustainable Construction) of the *Core Strategy*. Appendix 2 of the Design & Access Statement provides a summary of the Sustainability and Energy Strategy for Corunna Parcels B1 & B2 in relation to these approved targets. The principles are summarised in respect of the design of the development, layout and urban form, building design, construction and materials, water conservation and access and movement.

Archaeology -

A Written Scheme of Investigation for an Archaeological Watching Brief was submitted with the Reserved Matters Application in accordance with the requirements of Condition 4 of the Outline Planning Permission. The site is in an area of architectural potential and the watching brief provides a methodology for monitoring and measures for removal and recording in consultation with Hampshire County Council's Archaeological Advisor. Hampshire County Council's Archaeological Advisor was consulted in relation to the application and has confirmed no objection. A condition is proposed to ensure that the development of the site is carried out in accordance with the Archaeological Watching Brief as approved, in accordance with Rushmoor Local Plan Review saved policies ENV30 and ENV31.

Conclusion

The Reserved Matters scheme for parcels B1 and B2 of Corunna Zone B 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 revised 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.

It is therefore considered that subject to compliance with the attached conditions, 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

GRANT planning permission subject to the following conditions and informatives:-

Time limit

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

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

Approved plans

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

Drawings: 091511-BEL-SL-01 E; 091511-BEL-SL-02 E; 091511-BEL-SL-03 D; 091511-BEL-SL-04 E; 091511-BEL-SL-05 E; 091511-BEL-SL-06 A; 091511-SS01; 091511-SS02 A; 091511-SS03 A; 091511-SS04 A; 091511-SS05; 091511-A-H-E1-1; 091511-A-H-E1-2; 091511-A-H-E2-1; 091511-A-H-E2-2; 091511-A-H-E3-1; 091511-A-H-E3-2; 091511-A-H-E4-1; 091511-A-H-E4-2; 091511-A-H-P1; 091511-B-H-E1-1; 091511-B-H-E1-2; 091511-B-H-P1; 091511-B-H-E2-1; 091511-B-H-E2-2; 091511-B-H-P2; 091511-B-H-E3-1; 091511-B-H-E3-2; 091511-B-H-P3; 091511-D-H-E1; 091511-D-H-P1; 091511-D-H-E2; 091511-D-H-P2; 091511-D-H-E3 A; 091511-D-H-P3; 091511-F224-H-E1 A; 091511-F224-H-P1; 091511-F224-H-E2 A; 091511-F224-H-P2; 091511-F224-H-E3 A; 091511-F224-H-P3; 091511-H-H-E1; 091511-H-H-P1; 091511-H421-H-E1; 091511-H421-H-P1; 091511-T326-H-E1 A; 091511-T326-H-P1; 091511-T326-H-E2 A; 091511-T326-H-P2; 091511-T326-H-E3 A; 091511-T326-H-P3 A; 091511-T326-H-E4; 091511-T326-H-P4; 091511-2BCH-H-E1; 091511-2BCH-H-P1; 091511-B3-E1; 091511-B3-E2; 091511-B3-E3; 091511-B3-P1; 091511-B3-P2; 091511-B3-P3; 091511-B3-P4; 091511-B3-P5; 091511-B6-E1 A ; 091511-B6-E2 A; 091511-B6-E3 A; 091511-B6-E4 A; 091511-B6-P1 A; 091511-B6-P2; 091511-B6-P3 A; 091511-B6-P4; 091511-B6-P5; 091511-B1-E1; 091511-B1-E2 A; 091511-B1-E3 A; 091511-B1-E4 A; 091511-B1-P1 B; 091511-B1-P1 – ALT; 091511-B1-P3 A; 091511-B1-P4 A; 091511-B1-P5 A; 091511-B2-E1; 091511-B2-E2; 091511-B2-E3; 091511-B2-P1 A; 091511-B2-P2; 091511-B2-P3; 091511-B2-P4; 091511-B2-P5; 091511-B4-E1; 091511-B4-E2; 091511-B4-E3; 091511-B4-E4; 091511-B4-P1; 091511-B4-P2; 091511-B4-P3 A; 091511-B4-P4 A; 091511-B4-P5; 091511-B5-E1; 091511-B5-E2; 091511-B5-E3; 091511-B5-E4; 091511-B5-P1; 091511-B5-P2; 091511-B5-P3; 091511-B5-P4; 091511-B5-P5; 091511-D-S-E; 091511-D-S-E2; 091511-D-S-P1; 091511-F224-S-E1; 091511-F224-S-P1; 091511-F224-S-E2; 091511-F224-S-P2; 091511-H-S-E1 ; 091511-H-S-P1; 091511-H222-S-E1 A; 091511-H222-S-E2; 091511-H222-S-P1; 091511-H324-S-E1; 091511-H324-S-E2 A; 091511-H324-S-E3; 091511-H324-S-P1 B; 091511-H421-S-E1; 091511-H421-S-E2; 091511-H421-S-P1; 091511-H424-S-E1; 091511-H424-S-P1; 091511-T326-S-E1 A; 091511-T326-S-P1 A; 091511-T326-S-E2; 091511-T326-S-P2; 091511-1BCH-S-E1; 091511-1BCH-S-P1; 091511-2BCH-S-E1; 091511-2BCH-S-P1; 091511-2BCH-S-E2; 091511-2BCH-S-P2; 091511-2BCH-S-E3; 091511-2BCH-S-P3; 091511-3BTH-S-E1; 091511-3BTH-S-P1; 091511-4BTH-S-E1; 091511-4BTH-S-P1; 091511-K-S-E1 A; 091511-K-S-E2; 091511-K-S-P1 A; 091511-O-S-E1; 091511-O-S-E2; 091511-O-S-P1 A; 091511-D-M-E1; 091511-D-M-P1; 091511-F224-M-E3;

091511-F224-M-P3 ; 091511-H222-M-E1 A; 091511-H222-M-E2 A;
091511-H222-M-P1 A; 091511-H323-M-E1 A; 091511-H323-M-P1 A;
091511-H323-M-E2; 091511-H323-M-P2; 091511-H324-M-E1; 091511-H324-M-E2 A;
091511-H324-M-E4; 091511-H324-M-E5; 091511-H324-M-E6; 091511-H324-M-P1 B;
091511-H324-M-P2 A; 091511-H421-M-E1; 091511-H421-M-P1; 091511-H421-M-E2;
091511-H421-M-P2; 091511-T326-M-E1; 091511-T326-M-P1; 091511-O-M-E1;
091511-O-M-P1 A; 091511-O-M-E2; 091511-O-M-P2 A; 091511-K-M-E1;
091511-K-M-E2; 091511-K-M-P1 A; 091511-3BD-M-E1 A; 091511-3BD-M-E2;
091511-3BD-M-P1 B; 091511-GAR01; 091511-GAR02; 091511-GAR03;
091511-GAR04; 091511-CP01; 091511-GAR05; 091511-SH01; 091511-CS01;
091511-CS02 A; 2673-LA-05-P7; 2673-LA-06-P8; 2673-LA-07-P7; 2673-LA-08-P7;
2673-LA-09-P7; 2673-LA-10-P7; 2673-LA-11-P6; 2673-PP-01-P6; 2673-PP-02-P6;
2673-PP-03-P6; 2673-PP-04-P6; 2673-PP-05-P6; 2673-PP-06-P6; 2673-DT-01 P1;
2673-DT-02 P1; BHASHOT_B1&2/DR/01 E; BHASHOT_B1&2/DR/02 E;
BHASHOT_B1&2/GA/01 E; BHASHOT_B1&2/GA/02 E; BHASHOT_B1&2/GA/03 F;
BHASHOT_B1&2/GA/04 E; BHASHOT_B1&2/UT/01 E; BHASHOT_B1&2/UT/02 E;
BHASHOT_B1&2/VT/01 E; BHASHOT_B1&2/VT/02 E; BHASHOT_B1&2/VT/03 E;
and, BHASHOT_B1&2/VT/04 E.

Documents: Planning Statement (Savills, February 2017); Design & Access Statement - Revision C (DHA Architecture, February 2017); Affordable Housing Development Zone Strategy – December 2016 (Grainger); Noise Assessment (WYG, December 2016); Phase I Desk Study & Site Reconnaissance Report ref: LP00888 (Leap Environmental Ltd., 27th February 2015); Phase II Site Investigation Report – Phase 1 Corunna ref: LP00888 (Leap Environmental Ltd, 30th April 2015); Phase II Site Investigation Report – Phase 2 Corunna ref: LP01000 (Leap Environmental Ltd, 16th November 2015); Phase III Site Investigation Report – Corunna B1 & B2 ref: LP1259 (Leap Environmental Ltd, 3rd January 2017); Remediation Method Statement on Site – Corunna B1 & B2 ref: LP1259 (Leap Environmental Ltd, 31st January 2017); Construction Environmental Management Plan (Mayer Brown, December 2016); Construction Traffic Management Plan REV B (Mayer Brown, January 2017); Archaeological Watching Brief ref: 79182.05 (Wessex Archaeology, September 2016); Arboricultural Development Statement ref: CBA9002A v1A, (CBA Trees, December 2016); Drainage Statement (Mayer Brown, January 2017); Ecological Statement (Holbury Consultancy Service, September 2016); Landscape Management & Maintenance Plan (Allen Pyke Associates, January 2017); Reptile Habitat Suitability Assessment (Lindsay Carrington Ecological Services, October 2014); and, Phase 1 & Phase 2 Bat Survey (Lindsay Carrington Ecological Services, December 2014).

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

Materials

3. A schedule of the materials (including samples where required by the Local Planning Authority) 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 prior to first occupation of the relevant part of the development.*

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

Boundary treatment

4. Details of the design and location of all boundary treatment (including planting) proposed within the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. 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 prior to first occupation of the relevant part of the development.*

Reason - To ensure satisfactory external appearance for the development, to safeguard residential amenity and in the interests of highway safety.

Alternative accessible wheelchair unit

5. Prior to the occupation of any dwellings in Parcel B1, drawings detailing the amalgamation of the two ground floor affordable rented units in Block 1 identified on drawings 091511-B1-P1A and 091511-B1-P1-ALT, to create one bespoke accessible wheelchair unit, shall be submitted to and agreed in writing by the Local Planning Authority. The details shall include layout plans and any associated external alterations to the elevations and access to the building, together with a timescale for implementation agreed in consultation with the Housing Strategy and Enabling Manager. The unit shall be implemented in accordance with the approved details and the timescales as agreed, unless the Local Planning Authority confirms in writing that there is no identified need for the bespoke unit. In this event, the development shall be implemented in accordance with approved drawing 091511-B1-P1A.*

Reason - To provide wheelchair accessible affordable housing in response to an identified local need, in accordance with the provisions of the Wellesley Affordable Housing Strategy.

Noise attenuation - windows

6. Prior to first occupation of those dwellings in Pennefather's Road to the south of the site and fronting Queen's Avenue (as identified in the Noise Assessment Report WYG, December 2016); details of the proposed glazing and ventilation strategy, with a sound reduction between Rw 31 – Rw 34 dB with windows closed and other means of ventilation provided, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter retained in accordance with the approved details.*

Reason - To safeguard future occupiers of the development against noise disturbance.

Tree protection

7. The development shall be carried out in accordance with the methodology and recommendations contained within the Arboricultural Development Statement (ADS) ref: CBA9002A v1A (CBA Trees, December 2016). Prior to first occupation of the development, a completion report shall be submitted to and agreed in writing by the

Local Planning Authority, to demonstrate satisfactory compliance with the tree protection measures outlined in the ADS hereby approved.*

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

Refuse & recycling storage

8. 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.

Parking spaces

9. The residents' and visitors' parking spaces (including disabled bays) shall be laid out and allocated in accordance with details provided on the approved plans 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 Corunna Development Zone.*

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

Cycle parking

10. 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.

Bird nesting season

11. 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 Arboricultural Development Statement ref: CBA9002A v1A (CBA Trees, December 2016) hereby approved, to ensure that no active nests are present. If an active nest is discovered it shall be left in situ until the young have fledged.

Reason - To prevent harm to breeding birds

Archaeology

12. The development hereby approved shall be carried out strictly in accordance with the methodology and recommendations contained within the Written Scheme of

Investigation for an Archaeological Watching Brief (Wessex Archaeology - ref: 79182.05, September 2016).

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

Construction Environmental Management Plan

13. The development shall be carried out strictly in accordance with the Construction Environmental Management Plan (Mayer Brown, December 2016) hereby approved.

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

Construction Traffic Management Plan

14. The development shall be carried out strictly in accordance with the Construction Traffic Management Plan REV B (Mayer Brown, January 2017) hereby approved.

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

Hours of Construction

15. 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 parcels B1 & B2 of Corunna Zone B sufficiently reflects the terms of the hybrid 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 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 hybrid 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 hybrid 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, 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.



streetscene 01

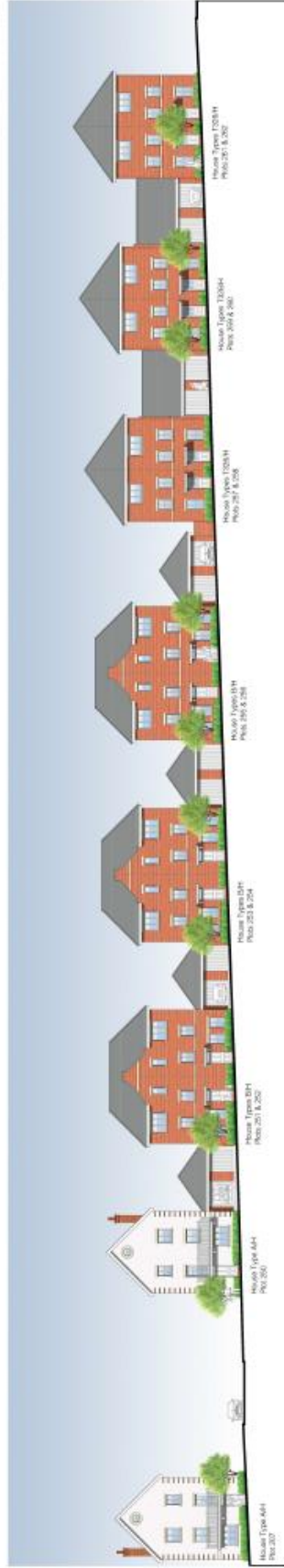


Street Scene 01

corunna parcels b1 & b2, wellesley, aldershot

ofo architecture ltd
 100-10200 road
 100-10200 road
 100-10200 road
 100-10200 road

streetscene 03



Street Scene 03

corunna parcels b1 & b2, wellesley, aldershot

ofo architecture ltd
 100-10200 road
 100-10200 road
 100-10200 road
 100-10200 road



Section D

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

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

Application No	16/00318/FULPP	Ward: Manor Park
Applicant:	Mr Adem Coskun	
Decision:	Permission Refused	
Decision Date:	14 February 2017	
Proposal:	Erection of rear extension at second floor level with new separate entrance for the residential unit and change of use from 5 bedroom flat to five bedroom Small House in Multiple Occupation (Use Class C4)	
Address	93 Victoria Road Aldershot Hampshire GU11 1JE	

Application No	16/00695/CONDPP	Ward: North Town
Applicant:	First Wessex	
Decision:	Conditions details approved	
Decision Date:	06 February 2017	
Proposal:	Submission of details to comply with condition 10 (landscaping) attached to planning permission 09/00431/FULPP dated 13 October 2009 for the erection of 471 replacement dwellings in a mix of bungalows, flats, maisonettes, houses and a block of older persons' flats, together with replacement shop units and community centre and associated highway improvements, public open space, landscaping & parking areas following demolition of 471 existing flats, shop units and community centre (Phases 1 and 2)	
Address	North Town Redevelopment Site - Land Bounded By North Lane Deadbrook Lane And Eastern Road Aldershot Hampshire	

Application No 16/00775/REVPP Ward: Empress

Applicant: London and Hampshire Ltd

Decision: **Permission Granted**

Decision Date: 27 January 2017

Proposal: Material Minor Amendment : Revisions to scheme approved by planning permission 15/00770/FULPP dated 30 March 2016 comprising amendments to the elevations of main (existing) building to be extended and converted; and consequential internal alterations resulting in revised mix of dwellings in the extended converted building from 76 X 1-bedroom, 38 X 2-bedroom & 1 X 3-bedroom units (115 units in total) to 82 X 1-bedroom, 32 X 2-bedroom & 1 X 3-bedroom units (115 units in total). The overall development to remain for a total of 145 dwelling units with the approved new building block comprising 30 dwelling units unaffected by the proposed amendments

Address **Thomson House 296 Farnborough Road Farnborough Hampshire GU14 7NU**

Application No 16/00872/FULPP Ward: St John's

Applicant: Rio Homes and Estates

Decision: **Permission Granted**

Decision Date: 26 January 2017

Proposal: Removal of ancillary domestic garden buildings and erection of a detached house with parking and landscaping with access via new development at 113-121 Fleet Road.

Address **Land To The Rear Of 111 Fleet Road Farnborough Hampshire**

Application No 16/00886/COND Ward: Cove And Southwood

Applicant: Radian

Decision: **Conditions details approved**

Decision Date: 24 January 2017

Proposal: Submission of details pursuant to Condition Nos.3 (external materials), 4 (surfacing materials), 5 (levels), 6 (means of enclosure details), 10 (landscape & planting scheme), 15 (communal bin collection point details), 18 (site investigation), 20 (energy performance details), 22 (SUDS drainage details), 23 (operatives on-site parking & turning during construction period) and 24 (acoustic protection details) of planning permission 16/00307/FULPP dated 23 June 2016

Address **The Potters Arms 182 Cove Road Farnborough Hampshire GU14 0HJ**

Application No 16/00897/COND Ward: St John's

Applicant: Rio Homes And Estates Ltd

Decision: **Conditions details approved**

Decision Date: 24 January 2017

Proposal: Submission of details to comply with condition 12 (SUDS) attached to planning permission 14/00409/FULPP allowed on appeal dated 13 October 2015 as amended by appeal decision dated 11 February 2016 in respect of the demolition of 113, 115 and 117 Fleet Road and erection of 12 dwellings (10 three bedroom and 2 four bedroom) with associated landscaping, access and parking

Address **113 - 121 Fleet Road Farnborough Hampshire**

Application No 16/00920/FULPP Ward: Cherrywood

Applicant: The Sixth Form College Farnborough

Decision: **Permission Granted**

Decision Date: 06 February 2017

Proposal: Erection of extensions and alterations to facilitate conversion of existing Design Technology Workshop into Lecture Theatre

Address **The Sixth Form College Prospect Avenue Farnborough Hampshire GU14 8JX**

Application No 16/00927/FULPP Ward: Knellwood

Applicant: Miss Vicky Ryan

Decision: **Permission Granted**

Decision Date: 09 February 2017

Proposal: Demolition of existing nursery building and replacement with a new modular nursery building

Address **St Patricks Catholic Primary School Avenue Road Farnborough Hampshire GU14 7BW**

Application No 16/00928/FULPP Ward: Aldershot Park

Applicant: Screwfix Direct Limited

Decision: **Permission Granted**

Decision Date: 01 February 2017

Proposal: Change of use of premises to a flexible planning permission for either Class B8 (Storage or Distribution) or a Mixed Use comprising Class B8(Storage and Distribution), Class A1 (Shop) and Class B1c (Light Industrial), together with minor external alterations.

Address **Unit 2 Blackwater Trading Estate Blackwater Way Aldershot Hampshire GU12 4DJ**

Application No 16/00929/FULPP Ward: Knellwood

Applicant: Mr Eric & Mrs Yvonne Hardwick

Decision: **Permission Granted**

Decision Date: 26 January 2017

Proposal: Change of use of existing single residential dwelling to six apartments (comprising 4 X 1-bedroom and 2 X 2-bedroom units) and erection of detached single-storey building to rear (comprising 2 X 2-bedroom semi-detached bungalow units), closure of existing vehicular access to Alexandra Road, formation of vehicular access into adjoining property at 141-143 Alexandra Road, provision of parking, landscaping and replacement parking space for adjoining development

Address **137 - 139 Alexandra Road Farnborough Hampshire**

Application No 16/00943/FULPP Ward: Empress

Applicant: Mr & Mrs Duan Bekker

Decision: **Permission Granted**

Decision Date: 01 February 2017

Proposal: Erection of a single storey front and side extension with flat roof first floor side extension

Address **8 Chapel Street Farnborough Hampshire GU14 8AH**

Application No 16/00946/CONDPP Ward: St Mark's
Applicant: Alexandra Real Estate Partners Ltd
Decision: **Conditions details approved**
Decision Date: 24 January 2017
Proposal: Submission of details pursuant to Condition Nos.3 (external finishing details), 4 (surfacing materials), 9 (landscaping) and 13 (SUDS drainage details) of planning permission 16/00474/FULPP dated 27 September 2016
Address **59 - 61 Alexandra Road Farnborough Hampshire**

Application No 16/00955/CONDPP Ward: Fernhill
Applicant: Mr Qas Israr
Decision: **Conditions details approved**
Decision Date: 07 February 2017
Proposal: Submission of details pursuant to Condition No.24 (communal aerial/satellite dish installation details) of planning permission 13/00343/FULPP dated 15 May 2013
Address **Proposed Redevelopment At Abercorn House Randell House And Hamilton Court Fernhill Road Blackwater Camberley Hampshire**

Application No 16/00976/FULPP Ward: Cherrywood
Applicant: South East Coast Ambulance NHS Found
Decision: **Permission Granted**
Decision Date: 08 February 2017
Proposal: Siting of a fuel tank to the rear of the building
Address **South East Coast Ambulance Service NHS Trust Marston Drive Farnborough Hampshire GU14 8JL**

Application No 16/00985/TPO Ward: Knellwood

Applicant: Mrs Joan Harding

Decision: **Permission Granted**

Decision Date: 30 January 2017

Proposal: One Beech (T23 of TPO 431A) full canopy reduction of no more than 2 metres, tree thinned where overcrowded branches meet and remaining canopy to be pruned to secondary growth points

Address **6 Avenue Road Farnborough Hampshire GU14 7BW**

Application No 16/00987/REVPP Ward: St Mark's

Applicant: Niche Lodgings Ltd

Decision: **Permission Granted**

Decision Date: 25 January 2017

Proposal: Material Minor Amendment - Variation to condition 2 attached to planning permission 15/00141/FULPP for the erection of two storey side extension and open sided porch canopy extending across full width of property dated 24th August 2015 to allow window, door and internal alterations together with the removal of opened sided front porch and single storey rear storage room

Address **109 York Road Farnborough Hampshire GU14 6NQ**

Application No 16/00988/CONDPP Ward: Aldershot Park

Applicant: Stonewater Procurement Ltd

Decision: **Conditions details approved**

Decision Date: 10 February 2017

Proposal: Submission of details to comply with conditions 10 (provision of unallocated parking spaces), 11 (communal aerials), 14 (noise mitigation) and 17 (cycle storage) attached to planning permission 13/00963/FULPP dated 6 August 2014 in respect of the demolition of existing Warden's Flat and construction of 8 new flats in 2 blocks, associated landscaping and parking

Address **Wavell Court Raglan Close Aldershot Hampshire GU12 4PG**

Application No 16/00992/FUL Ward: Empress
Applicant: Lonsdale Property Investments Ltd
Decision: **Permission Granted**
Decision Date: 03 February 2017
Proposal: Insertion of additional first floor window in side elevation
Address **10 Invincible Road Farnborough Hampshire GU14 7QU**

Application No 16/00994/TPOPP Ward: Knellwood
Applicant: Mr B Robbins
Decision: **Permission Granted**
Decision Date: 02 February 2017
Proposal: Six Sweet Chestnut trees, one Lime and one Monkey Puzzle (group G3 of TPO 378A) and one Oak by gateway entrance (part of group G4 of TPO 378A) crown lift to no more than 5.2 metres over footpath and remove deadwood
Address **The Byfrons Boundary Road Farnborough Hampshire GU14 6SE**

Application No 16/00998/CONDPP Ward: North Town
Applicant: McDonald's Restaurants Ltd
Decision: **Conditions details approved**
Decision Date: 02 February 2017
Proposal: Submission of details to comply with condition 10 (SUDS/drainage) pursuant to planning permission 16/00411/FULPP dated 20 July 2016 in respect of the erection of restaurant with drive-through and takeaway facility (Use Class A3 /A5) with associated structures, fencing, parking, landscaping and vehicular access from North Close (following demolition of existing buildings and closure of access onto North Lane)
Address **225 Ash Road Aldershot Hampshire GU12 4DD**

Application No 16/00999/REV Ward: St John's
Applicant: Mr Shahid Sharif
Decision: **Permission Granted**
Decision Date: 27 January 2017
Proposal: Variation of condition 3 of planning permission HDC/18953 to allow Use Class A5 takeaway to open continuously from 11:30 to 23:00, seven days per week
Address **90 Whetstone Road Farnborough Hampshire GU14 9SX**

Application No 16/01012/ADV Ward: Knellwood
Applicant: St Peter's Church
Decision: **Permission Granted**
Decision Date: 30 January 2017
Proposal: Display a freestanding non illuminated sign.
Address **St Peters Old Parish Church Church Avenue Farnborough Hampshire GU14 7AP**

Application No 16/01017/TPOPP Ward: North Town
Applicant: Holly Davey
Decision: **Permission Granted**
Decision Date: 08 February 2017
Proposal: Fell to ground level two Silver Birch (part of group G15 of TPO 342)
Address **Land Affected By TPO 342- Around Woodland Walk And Deadbrook Lane Aldershot Hampshire**

Application No 16/01024/TPOPP Ward: West Heath
Applicant: Mrs Mary Fittell
Decision: **Permission Granted**
Decision Date: 15 February 2017
Proposal: One Horse Chestnut (T1 of TPO 359) reduce lateral spread by no more than 1.5 metres to building aspect
Address **34 Vesey Close Farnborough Hampshire GU14 8UT**

Application No 16/01025/PDC Ward: St John's
Applicant: Mr Chris O'Riordan
Decision: **Development is Lawful**
Decision Date: 30 January 2017
Proposal: Certificate of Lawfulness for Proposed Development: Erection of single storey side/rear extension
Address **89 Fleet Road Farnborough Hampshire GU14 9RE**

Application No 16/01029/FULPP Ward: St Mark's
Applicant: UK Inspection Systems Ltd
Decision: **Permission Granted**
Decision Date: 06 February 2017
Proposal: The installation of mezzanine floor, double glazed windows and fresh air grilles at first floor level and site two air conditioning units at ground floor level
Address **15 Hercules Way Farnborough Hampshire GU14 6UU**

Application No 16/01033/REVPP Ward: Knellwood
Applicant: Miss D Liu
Decision: **Permission Granted**
Decision Date: 31 January 2017
Proposal: Relief of Condition 21 of Planning Permission 93/00522/FUL (Erection of 253 dwellings) to allow the retention of rear extension
Address **7 Collingwood Farnborough Hampshire GU14 6LX**

Application No 16/01036/FUL Ward: Empress
Applicant: Mr & Mrs A Burford
Decision: **Permission Granted**
Decision Date: 31 January 2017
Proposal: Demolition of existing detached garage, erection of attached garage to side with a side facing dormer window and erection of an additional single storey side extension
Address **14 Napoleon Avenue Farnborough Hampshire GU14 8LY**

Application No 16/01038/FULPP Ward: Wellington

Applicant: Mr Barry Foster

Decision: **Permission Granted**

Decision Date: 16 February 2017

Proposal: Construction of a new side extension and installation of 2 new roof windows to facilitate internal alterations to allow expansion of studio flat 16 into roof space to create a 1 bedroom flat and conversion of flats 4, 5, 6, 9, 10, 12, 14, and 17 from studio units to one-bedroom flats

Address **Gable End Victoria Road Aldershot Hampshire GU11 1SL**

Application No 16/01039/FULPP Ward: Knellwood

Applicant: Mr & Mrs Humphreys

Decision: **Permission Granted**

Decision Date: 08 February 2017

Proposal: Erection of a single storey extension, erection of workshop and new driveway

Address **53 Church Avenue Farnborough Hampshire GU14 7AP**

Application No 16/01040/HCC Ward: Knellwood

Applicant: Hampshire County Council

Decision: **No Objection**

Decision Date: 07 February 2017

Proposal: CONSULTATION FROM HAMPSHIRE COUNTY COUNCIL : LISTED BUILDING CONSENT : internal strengthening and structural repairs to roof of caretakers' store building

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

Application No 16/01040/REXPD Ward: Knellwood
Applicant: Mr Walker
Decision: **Prior approval is NOT required**
Decision Date: 30 January 2017
Proposal: Erection of single storey rear extension measuring 2.75 metres in length (total of 6 metres with previous extension from the original rear wall), 2.55 metres to the eaves and 3.30 metres in over all height
Address **138 Rectory Road Farnborough Hampshire GU14 7HT**

Application No 17/00002/FUL Ward: Empress
Applicant: Mr Charles Simonds
Decision: **Permission Granted**
Decision Date: 26 January 2017
Proposal: Erection of a single storey rear extension following the removal of existing rear extension
Address **54 Ship Lane Farnborough Hampshire GU14 8BH**

Application No 17/00004/FULPP Ward: Rowhill
Applicant: Mrs Carolyn Fletcher
Decision: **Permission Granted**
Decision Date: 02 February 2017
Proposal: Erection of two storey and single storey side extensions
Address **6 Stovolds Way Aldershot Hampshire GU11 3LR**

Application No 17/00006/FUL Ward: Rowhill
Applicant: Mrs S Clark
Decision: **Permission Granted**
Decision Date: 01 February 2017
Proposal: Erection of a single storey front extension
Address **19 St Peters Park Aldershot Hampshire GU11 3AY**

Application No 17/00010/NMA Ward: Fernhill
Applicant: Bellway Homes Ltd
Decision: **Permission Granted**
Decision Date: 30 January 2017
Proposal: Non material amendment to planning permission 14/00014//FUL allowed on appeal 7 January 2015 in respect of replacement of car ports for parking spaces in respect of plots 58-59, 67-68, 72, 79-80, 101-104 inc, 105 and 109.
Address **Land At Guillemont Park Sun Park Minley Road Farnborough Hampshire**

Application No 17/00011/FULPP Ward: Fernhill
Applicant: Mrs J Jackson
Decision: **Permission Granted**
Decision Date: 31 January 2017
Proposal: Retention of single storey rear extension
Address **408 Pinewood Park Farnborough Hampshire GU14 9JT**

Application No 17/00013/FULPP Ward: Manor Park
Applicant: Mr & Mrs Hill
Decision: **Permission Granted**
Decision Date: 02 February 2017
Proposal: Demolition of existing garage and erection of single storey side extension
Address **31 Boxalls Lane Aldershot Hampshire GU11 3QW**

Application No 17/00015/NMA Ward: Empress
Applicant: Mr H Lynch And Mr J Mounsey
Decision: **Permission Granted**
Decision Date: 26 January 2017
Proposal: Non material amendment to planning permission 16/00681/FUL dated 18 October 2016 to allow for the erection of a double skin wall
Address **Emperor House And Ye Olde Farm Highgate Lane Farnborough Hampshire**

Application No 17/00016/COND Ward: Empress

Applicant: Mr H Lynch And Mr J Mounsey

Decision: **Conditions details approved**

Decision Date: 26 January 2017

Proposal: Submission of details to comply with condition 2 (external materials) attached to planning permission 16/00681/FUL dated 18 October 2016 for the demolition of existing outbuildings and erection of detached outbuilding comprising a double garage for Emperor House and a single garage/linked summerhouse for Ye Olde Farm

Address **Emperor House And Ye Olde Farm Highgate Lane Farnborough Hampshire**

Application No 17/00019/FUL Ward: Aldershot Park

Applicant: Miss F Warner

Decision: **Permission Granted**

Decision Date: 06 February 2017

Proposal: Erection of a two storey rear extension, single storey front extension and front boundary wall (revised scheme to previously approved planning application 16/00796/FULPP dated 31 October 2016)

Address **27 Guildford Road Aldershot Hampshire GU12 4BW**

Application No 17/00024/REXPD Ward: North Town

Applicant: Mr Munday

Decision: **Prior approval is NOT required**

Decision Date: 01 February 2017

Proposal: Erection of a single storey rear extension measuring 4.5 metres in length from the original rear wall, 2.4 metres to the eaves and 3.4 metres in overall height

Address **47 North Lane Aldershot Hampshire GU12 4QF**

Application No 17/00025/FULPP Ward: Cove And Southwood
Applicant: Mr & Mrs D Heath
Decision: **Permission Granted**
Decision Date: 06 February 2017
Proposal: Erection of single storey rear extension
Address **14 Whitebeam Gardens Farnborough Hampshire GU14 0PS**

Application No 17/00036/ADVPP Ward: Cherrywood
Applicant: Mr Eamonn Parker
Decision: **Permission Granted**
Decision Date: 09 February 2017
Proposal: Display of 5 internally illuminated fascia signs and 1 externally illuminated totem sign.
Address **4 Chancerygate Way Farnborough Hampshire GU14 8FF**

Application No 17/00038/FULPP Ward: Fernhill
Applicant: Mr N Okpala
Decision: **Permission Granted**
Decision Date: 10 February 2017
Proposal: Erection of conservatory to side and rear
Address **6D Chapel Lane Farnborough Hampshire GU14 9BE**

Application No 17/00040/FUL Ward: North Town
Applicant: Mr And Mrs Luff
Decision: **Permission Granted**
Decision Date: 07 February 2017
Proposal: Erection of single storey rear extension and porch to front
Address **52 Connaught Road Aldershot Hampshire GU12 4RN**

Application No 17/00043/FUL Ward: Cove And Southwood
Applicant: Katherine Cooke
Decision: **Permission Granted**
Decision Date: 09 February 2017
Proposal: Erection of 1.8 metre high fence to side of property (along new boundary line but within the ownership of the applicant)
Address **1 Weir Close Farnborough Hampshire GU14 0BJ**

Application No 17/00044/REVPP Ward: Cove And Southwood
Applicant: Mr Adrian Bryant
Decision: **Permission Granted**
Decision Date: 07 February 2017
Proposal: Variation of Condition (9) attached to planning permission HDC/14266 dated 30 December 1986 (erection of 148 dwellings) to allow the erection of single storey rear extension
Address **6 Oldwood Chase Farnborough Hampshire GU14 0QS**

Application No 17/00046/NMAPP Ward: St Mark's
Applicant: ADS Group Limited
Decision: **Permission Granted**
Decision Date: 06 February 2017
Proposal: Non material amendment to planning application 16/00580/FULPP dated 30th September 2016 to allow roller shutter and fire door alterations; amendments to the external ramp and stairs located west of the western foyer; alterations to the internal floor layout; omit a section of balustrading to the north of the western terrace; reduction of overall ridge height of hall by 1.2m, amend tight radius corner of brise soliel to a mitred corner and amendments to approved external materials
Address **Site Of Hall 1 And 1A ETPS Road Farnborough Hampshire**

Application No 17/00049/FULPP Ward: Empress
Applicant: Mrs P Minett
Decision: **Permission Granted**
Decision Date: 10 February 2017
Proposal: Partial demolition of existing garage, erection of a single storey side/rear extension and replacement roof to single storey rear element
Address **49 Pierrefondes Avenue Farnborough Hampshire GU14 8PA**

Application No 17/00050/REVPP Ward: St Mark's
Applicant: Mr Leigh Simmons
Decision: **Permission Granted**
Decision Date: 13 February 2017
Proposal: Variation of condition (3) attached to planning permission 07/00545/OUTPP dated 22 October 2007 to allow the erection of an attached garage to the side of the property
Address **4 Woodvale Road Farnborough Hampshire GU14 6FL**

Application No 17/00058/NMA Ward: Wellington
Applicant: Seeability
Decision: **Permission Granted**
Decision Date: 10 February 2017
Proposal: Non material amendment to planning permission 16/00286/REVPP dated 9 June 2016 to allow for the omission of low fences and gates between individual garden areas to front and rear of building and associated changes to planting.
Address **207 - 211 High Street Aldershot Hampshire**

Application No 17/00061/PDCPP Ward: Manor Park
Applicant: Mr Roger Davis
Decision: **Development is Lawful**
Decision Date: 15 February 2017
Proposal: Certificate of lawfulness: Formation of a dormer window to rear and rooflight to front to facilitate a loft conversion
Address **72 Waterloo Road Aldershot Hampshire GU12 4NS**

Application No 17/00063/FULPP Ward: Aldershot Park

Applicant: Mr Sam Christie

Decision: **Permission Granted**

Decision Date: 16 February 2017

Proposal: Erection of single storey rear extension

Address **16 Gillian Close Aldershot Hampshire GU12 4HU**

Application No 17/00092/CONDPP Ward: St Mark's

Applicant: GB Builders Ltd.

Decision: **Conditions details approved**

Decision Date: 07 February 2017

Proposal: Submission of details pursuant to Condition No.2 (energy performance details) of planning permission 16/00041/REVPP dated 4 March 2016

Address **Drakes Cottage 4 Queens Road Farnborough Hampshire GU14 6DH**

Application No 17/00102/NMA Ward: St John's

Applicant: Mr Field

Decision: **Permission Granted**

Decision Date: 10 February 2017

Proposal: Non material minor amendment to planning application 16/00322/FULPP dated 9th June 2016 to allow the change of roof design and insertion of side door to the single storey side element

Address **53 Whetstone Road Farnborough Hampshire GU14 9SX**

Enforcement and possible unauthorised development

1. Introduction

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

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

2. Policy

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

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

3. Items

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

This report relates to:

Item 1 Delegated Decisions to take Enforcement Action

Item 2 82 Southwood 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.

Address	16 Netley Street, Farnborough
Ward	St Mark's
Decision	Issue Breach of Condition Notice
Decision Date	6 February 2017
Reasons	Unauthorised flat roofed dormer formed to the rear of property, which is located within South Farnborough Conservation Area. The dormer is not in-keeping with the character of the area and not in accordance with approved plans ref: 13/00649/FULPP.
Alternatives	No Action would address the poor visual impact the unauthorised dormer has on the character and appearance of the South Farnborough Conservation Area. Therefore enforcement action necessary.
Case Officer	Mark Andrews
Associated Documents	Enforcement Reference 17/00016/CONDS

Address	99 - 101 Brighton Road Aldershot
Ward	Aldershot Park
Decision	Issue Breach of Condition Notice
Decision Date	7 February 2017
Reasons	Unauthorised use of garages for storage, parking of plant machinery and lorries on driveway. Incorrect surfacing material used for the driveways.
Alternatives	No Action – would endorse unacceptable appearance of the driveways and continued unneighbourly and inappropriate use of the residential garages and driveways as a builder's storage facility and yard
Case Officer	Tara Cowell
Associated Documents	Enforcement Reference 16/00191/CONDS
Recommendation:	To Note

Item No. 2

Site location 82 Southwood Road, Farnborough

Alleged breach

Erection of a front extension

Recommendation

No further action

Description

The property is a mid-terraced two storey, double fronted house near the junction of Westglade. The house has red brick with decorative buff soldier brickwork around the UVPC windows and door and black slate roof tiles. The property benefits from gravel hardstanding for off road parking for approximately 2 cars with a wooden picket fence.

Alleged breach

Building Control notifications identified works commencing on a front extension.

Investigation

A site visit observed that the extension was slightly above the permitted development allowance for of a porch. The owners were not aware that permission was required. They were invited to submit a retrospective planning application. To date, no application has been received.

Commentary

The front extension is approximately 4 metres in height and slightly more than 3 square metres external area. It has been built in a matching red brickwork with buff decorative brickwork around the door, and has matching roof tiles.

The extension is visually compatible with the house. Were an application to be submitted, the recommendation would be to grant planning permission.

Full recommendation

It is recommended that no further action be taken.