

Public Document Pack



RUSHMOOR BOROUGH COUNCIL

DEVELOPMENT MANAGEMENT COMMITTEE

*at the Council Offices, Farnborough on
Wednesday, 29th 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.M. 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 – (Pages 1 - 136)**

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 137 - 144)**

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

3. **AFFORDABLE HOUSING POLICY – (Pages 145 - 148)**

To receive the Head of Planning's Report No. PLN1704 (copy attached) on the affordable housing policy.

Items for decision

4. **TOWN AND COUNTRY PLANNING ACT, 1990 (AS AMENDED) - TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER, 1995 - DEVELOPMENT APPLICATIONS GENERALLY – (Pages 149 - 250)**

To consider the Head of Planning's Report No. PLN1705 on planning applications recently submitted to the Council (copy attached with a copy of the index appended to the agenda).

5. **ENFORCEMENT AND POSSIBLE UNAUTHORISED DEVELOPMENT – (Pages 251 - 258)**

To consider the Head of Planning's Report No. PLN1706 (copy attached) which reports on cases of planning enforcement and possible unauthorised development.

6. **PROPOSED INCREASE IN PLANNING APPLICATION FEES – (Pages 259 - 260)**

To receive the Head of Planning's Report No. PLN1703 (copy attached) on the proposed increase in planning application fees.

7. **EXTENSION OF TIME - THE OLD FIRE STATION, ORDNANCE ROAD – (Pages 261 - 262)**

To receive the Head of Planning's Report No. PLN1708 (copy attached) on the extension of time – The Old Fire Station, Ordnance Road.

8. **APPEALS PROGRESS REPORT – (Pages 263 - 268)**

To receive the Head of Planning's Report No. PLN1707 (copy attached) on the progress of recent planning appeals.

MEETING REPRESENTATION

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

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

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Development Management Committee
29th 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

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RUSHMOOR BOROUGH COUNCIL

DEVELOPMENT MANAGEMENT COMMITTEE

***Wednesday, 29th 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, 29th 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 March 2017

Enquiries regarding this Agenda should be referred to Kathy Flatt, Democratic Support Officer, Democratic Services (Tel: (01252) 398829 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/9541>

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 March, 2017 (copy attached).

3. **Affordable housing policy –**

To receive the Head of Planning's Report No. PLN1704 (copy attached) on the affordable housing policy.

Items for decision

4. **Planning applications –**

To consider the Head of Planning's Report No. PLN1705 on planning applications recently submitted to the Council (copy attached with a copy of the index appended to the agenda).

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

To consider the Head of Planning's Report No. PLN1706 (copy attached) which reports on cases of planning enforcement and possible unauthorised development.

Items for information

6. **Proposed increase in planning application fees –**

To receive the Head of Planning's Report No. PLN1703 (copy attached) on the proposed increase in planning application fees.

7. **Extension of time – The Old Fire Station, Ordnance Road**

To receive the Head of Planning's Report No. PLN1708 (copy attached) on the extension of time – The Old Fire Station, Ordnance Road.

8. **Appeals progress report –**

To receive the Head of Planning's Report No. PLN1707 (copy attached) on the progress of recent planning appeals.

**Index to Development Management Committee Agenda
29th March 2017
Report No. PLN1705**

Item No.	Reference Number	Address	Recommendation	Page No.
1	16/00837/FULPP	The Crescent Southwood Business Park Summit Avenue Farnborough	For Information	14
2	16/00981/FULPP	Aldershot Bus Station 3 Station Road Aldershot	For Information	14
3	16/01009/FULPP	Old School Studios 40 Lynchford Road Farnborough	For Information	15
4	17/00075/FULPP	122 Hawley Lane Farnborough	For Information	15
5	16/00905/FULPP	Proposed Residential Development Wellington Centre Aldershot	Grant	17
6	17/00027/FULPP	Grasmere House, 33 Cargate Avenue, Aldershot	Grant	46
7	17/00120/FULPP	78-82 Victoria Road, Aldershot	Grant	64
8	17/00163/FULPP	12 Arthur Street Aldershot	Grant	78
9	17/00127/FUL	306 Pinewood Park Farnborough	Grant	90

Development Management Committee
29th 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 March, 2017 at the Council Offices,
Farnborough at 7.00 p.m.

Voting Members

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

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

Non-Voting Member

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

62. DECLARATIONS OF INTEREST –

There were no declarations of interest.

63. MINUTES –

Following an amendment to show that the Chairman had been present at the meeting and to delete "(In the Chair)" after Cr. J.H. Marsh, the Minutes of the Meeting held on 1st February, 2017 were approved and signed by the Chairman.

64. 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. PLN1653, be noted;
- (ii) the following applications be determined by the Head of Planning, in consultation with the Chairman:

- * 16/00757/REMPP (Zone B, Corunna, Aldershot Urban Extension, Alison's Road, Aldershot);
- (iii) the current position with regard to the following applications be noted pending consideration at a future meeting:
 - 16/00837/FULPP (The Crescent, Southwood Business Park, Summit Avenue, Farnborough);
 - 16/00905/FULPP (Proposed residential development, Wellington Centre, Aldershot)
 - 16/00981/FULPP (Aldershot Bus Station, No. 3 Station Road, Aldershot)
 - 16/01009/FULPP (Old School Studios, No. 40 Lynchford Road, Farnborough)
 - 17/00027/FULPP (Grasmere House, No. 33 Cargate Avenue, Aldershot)
 - 17/00075/FULPP (No. 122 Hawley Lane, Farnborough)

65. **APPLICATION NO. 16/00757/REMPP - ZONE B, CORUNNA, ALDERSHOT URBAN EXTENSION, ALISON'S ROAD, ALDERSHOT –**

The Committee considered the Head of Planning's Report No. PLN1653 (as amended at the meeting) regarding 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.

The recommendation was amended at the meeting to include an additional Condition and that approval should be subject to the completion of a 5th Deed of Variation relating to the revised Gunhill Reserved Matters Application (ref: 16/00133/REMPP) within three months of the date of the resolution to grant.

RESOLVED: That authorisation be delegated to the Head of Planning, in consultation with the Head of Housing, to grant conditional approval, subject to:

- (i) the conditions set out in the Head of Planning's Report No. PLN1653 (as amended at the meeting) and an additional Condition 16 (Affordable Housing); and
- (ii) the completion of a 5th Deed of Variation relating to the revised Gunhill Reserved Matters Application (ref: 16/00133/REMPP), within three months of the date of the resolution to grant approval.

66. **ENFORCEMENT AND POSSIBLE UNAUTHORISED DEVELOPMENT –**

- (i) **No. 16 Netley Street, Farnborough and Nos. 99-101 Brighton Road, Aldershot –**

RESOLVED: That the Committee note the decision to take enforcement action by the Head of Planning in accordance with the Council's Scheme of Delegation, more particularly specified in the Head of Planning's Report No. PLN1654.

- (ii) **No. 82 Southwood Road, Farnborough –**

The Committee considered the Head of Planning's Report No. PLN1654 regarding the erection of a front extension at No. 82 Southwood Road, Farnborough. The alleged breach was that the extension was slightly above the permitted development allowance for a porch. The property owners had not been aware that permission was required and had been invited to submit a retrospective planning application. To date, no planning application had been submitted.

It was noted that the property was a mid-terraced two-storey, double fronted house. The front extension was approximately four metres in height and had a slightly more than three square metres external area. The extension had been built in a matching red brick with buff decorative brickwork around the door and had matching roof tiles. The extension was visually compatible with the house. Members were advised that, had an application been submitted, the recommendation would have been to grant planning permission.

RESOLVED: That no further action be taken in respect of an alleged breach of planning control at No. 82 Southwood Road, Farnborough, as set out in Report No. PLN1653.

The Meeting closed at 7.35 p.m.

B.A. THOMAS
CHAIRMAN

Development Management Committee
29th March 2017

Head of Planning
Report No. PLN1704

AFFORDABLE HOUSING POLICY

1. INTRODUCTION

- 1.1 This report explains how and why Government policy requires Local Plan policies on affordable housing to be subject to viability considerations which must be taken into account in considering planning applications.

2. BACKGROUND TO LOCAL PLAN POLICIES

- 2.1 Where there is evidence of affordable housing need, Government Policy allows local plan policies to seek affordable housing. Evidence of affordable housing need in Rushmoor is provided by the Strategic Housing Market Assessment, and evidence of overall viability to inform the percentage of affordable housing sought is provided by a Viability Study.
- 2.2 The adopted Rushmoor Core Strategy Policy includes an Affordable Housing (Policy CP6), which sets out: "*The delivery of affordable housing will be supported by requiring developments to provide: (a) A minimum of 35% of dwellings on sites of 15 or more net dwellings as affordable homes, subject to site viability...*" This wording was found to be sound by the Inspector examining the Rushmoor Core Strategy, to be consistent with the objective of increasing affordable housing delivery, and justified by the evidence of affordable housing need and the Viability Study which informed the preparation of the Core Strategy.
- 2.3 The Council is producing a new Local Plan, which will replace the Rushmoor Core Strategy once adopted. Cabinet will consider a report to approve the Draft Submission plan on 4 April 2017. The Draft Submission Rushmoor Local Plan includes an Affordable Housing Policy based on a new Strategic Housing Market Assessment and new Whole Plan Viability Study, and is therefore based on up to date evidence. The Affordable Housing Policy LN2 will be considered at the Local Plan Member Steering Group on 22 March 2017 and the draft policy wording includes the phrase: "*subject to site viability*".
- 2.4 To maximise affordable housing delivery, the Draft Submission Local Plan policy clearly sets out that any planning application that does not meet policy requirements must be supported by evidence explaining the viability of the development. The Draft Submission Local Plan states in the supporting text: "*Where schemes do not meet the policy requirements the Council will require applicants to submit an open book viability*".

assessment, as part of the planning application submission, and this will be made available in the public domain. This will improve the review of evidence submitted and provide for transparency. In such cases, the Council will commission an independent review of the viability study, the cost of which should be met by the applicant. Such proposals will only be acceptable where the viability case is supported by the independent review and accepted by the Council.” This approach will ensure viability evidence is tested robustly.

3. AFFORDABLE HOUSING VIABILITY

- 3.1 Local Plan policies are required to be consistent with Government Policy as set out in the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG), unless evidence is provided to demonstrate that local circumstances justify an alternative approach. However, there are a number of key principles which all Local Plans reflect and one of these is the delivery of sustainable development. NPPF sets out: *“Pursing sustainable development requires careful attention to viability and costs in plan-making and decision-taking.”* (NPPF Paragraph 173)
- 3.2 It is therefore a key principle of Government policy that Local Plan policies should not threaten the viability, and thus delivery, of development. In particular, the NPPF sets out that plans should be deliverable and that the sites and scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened.
- 3.3 The Government principle of protecting development viability is referred to explicitly in relation to affordable housing in the NPPG: *“Where local planning authorities are requiring affordable housing obligations or tariff style contributions to infrastructure, they should be flexible in their requirements. Their policy should be clear that such planning obligations will take into account specific site circumstances.”* (NPPG, paragraph 006 Ref ID:23b-006-20140306)
- 3.4 Government Policy is therefore absolutely clear that local plan policies must take account of the viability impacts of affordable housing requirements. Hence any local plan affordable housing policy not taking viability into account would be found unsound. In preparing local plans, the key is to secure a sound affordable housing policy in order to require developments to provide affordable housing within the parameters set by national policy.
- 3.5 As set out in section 2 of this report, the Local Plan affordable housing policies (Core Strategy and Draft Submission) are underpinned by recent evidence of the viability of development, and this is used to inform the percentage of affordable housing sought. However, this viability evidence does not take account of site specific circumstances, and so in order to meet the Government policy requirement to do so, the affordable housing policy must be flexibly worded. This is reflected by the policy wording “subject to site viability”.

- 3.6 The NPPG approach to viability applies also to decision-taking. It sets out that: *"...decisions must be underpinned by an understanding of viability, ensuring realistic decisions are made to support development and promote economic growth. Where the viability of a development is in question, local planning authorities should look to be flexible in applying policy requirements wherever possible."* (NPPG paragraph 001 Ref ID: 10-001-20140306)
- 3.7 National Planning Policy Guidance (NPPG) provides further information on how the viability of planning obligations should be considered in decision-taking. *"Where an applicant is able to demonstrate to the satisfaction of the local planning authority that the planning obligation would cause the development to be unviable, the local planning authority should be flexible in seeking planning obligations. This is particularly relevant for affordable housing contributions which are often the largest single item sought on housing developments. These contributions should not be sought without regard to individual scheme viability."* (NPPG paragraph 019 Ref ID:10-019-20140306)
- 3.8 The approaches of other Local Plans in relation to affordable housing viability have also been examined. We have undertaken a review of 14 recently adopted local plans. All these plans refer to the viability of affordable housing delivery and acknowledge the importance of ensuring developments are economically viable. There is not a single recently adopted local plan which does not refer to affordable housing viability.

4. CONCLUSIONS

- 4.1 Government Policy explicitly states that local plan affordable housing policy must take account of viability. To fail to take account of viability issues in the local plan policy, or in decision-making, is contrary to Government Policy, and could lead to the new Local Plan being found unsound at examination, or to planning decisions being overturned on appeal with the associated possibility of costs being awarded against the Council.

Keith Holland
Head of Planning

BACKGROUND DOCUMENTS:

Adopted Rushmoor Plan Core Strategy
Strategic Housing Market Assessment (2016)

CONTACT DETAILS:

Report Author – Jane Reeves jane.reeves@rushmoor.gov.uk 01252 398733
Head of Service – Keith Holland keith.holland@rushmoor.gov.uk 01252 398790

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 15

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

Section B – For the NOTING of any Petitions – Pages 15 to 16

Section C – Items for DETERMINATION – Pages 17 to 94

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 95 to 112

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.

	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>An extension of time for the consideration of the application until 31 May 2017 has been agreed. Amended plans are being prepared by the applicants seeking to address issues raised by consultees relating to the internal layout design of the proposed development. It remains too early to present this application to Committee.</p>
2	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>

		The Council has recently agreed to an extension of time for the determination of this application until 20 June 2017 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.
3	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>
4	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>Some statutory consultation responses in respect of this application have yet to be received. The applicants are currently seeking to address comments made by the Highways Authority. It is therefore too early to present this application to Committee.</p>

Section B

Petitions

Item	Reference	Description and address
	17/00118/FUL	<p>Conversion of 3-bedroom house (Use Class C3) into a 5-bedroom house in multiple occupation (Use Class C4)</p> <p>8 High View Road, Farnborough</p>

		<p>A petition has been received containing 35 signatures, objecting to the proposal on the following grounds;</p> <ul style="list-style-type: none">• There is insufficient parking to service the developed property;• The road is highly congested and the Local Fire service had significant issues access a recent fire. The proposal will exacerbate existing highway issues;• A densely populated HMO will be detrimental to local noise levels.
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The information, recommendations and advice contained in this report are correct as at the date of preparation, which is more than two weeks in advance of the Committee meeting. Because of these time constraints some reports may have been prepared in advance of the final date given for consultee responses or neighbour comment. Any changes or necessary updates to the report will be made orally at the Committee meeting.

Case Officer	David Stevens
Application No.	16/00905/FULPP
Date Valid	3rd November 2016
Expiry date of consultations	5th December 2016
Proposal	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
Address	Proposed Residential Development Wellington Centre Aldershot
Ward	Wellington
Applicant	London And Cambridge Investments Limited
Agent	D2 Planning
Recommendation	GRANT subject to completion of s106 Obligation.

Description

This application relates to the erection of extensions using the roof/airspace above parts of the Wellington Centre in Aldershot Town Centre. The Centre has elevations directly fronting Victoria Road to the south; and, apart from pedestrian entrances, is set behind other buildings on Union Street and Wellington Street to the north and east. Victoria House is a multi-storey office block located within the Centre complex, rising some 7-storeys above the main Centre roof level. This is adjoined to the west by a 13-level multi-storey car park, with vehicular access from Victoria Road. The Centre abuts Cross Street to the west, where there is a service entrance. The proposal comprises two parts:-

- (a) Erection of a support deck above the existing car parking level of the Boots store fronting Victoria Road, including build-outs of the deck over the multi-storey car park access and the Boots store Victoria Road street entrance, onto which would be added two-storey residential blocks; and
- (b) Erection of a new separating support deck above the top deck of the multi-storey car

park with a two-storey extension above to provide further residential units.

The proposals would provide a total of 43 flats, comprising 15 x 1-bedroom, 25 x 2-bedroom and 3 x 3-bedroom units.

Three core towers on the exterior of the Centre complex would provide lifts and staircase access to the proposed new flats from street level, independent of the Centre mall. Core 1 would be on the Victoria frontage at the south-west corner of Victoria House and would serve the proposed flats above the Boots store. Core 2 would stand at the west end of the multi-storey car park in Cross Street and would serve the proposed flats above the car park. Core 3 would extend an existing core near the north-east corner of the multi-storey car park and would provide a secondary pedestrian route and means of escape into the service area below.

43 parking spaces would be allocated to the occupiers of the proposed flats at ratio of 1 space per dwelling unit. Most of these spaces (36) are on the top deck (Level 13) of the multi-storey car park, with the remaining 7 at service deck level. Vehicular access to the development would be via the existing entrance to the Centre. The proposals would involve the re-allocation of some parking spaces currently available to the public for the use of residents. There would also be the loss of some private permit parking spaces currently allocated to occupiers of the Victoria House offices.

The proposed development would have a modern design emulating features of adjoining and nearby buildings. The design seeks to integrate the proposed new development with the existing Centre buildings, in part by adding additional interest and complexity to the elevations, but also by 'wrapping' portions of the elevations of the multi-storey car park with new finishes. A mixture of external materials are proposed including facing brickwork to match that used in the Centre buildings, together with painted render, metal and fibre-cement cladding, glass and metal balcony balustrades, mesh privacy screens, metal-framed double-glazed windows, timber cladding, textured paint to change the finished appearance of sections of the existing building elevations, and timber doors. The proposed roofs would be flat and are shown to comprise 'green' roofing. The plans indicate that concealed solar panels would be fitted on the roof.

Each flat would have a balcony or a terrace area providing some private amenity space. The design provides space for some landscape planting in raised beds to soften the appearance of the proposed development, including adjoining the Victoria House entrance on Victoria Road. The office block is also shown provided with an entrance canopy structure.

The application is accompanied by a Design & Access Statement, Planning Statement, Transport Statement, Economic Viability Appraisal Report, Air Quality Assessment, Planning Noise Report, Drainage Statement, Energy (Sustainability) Statement, Protected Species Assessment Report, and a statement of Community Engagement.

The applicant is preparing a s106 Planning Obligation to secure Special Protection Area, Transport and Public Open Space financial contributions, together with financial viability re-appraisal and overage clauses in the event that the completion of the development once implemented is protracted.

The Council formally confirmed in December 2016 that the current proposals did not require an Environmental Impact Assessment; 16/00930/SCREEN refers.

Consultee Responses

Transportation Strategy Officer	No highway objections: Subject to a Transport Contribution of £134,560 being secured; and satisfactory details being provided of sight lines at the multi storey car park entrance/ exit.
Environmental Health	No objection subject to conditions and informatives.
Parks Development Officer	No objections subject to a Public Open Space contribution of £43,362.75 being secured.
Community - Contracts Manager	Comment : Proposed residential bin store location appears to be accessible and sufficient in size. The number of necessary bins is correct. However we strongly advise against the proposed installation of a refuse-disposal chute. Such solution requires a caretaker on site to rotate the bins and deal with any blockage of the rubbish chute.
Ecologist Officer	No objections subject to the recommendations in the submitted ecology report being implemented.
Planning Policy	<p>Objection : Following pre-application engagement, the proposals relating to the Wellington Centre multi-storey car park have reduced modestly in scale to 2-storeys rather than 3-storeys of residential accommodation as a podium-style development atop the existing frame of the multi-storey car park. In order to support this development, a new residential core is proposed on the western side of the car park with pedestrian access from ground floor on Cross Street. This element of the scheme has also been reduced in mass following pre-application engagement and the variation in material treatment goes some way to lessening the visual impact. These points are appropriately covered in the supporting Design and Access Statement.</p> <p>However, there remain concerns that the bulk and massing of the proposed development by virtue of its location above the multi-storey car park will be detrimental to views into and around the town centre due to its visual prominence, particularly when sighted from Frederick Street in an immediate context and from wider views across the town centre. The proposed core, albeit reduced in scale/massing remains visually dominant from the pedestrianised Union Street/Cross Street and overbearing in appearance.</p> <p>Whilst it is acknowledged that a larger block does adjoin the site in question (Victoria House), Planning Policy considers this as being out of keeping with the townscape setting. It does not amount to, or provide appropriate justification for, a desirable precedent for further development in either scale or design.</p>

Given its orientation, the development will also dominate wider vistas of the town, in particular the view from Hospital Hill when approaching the town centre from the north. The existing multi-storey car park is considered detrimental to the appearance of the wider townscape and whilst it is noted that the applicant has engaged with the Council seeking to address the facades in a comprehensive manner with a number of revisions, this does not overcome concerns outlined above in respect of the appropriateness of scale to the established townscape.

On the basis of the above observations, Planning Policy raises concerns in relation to the proposed scheme. It is not considered to add to the overall quality of the area or respond to the local character as required by the NPPF, Policies SP3 and CP2 of the Core Strategy. It does not respond to the distinctive character established by building forms and local character and fails to respect the existing skyline as recommended by the NPPG and required by policy ENV16 of the RLPR. Whilst not within a Conservation Area, it is considered that Victoria Road offers an important view (as set out in the Aldershot Prospectus) towards the Aldershot West Conservation Area, the focal point of which is the Former Methodist Church tower. The height/scale of this aspect of the proposed development has the potential to diminish this view and detract from an important built feature within the town contrary to Policy ENV37 of the RLPR.

Natural England	No objections subject to an appropriate Special Protection Area mitigation and avoidance financial contribution being secured with a s106 Planning Obligation. Standing advice to be applied in respect of any site specific impact on protected species.
Hants & I.O.W Wildlife Trust	No comments received during the consultation period, thereby presumed to have no objections.
Environment Agency	No comments received during the consultation period, thereby presumed to have no objections.
Thames Water	No objections.
Lead Local Flood Authorities	More information required concerning the proposals for surface water drainage of the site.
Crime Prevention Design Advisor	No comments received during the consultation period, thereby presumed to have no objections.
Hampshire Fire & Rescue Service	No objections, but provides generic fire safety precautions advice.
Estates Officer	No planning objections.

Neighbours notified

In addition to posting a site notice and press advertisement, 141 individual letters of notification were sent to properties in The Wellington Centre, Victoria House, Union Street, Cross Street, Union Terrace, Frederick Street and Victoria Road, including all properties opposite and adjoining the application site.

Neighbour comments

A total of seven representations have been received from Aldershot Civic Society, Cllr Roberts; and the occupiers of 1 York Crescent (x2), 22 Lysons Road (x2), 17 Cargate Avenue, and the offices on the 2nd Floor Victoria House.

Whilst generally acknowledging that there is a need for regeneration and more housing in the town centre, the following objections are raised:-

- (a) Adverse visual impact: Unacceptable design or appearance or visual harm. The proposed development would be ugly in appearance – no attempt has been made to create a modern and striking development that would enhance the town centre. The design is architecturally old-fashioned. Lack of ambition. Would make the existing buildings even taller and more of an eyesore. The proposed scheme would detract from the existing architectural qualities rather than building on them. It will be visible from most parts of the town, adversely affecting vistas, notably that from Elms Road to the south.
- (b) Unacceptable size, layout or density. Large and unattractive block. Would be very imposing. Would provide a landmark mistake to ruin Aldershot's future for generations. It would not be accepted in Farnham.
- (c) The proposals would have a significant detrimental impact on the Victorian town centre. It is totally lacking in sympathy with the town's Victorian character.
- (d) The scheme does not provide affordable housing in accordance with the requirements of Core Strategy Policy CP6. Affordable housing is badly needed in Aldershot and a scheme that would be so visually damaging to the town should be required to give something back to the town in recompense. Other s106 contributions should be sacrificed in order to make provision of affordable housing more viable and possible. Objection is maintained until independent economic analysis has been undertaken [Officer Note: the Council has commissioned (at the applicant's expense) an independent assessment of the applicant's Economic Viability Appraisal Report as submitted with the application : the results are reported in the Commentary section of this report].
- (e) The scheme will surely become poorly respected in the future.
- (f) The proposed scheme touches one corner of the Aldershot West Conservation Area and, as such, must be of high quality design and make a positive contribution to the town.
- (g) Impact upon the continued operation of the retail sector in the town during the construction period [Officer Note: the likely various impacts of a development during the construction period are not matters that can be taken into account in determining planning applications].
- (h) Loss of parking spaces.

More detailed comments are made by an occupier of No.22 Lysons Road criticising the architectural design of the scheme, which is considered to fail this important town centre location on a number of counts as follows:-

- (i) The D&A statement says: "articulated façade to minimise impact on Victoria Road": Surely the proposed 'articulation' has a strong impact on the streetscape of Victoria Road. The blocky and squat architectural style, range of materials entirely out of keeping, 'vertical framed elements' completely out of character and with disregard for either the style of the existing building or the Victorian detail and articulation of nearby facades would all constitute serious damage to the townscape should this be granted planning permission.
- (j) Due to provision of new cores there will be an unacceptable net loss of public realm onto Victoria Road and Union Street.
- (k) The height, volume and massing of the scheme is unacceptable. The top of the existing building is already visible from a number of angles and locations as you move around the town centre, and with the proposed height it will become an even larger, more overbearing volume in the centre of the town. The scale and massing has no relation to a human scale, and the proposed bulky additions to the existing buildings will create an unacceptably large bulk in the form of a hodge-podge of boxes for living on top of a car park.
- (l) The existing 'plinth' onto Victoria Road is proposed "modified and extended to give a simple and uniformed look". It is completely unclear how this adds any value whatsoever to the scheme or streetscape, as the existing building has brick articulation that at least adds visual interest and ties it in with the style of the building.
- (m) This scheme will not stand the test of time. It will look terrible in 10-15-20 years' time, when the design approach will appear outdated and banal.

Only one of the representations received is from a resident of a residential block near the application site. The office occupiers of the 2nd Floor of Victoria House raise objections on grounds of (n) the noise and disruption whilst works take place; and (o) the potential impact on light and privacy to our office.

Councillor Roberts indicates that (a) although initially having strong concerns about the scale and visual impact of the proposals, it is now considered that the proposed external design is acceptable compromise; (b) no comments are made in respect of the proposed parking provision; (c) in terms of the affordable housing issue, the financial equation unfortunately does not stack up with this development and, accordingly the Council will have to accept a significant commuted sum instead that should not be a precedent for other schemes [Officer Note: the proposals, supported by an independently assessed Viability Appraisal, do not propose the provision of any affordable housing whether by actual provision of units within the scheme, or by a financial contribution to off-site affordable housing schemes elsewhere]; and (d) it is pleasing that the applicants are going to continue to be owners and investors in Aldershot rather than some other developers who are merely looking for profit before moving on.

Policy and determining issues

The site is located within the town centre area of Aldershot. It is not within or immediately adjoining a Conservation Area or adjoining a Listed Building.

Adopted Rushmoor Core Strategy (October 2011) Policies SS1 (Spatial Strategy), SP3 (Aldershot Town Centre), 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), CP8 (supporting economic development), CP10 (Infrastructure Provision), CP11 (Green Infrastructure Network), CP12 (Open Space, Sport and Recreation), CP13 (Thames Basin

Heaths Special Protection Area), CP15 (Biodiversity), CP16 (Reducing and Managing Travel Demand), and CP17 (Investing in Transport) are relevant to the consideration of the current proposals.

Whilst the Core Strategy has introduced a number of new policies that replace specific Local Plan policies, a number of Local Plan policies continue to be 'saved' and remain in use. In this respect, saved Local Plan Policies ATC1 (Aldershot town centre), ENV16 (general development criteria), ENV21 & 22 (access for people with disabilities), ENV26 (development adjoining and affecting the setting of Listed Buildings), ENV35 (development affecting views into or out of Conservation Areas), ENV41-44 (surface water run-off), OR4 & OR4.1 (public open space), TR10 (general highways criteria), and H14 (amenity space) are relevant to the consideration of this application.

The Council's adopted "Aldershot Town Centre Prospectus" Supplementary Planning Document (SPD) (January 2016) is relevant to the current application in setting out a vision for the future of Aldershot. The Council's other adopted SPDs on 'Housing Density and Design' (May 2006), 'Transport Contributions' (April 2008), 'Car and Cycle Parking Standards' (2012), "Housing Density & Design' (2006), the Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy (as updated February 2012); and the advice contained in the National Planning Policy Framework and Planning Practice Guidance are also relevant.

The main determining issues are considered to be:-

1. Principle of development;
2. The visual impact on the character and appearance of the area;
3. Heritage impact;
4. The impact on neighbours;
5. The living environment created;
6. Impact on wildlife;
7. Highway considerations;
8. Affordable housing;
9. Drainage issues;
10. Renewable energy and sustainability;
11. Access for People with Disabilities; and
12. Public open space.

Commentary

1. Principle -

The National Planning Policy Framework (NPPF) advises that the purpose of the planning system is to contribute to the achievement of sustainable development. There are three dimensions to sustainable development: economic, social and environmental. These roles are defined as

"contributing to building a strong, responsive and competitive economy by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and co-ordinating development requirements including the provision of infrastructure;

supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality

built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and

contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy."

The NPPF also advises that these roles should not be taken in isolation because they are mutually dependent, and the planning system should play an active role in guiding development to sustainable locations. Furthermore, it also advises that housing applications should be considered in the context of the presumption in favour of sustainable development to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities.

The proposals seek to make more efficient use of existing property within Aldershot town centre by using the air-space above existing buildings. The proposed development is clearly seeking to make more efficient use of previously developed land, which, within reason, continues to be a clear objective of both Government planning guidance in the NPPF and local planning policy. This approach is also acknowledged in the Council's "Housing Density and Design" SPD.

The key objective for Aldershot town centre in the Core Strategy is to consolidate and improve its viability and vitality; including through the provision of new residential development. Policy SP3 sets out a proactive approach to further revitalisation of the town centre area concentrating on development for retail, leisure, entertainment, cultural and other town centre uses, focus on bringing existing vacant units back into active use and support for diversification of town centre uses outside the primary shopping area, encouraging the development of the evening economy by supporting a new cinema, family restaurants, cafes and bars and to support the development of good quality housing that contributes to the vitality of the town centre.

Policy SP3 is supported by the adopted Aldershot Town Centre Prospectus SPD, which sets out a strategy for revitalising the town centre and surrounding areas, based on objectives for improvements linked to key development areas and opportunities for public realm enhancements. The application site is central the main areas examined by the Prospectus, although there are no specific proposals identified for the application site in the SPD. Nevertheless it is considered that the proposals follow the basic balance of objectives set out in the SPD.

In the circumstances, having taken into account Core Strategy policies it is considered that the proposals are acceptable in principle (subject to all usual development control issues being satisfactorily resolved in detail) since the proposals are in line with Government objectives and the overall objectives of the Council's own adopted planning policies.

2. Visual Impact –

The site is not located within a Conservation Area nor directly adjoining Listed Buildings. The appropriate test for the consideration of impact upon the character and appearance of the area is therefore whether or not the proposed development would cause material harm to the visual character and appearance of the area as a whole; and whether it does this to such an extent that this would justify and sustain the refusal of planning permission. In this respect, it

is necessary to consider the visual harm likely to be caused by the proposed development over and above any harm already considered to be caused by the existing Wellington Centre. Indeed, it is noted that the general opinion appears to be that the existing Wellington Centre complex has a poor appearance and gives Aldershot a poor image. Whilst it is also clear from the representations that there are aspirations for Aldershot to attract high quality regeneration schemes, the Council must objectively consider the planning merits or otherwise of the scheme that is submitted with the planning application. Planning permission cannot be refused simply because it is considered that a 'better' scheme would be preferred.

The vicinity has a mixed urban character typical of a town centre, with a variety of land uses and buildings of different types, ages, conventional external materials and extensions and alterations. In this overall context, the existing Wellington Centre complex is a relatively modern design built in the 1970s and is not untypical of many town centre shopping centre developments. Despite its age, the Wellington Centre buildings appear to be in a good state of repair and decoration.

Due to its size, height and central town centre location, the Wellington Centre complex is readily visible from a variety of short, medium and long-distance publicly accessible vantage points from most directions within and beyond the town centre. Specific views in this respect have been identified in the representations as being along Victoria Road, from Cross Street and Frederick Street, and from Hospital Hill. The existing complex is widely visible, notably including even from the A31 road near Runfold, from where it is evident that the entire Aldershot town centre area has an elevated position in the wider landscape. The Wellington Centre is seen by many people daily and the rooftop element of the proposed development would also be similarly readily visible. The element of the scheme above Boots would be less visible, principally from within the immediate town centre area. The visual impact of the Boots element of the proposed development, although significant in the context of the street scene in the vicinity in Victoria Road, is therefore not considered to have an impact on medium and longer distance views.

Respondents and consultees have suggested the height, mass and bulk of the proposals are unacceptable given the substantial visual prominence of the Wellington Centre complex. The respondents consider the proposals to be unattractive and poorly designed, to fail to enhance the overall quality of town centre architecture, and to be unsympathetic to the locally distinctive Victorian heritage and buildings of the town. Other concerns expressed are of a more aspirational nature, suggesting the scheme lacks ambition, and would not further the Council's objectives to regenerate of the town centre. Further comments focus on the legacy of the proposals, expressing concern about the projection of the image of Aldershot Town Centre in the future; the undesirable precedent or exemplar the scheme would set for any future regeneration proposals for the town centre of inappropriate height and scale; that the proposals would not stand the test of time well; and the scheme would be a further 'landmark mistake' that, once made, would remain in place for many years to come to the detriment of the town.

In considering this proposal the Council must balance its statutory duty to consider the planning application on its merits against the aspirations of policies which seek to encourage regeneration. In doing so a realistic view must be taken of the prospects and financial realities of attracting investment.

In this case the original schemes discussed at the pre-application stage were significantly taller and contained a larger number of dwelling units than that now under consideration. The scheme has been significantly reduced to seek to address visual impact concerns and this has had implications for its financial viability.

The design of the proposed building has been criticised in some objections for not seeking to reflect the Victorian heritage of the town. However, since the character and appearance of the area is mixed, it is not considered that the existing 1970's shopping centre could be successfully extended using a design following a 'Victorian' theme. Efforts have been made to better integrate the scheme with the car park building below through elevation changes. The proposed external materials would be sympathetic and appropriate to the proposed design.

It is considered that the proposal would not cause sufficient visual harm to justify refusal of planning permission on that ground.

3. Heritage Impact –

The site does not physically adjoin the boundary of the Aldershot West Conservation Area, the nearest section being on the west side of the Cross Street/Upper Union Terrace junction opposite the existing service entrance for the Wellington Centre. The nearest section of the Conservation Area comprises the rear of properties fronting Union Street and Grosvenor Road. It is not considered that the character and appearance of this area would be significantly altered as a result of the proposed development, given that this area is already dominated by the existing mass and bulk of the Wellington Centre. The proposed development is considered unlikely to be readily visible from the adjoining streets within the Conservation Area due to the relative narrowness of these streets and the height of the adjoining buildings. Whilst concern is specifically expressed about the impact on views from the Conservation Area down Victoria Road, the proposed development is not considered to impinge significantly into these views since it is located above and beyond street level. The proposed development would not therefore cause material harm to the special character or appearance of the Aldershot West Conservation Area.

The town centre contains a number of Listed buildings, none of which adjoin the application site. The nearest is the former Methodist Church at the junction of Grosvenor Road with Victoria Road and Queens Road, approximately 100 metres to the west. Given the degree of separation involved, it is not considered that the proposed development would have any material negative impact upon the setting of nearby heritage assets.

4. Impact on neighbours -

The application site has a variety of different neighbours, most are located on the opposite sides of streets adjoining the site. To the north are residential flats and ancillary offices/storerooms above shop units fronting Union Street. To the east are offices in Victoria House. To the south are shops and upper floor offices in a three-storey block at 149-155 Victoria Road. Russell Court, on the corner of Victoria Road and Frederick Street, is a relatively recent 4-storey development comprising ground floor shop units below residential flats. Nos.139-147 Victoria Road to the east of the junction of Victoria Road with Heathland Street are two-storey terraced properties comprising ground floor commercial use, some of which have some residential accommodation above. To the west on the opposite side of Cross Street, are ground floor commercial properties and some vacant upper floor offices at Nos.182-192 Victoria Road and a takeaway hot food shop at No.3 Cross Street. Due to a combination of the design, orientation and degree of separation it is not considered that any nearby residential properties would be subject to a material or harmful loss of privacy. Neighbouring flats to the north of the application site would not be affected by loss of light or outlook as a result of the proposed to the extent that refusal of planning permission would be justified. The resulting relationships would be conventional and typical of an urban

environment such as this.

The office occupiers of the 2nd Floor of Victoria House have objected to the loss of light and privacy arising from the proposed development specifically in respect of the impact of the east end of the element of the scheme above the Boots store. It is not considered that the impact of loss of light and privacy to these office premises would be so significant and undue as to justify refusal of planning permission. The scheme is designed to minimise windows facing directly towards Victoria House and a mesh privacy screen is also proposed to prevent any loss of privacy.

The demolition and construction phases of the proposed development have the potential to cause significant noise, vibration and dust emissions which could impact on the amenities of existing nearby residential properties. Environmental Health have therefore recommended that a Demolition and Construction Method Statement be submitted prior to ground works commencing setting out measures to be employed to minimise noise, vibration, dust and other emissions from the site. Notwithstanding the objection from the office occupiers of the 2nd Floor of Victoria House in terms of construction phase impact, such impacts cannot be taken into account in the consideration of planning applications.

5. The living environment created –

The proposal would provide 43 new dwellings of acceptable size and internal accommodation. Although the proposed flats would have limited external amenity space, this is not unusual for flats in town centre and central urban locations. All the flats would be provided with balconies or terrace areas.

The proposed residential development would be affected by noise from road traffic, external plant, and from nearby properties. A submitted Noise Report has investigated the existing noise environment and specified the level of acoustic performance necessary for each element of the proposed building façade, to provide a satisfactory internal noise environment within the proposed new flats. Glazing and ventilation specifications have been recommended separately for the units to be located above Boots and the car park in recognition of the fact that the proposed residential units above Boots would be affected to a greater extent by road traffic noise. There remain concerns about the impact of amplified entertainment noise emanating from the nearby Queen Victoria public house, since it is considered that the submitted Noise Report may not have recorded a representative sample of noise emissions from this source. The Head of Environmental Health & Housing raises no objections subject to the imposition of a condition to require the post-completion acoustic performance testing of the likely affected units.

The submitted Air Quality Assessment has determined that concentrations of nitrogen dioxide and particulates, in the vicinity of the proposed development, are well within air quality targets, and that the impact of emissions from vehicles using the existing carparks will not be significant. In addition, the design incorporates a separating slab/wall between the existing car park and the new residential units which will provide a significant barrier to noise and air/fume flow. Environmental Health are therefore satisfied that future occupants will not be adversely affected by poor air quality.

The internal layout and amenity space provision of a development is a functional matter between a developer and his client and is to some extent covered by the Building Regulations. It is therefore a matter for prospective occupiers to decide whether they choose to live in the proposed development. Subject to appropriately-worded conditions, it is considered that the living environment created would be acceptable in planning terms.

6. Impact on Wildlife -

The Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy is in place. This comprises two elements. Firstly the provision of Suitable Alternative Natural Greenspace (SANG) at Rowhill Copse in order to divert additional recreational pressure away from the Thames Basin Heaths Special Protection Area (TBHSPA); and secondly the provision of a range of Strategic Access Management and Monitoring Measures to avoid displacing visitors from one part of the TBHSPA to another and to minimize the impact of visitors on the TBHSPA. The proposal meets the criteria against which requests to allocate capacity at the Rowhill Copse SANG will be considered. In accordance with the strategy, the applicant has agreed to make a financial contribution of £215,618.00 to provide and maintain the SANG at Rowhill Copse that is to be secured by way of a s106 planning obligation. Natural England raises no objection to proposals for new residential development in the form of Standing Advice provided that it is in accordance with the above strategy. Subject to the necessary s106 Agreement being completed in this respect, the proposal is therefore considered to have an acceptable impact on the Thames Basin Heaths Special Protection Area and to comply with the requirements of Core Strategy Policies CP11 and CP13.

The Ecology Report submitted with the application concludes that the application property has very limited ecological potential and the Council's Ecology & Biodiversity Officer concurs.

7. Highways considerations -

The application is accompanied by a Transport Report examining the highway implications of the proposed development compared with the existing situation. The site is highly accessible by all modes of transport and Aldershot town centre is well served by public transport in the form of both buses and trains, and is supported by a good pedestrian network. There are bus stops in the vicinity providing access to regular bus services from Aldershot to Farnborough and to Camberley. The Centre has a substantial multi-storey car park where the upper levels in particular are not fully used.

(a) Parking -

43 spaces are to be allocated to the occupiers of proposed residential development at ratio of 1 space per dwelling unit. This involves the re-arrangement and re-allocation of existing public and permit holder parking; such that 36 spaces (including 4 disabled bays) are provided on car park Level 13 from a re-arrangement of 38 existing standard public parking bays there (a net reduction of 2 spaces). The remaining 7 residents' parking spaces would be provided from a re-arrangement of existing parking spaces provided to permit holders at the Service Deck Level. Although some new spaces are created here, there would still be a net reduction of 4 permit parking spaces. The existing roof-top parking area over the Boots unit (Boots Parking Level) containing 42 spaces for permit holders would be re-arranged and 32 spaces retained, a net loss of 10 permit holder spaces arising from the need to provide structural support and servicing for the proposed new residential access deck and dwellings to be constructed above. A further 2 public parking spaces would be lost as a result of needing to provide pedestrian access into the proposed development from the adjoining car park levels, a single space each on Levels 6 and 8.

In summary, 40 existing car parking spaces would cease to be made available for public use mainly by allocation to residents of the proposed development : 36 spaces would be re-assigned to the occupiers of the proposed development on Level 13; with 2 spaces here also to be lost altogether due to creation of disabled parking bays from standard width bays. Also

one space each on Levels 6 and 8 also to be lost altogether. 14 permit holder spaces would be lost altogether : 10 above Boots and 4 at the Service Deck Level.

The submitted Transport Statement and observations of the use of the car park demonstrate that the upper levels are not well used. It is not considered that the reduction in the availability of parking spaces for public use and permit parking within the Centre would give rise to any material detriment.

It is considered that acceptable provision is made for bicycle parking on-site. Bin storage arrangements would also be acceptable.

Given the very accessible location the proposed level of parking is considered acceptable to meet the functional needs of the development in this sustainable location. This conclusion is supported by the Council's Transportation Strategy Officer.

(b) Traffic Generation -

The proposal involves the redevelopment of an existing commercial use that, although dormant, could currently be resumed without the need for planning permission. The Council's Transportation Strategy Officer has considered the likely traffic generation of the proposed development and calculated a Transport Contribution requirement of £134,560. Subject to this contribution being secured with the s106 Planning Obligation, it is considered that the traffic generation impacts of the proposed development would be satisfactorily addressed.

(c) Access/Egress Arrangements -

The proposed development would be served by the Wellington Centre's existing vehicular accesses. Subject to a satisfactory sight-line being demonstrated in respect of the proposed revised MSCP access into Victoria Road, these access arrangements are considered to be acceptable to serve the proposed development in terms of capacity.

It is considered that, subject to a planning condition concerning the car park access sight-line, the proposals are acceptable in highways terms and thereby acceptable having regard to Rushmoor Core Strategy Policies CP2 and CP16.

8. Affordable Housing –

Core Strategy Policy CP6 requires provision of 35% affordable housing with developments of 15 or more net dwellings **subject to site viability**. As such, provided that an applicant is able to demonstrate (and the Council independently verify) that the financial viability of the support cannot support some or all of the affordable housing requirement of the policy, the scheme would remain compliant with the policy. This approach, which is set out with adopted Core Strategy Policy CP6 is also fully in accordance with Government Planning Policy & Practice Guidance.

In this case, the applicants have stated that the proposed development is not financially viable if a requirement to provide affordable housing were to be included. Accordingly, to address the requirements of Policy CP6, the application is accompanied by a Viability Assessment carried out on behalf of the applicants making the case that the current proposals cannot sustain affordable housing provision on viability grounds. This submission has been assessed independently on behalf of the Council by DVS Property Specialists, the commercial arm of the District Valuer's Office. The conclusion of this report is that DVS concurs with the

applicant's Viability Assessment that the development cannot support the provision of affordable housing on viability grounds. In this respect the scheme is currently assessed as only yielding a developer profit of 11% where a 20% profit is considered appropriate reflecting the financial risks associated with the proposed development scheme. Furthermore, even if the Council were to waive the requirements for Transport and public open space contributions, this would only marginally increase developer profit to approximately 13%, still well below the 20% level that the developer would be entitled to before any affordable housing contribution could be justified.

As any planning permission granted on this site could take some time to build-out once implemented, DVS recommend that the development should be subject to a financial re-assessment clause to be secured by the s106 Planning Obligation. This would ensure that the applicant/developer does not benefit from any improvement in the market value of the scheme that could justify provision of affordable housing or an equivalent financial contribution in the event that completion of the proposed development were to be protracted.

Therefore, subject to this provision being secured with the s106 Planning Obligation, it is considered that the proposed development is fully compliant with the requirements of Policy CP6 and, furthermore, the Council's position is protected to re-examine project viability should it appear that economic conditions improve in the future whilst the scheme remains unfinished.

9. Sustainable Development and Renewable Energy -

Following the Royal Assent of the Deregulation Bill 2015 (on 26 March 2015) the Government's current policy position is that planning permissions should no longer be granted requiring or subject to conditions requiring compliance with any technical housing standards such as the Code for Sustainable Homes. This is other than for those areas (such as Rushmoor) where Councils have existing policies referring to the attainment of such standards. In the case of Rushmoor this means that we can still require energy performance in accordance with Code Level 4 as set out in policy CP3 of the Rushmoor Core Strategy. Such measures may be secured by way of condition and on this basis no objection is raised to the proposal in terms of Policy CP3.

10. Surface Water Drainage -

Core Strategy Policy CP4 requires all new buildings and the development of car parking and hard standings to incorporate Sustainable Drainage Systems (SUDS). The site is located on land at least risk of flooding and, as existing, the site is entirely hard-surfaced and reliant on off-site surface water drainage. The applicants indicate that a SUDS system would be incorporated into the development to control and reduce the amount of surface water draining from the site drainage on site including provision of a 'green' roof, however this statement lacks details. The Lead Local Flood Authority (Hampshire County Council) has, therefore, requested details and calculations from the applicants to demonstrate that the proposed scheme would be effective. The applicants are currently preparing the necessary information as required. Subject to the receipt of satisfactory information in this respect, it is considered that the requirements of Core Strategy Policy CP4 would be met.

11. Access for People with Disabilities –

The proposed residential development would be provided with lift access to all floors and disabled parking spaces are also shown to be provided within the scheme. It is considered that there is no reason why development would be unable to provide access for people with

disabilities in accordance with the Building Regulations. In the circumstances it is considered that adequate facilities would be provided for people with disabilities using the proposed development.

12. Public open space -

The Local Plan seeks to ensure that adequate open space provision is made to cater for future residents in connection with new residential developments. Core Strategy Policy CP10 and saved Local Plan Policies OR4 and OR4.1 allow provision to be made on the site, or in appropriate circumstances, a contribution to be made towards upgrading facilities nearby. The policy does not set a threshold of a particular number of dwellings or size of site above which the provision is required. The site is not big enough to accommodate anything other than the development proposed and any associated landscape planting.

This is a circumstance where a contribution (in this case £43,362.75 towards the off-site provision of public open space comprising landscaping, infrastructure and park furniture at Princes Gardens, Aldershot) secured by way of a planning obligation in the form of a Unilateral Undertaking would be appropriate. The applicant is seeking to submit a s106 Planning Obligation in the form of a Unilateral Undertaking in this respect to secure the necessary contribution. Accordingly, subject to the receipt of a satisfactory s106 Undertaking in this respect, the proposal is considered acceptable within the terms of Core Strategy Policies CP10, CP11 and CP12 and saved Local Plan Policy OR4.

Conclusions -

In conclusion it is considered that the proposal is acceptable in principle and, on balance, to have an acceptable impact on the character and appearance of the town centre and the Aldershot West Conservation Area. In these respects, it is necessary to weigh the regeneration benefit of the proposals against the visual impact that would arise. The proposals are considered to have no material harmful impact upon the setting of nearby Listed buildings, have no material and adverse impact on neighbours, and would provide an acceptable living environment. On the basis of the provision of a Transport Contribution, the proposed development is considered acceptable in highway terms. On the basis of the provision of a contribution towards the enhancement of existing public open space in the vicinity of the site, the proposals are considered to comply with the Council's policies concerning provision and enhancement of public open space. On the basis of the provision of a contribution towards the Rowhill Copse SPA mitigation and avoidance scheme, the proposals are considered to have no significant impact upon the nature conservation interest and objectives of the Thames Basin Heaths Special Protection Area. On the basis of the independent assessment of the submitted Economic Viability Appraisal Report, and subject to the re-appraisal should the implementation of the proposed development be protracted, it is considered that the proposals are compliant with the requirements of Core Strategy Policy CP6. The proposals are thereby considered acceptable having regard to Policies SS1, SP3, CP1, CP2, CP5, CP6, CP10, CP11, CP12, CP13, CP15, CP16, and CP17 of the Rushmoor Core Strategy; and saved Local Plan Policies ATC2, ENV16, ENV21 & 22, ENV26, ENV35, ENV41-43, TR10, OR4/OR4.1 and H14.

Full Recommendation

It is recommended that subject to:-

A. Satisfactory additional information concerning the proposed surface water drainage scheme for the site being received; and

B. the completion of a satisfactory Planning Obligation under Section 106 of the Town and Country Planning Act 1990 by 30 March 2017 to secure the following:-

- (a) A financial contribution of **£215,618.00** towards the maintenance of SPA avoidance and mitigation;
- (b) A **£134,560.00** Transport Contribution;
- (c) A **£43,362.75** Public Open Space Contribution; and
- (d) Financial viability re-assessment clauses in the event that the implementation and completion of the scheme is protracted and market conditions improve the value of the scheme

the Head of Planning in consultation with the Chairman be authorised to **GRANT** planning permission subject to the following conditions and informatives:-

However, in the event that a satisfactory s106 Agreement is not received by 30 March 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 Council's adopted 'Transport Contributions' SPD and Core Strategy Policies CP10, CP16 and CP17; does not make satisfactory provision for public open space in accordance with Core Strategy Policies CP10, CP11 and CP12 and saved Local Plan Policy OR4; 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.

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

Reason - As required by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, to reflect the objectives of the Council's Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy as amended July 2014 and to accord with the resolution of Rushmoor's Cabinet on 17 June 2014 in respect of Planning Report no PLN1420.

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

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

3. Notwithstanding any indication of materials which may have been given in the application, or in the absence of such information, no works shall start on site until a schedule and/or samples of all the materials and finishes for the development (including fenestration, roof eaves and soffits, rainwater goods and all elevational detailing) has been submitted to and approved in writing by the Local Planning Authority.

Reason - To ensure that the materials harmonise with the surrounding buildings and environment.

- 4 Notwithstanding any indication which may have been given in the application, or in the absence of such information, no works shall start on site until details and/or samples of all surfacing materials have been submitted to and approved in writing by the Local Planning Authority.

Reason - To secure a satisfactory appearance.

- 5 Before any construction works commence on site, details of all external lighting to be installed within the site and/or on the exterior of the building hereby permitted shall be submitted to and approved by the Local Planning Authority. The submitted details shall indicate the purpose/requirement for the lighting proposed and specify the intensity, spread of illumination and means of controlling the spread of illumination (where appropriate). The external lighting proposals as may subsequently be approved shall be implemented solely in accordance with the approved details and retained thereafter solely as such unless otherwise first agreed in writing by the Local Planning Authority. With the exception of lighting identified and agreed as being necessarily required solely for maintaining the security of the site/building during night-time hours, no other external lighting shall be used/operated during night-time hours (2300 to 0700 hours daily) unless otherwise first agreed in writing by the Local Planning Authority.

Reason - In the interests of the amenities of nearby residential properties; and to ensure that there is no unnecessary use of lighting at the site.

- 6 The dwelling units hereby permitted shall not be occupied until the parking spaces, bicycle storage and bin storage areas shown on the approved plans have been constructed, surfaced and made available to occupiers of the development. Thereafter these facilities shall be kept available at all times for their intended purposes as shown on the approved plans. Furthermore, the parking spaces shall not be used at any time for the parking/storage of boats, caravans or trailers.

Reason - For the avoidance of doubt and to ensure the provision, allocation and retention of adequate off-street car and bicycle parking, servicing, and bin storage within the development.

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

Reason - In the interests of visual amenity.

- 8 Prior to the first occupation of the flats hereby permitted, details for a communal aerial/satellite dish system shall be submitted to and approved in writing by the Local Planning Authority. The new flats hereby permitted shall not be occupied until the approved scheme has been installed and made operational.

Reason - In the interest of the visual amenity of the area by avoiding the unnecessary proliferation of aerial/satellite dish installations on the building.

- 9 Prior to the commencement of development and Construction Management Plan to be adopted for the duration of the construction period shall be submitted to and approved in writing by the Local Planning Authority. The details required in this respect shall include:

- (a) the provision to be made for the parking and turning on site of operatives and construction vehicles during construction and fitting out works;
- (b) the arrangements to be made for the delivery of all building and other materials to the site, including construction servicing/delivery routes;
- (c) the provision to be made for any storage of building and other materials on site;
- (d) measures to prevent mud from being deposited on the highway;
- (e) the programme for construction; and
- (f) the protective hoarding/enclosure of the site.

Such measures as may subsequently be approved shall be retained at all times as specified until all construction and fitting out works have been completed.

Reason - In the interests of the safety and convenience of adjoining and nearby residential properties and the safety and convenience of highway users.

- 10 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.

- 11 Prior to the first occupation of any of the dwellings hereby permitted, details of measures to achieve the energy performance standards in accordance with Code Level 4 of the Code for Sustainable Homes or equivalent for each of the dwellings hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. Such details as may be approved shall be implemented in full prior to the first occupation of the dwelling(s) to which they relate and retained in perpetuity.

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

- 12 Prior to first occupation of the development, the applicant is required to submit in writing to the Local Planning Authority the results of post-completion testing undertaken in bedrooms and living rooms of the flats, to demonstrate that the following design noise criteria will be achieved:
- (i) Noise Rating Curve NR25 in bedrooms – 2300 to 0700
 - (ii) Noise Rating Curve NR35 in all habitable rooms – 0700 to 2300
- (Note : noise rating curves should be measured as a 15 minute linear Leq at the octave band centre frequencies).
when amplified music is generated from the commercial and licensed premises in the vicinity.

Reason – In the interests of ensuring an acceptable living environment for potential occupiers of the proposed residential units.

INFORMATIVES

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

it is considered that the proposal is acceptable in principle and, on balance, to have an acceptable impact on the character and appearance of the town centre and the Aldershot West Conservation Area. The proposals are considered to have no material harmful impact upon the setting of nearby Listed buildings, have no material and adverse impact on neighbours, and would provide an acceptable living environment. On the basis of the provision of a Transport Contribution, the proposed development is considered acceptable in highway terms. On the basis of the provision of a contribution towards the enhancement of existing public open space in the vicinity of the site, the proposals are considered to comply with the Council's policies concerning provision and enhancement of public open space. On the basis of the provision of a contribution towards the Rowhill Copse SPA mitigation and avoidance scheme, the proposals are considered to have no significant impact upon the nature conservation interest and objectives of the Thames Basin Heaths Special Protection Area. On the basis of the independent assessment of the submitted Economic Viability Appraisal Report, and subject to the re-appraisal should the implementation of the proposed development be protracted, it is considered that the proposals are compliant with the requirements of Core Strategy Policy CP6. The proposals are thereby considered acceptable having regard to Policies SS1, SP3, CP1, CP2, CP5, CP6, CP10, CP11, CP12, CP13, CP15, CP16, and CP17 of the Rushmoor Core Strategy; and saved Local Plan Policies ATC2, ENV16, ENV21 & 22, ENV26, ENV35, ENV41-43, TR10, OR4/OR4.1 and H14.

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

- 2 INFORMATIVE - 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 - This permission is subject to a planning obligation under Section 106 of the Town and Country Planning Act 1990 (as amended).
- 4 INFORMATIVE - The applicant is recommended to achieve maximum energy efficiency and reduction of Carbon Dioxide emissions by:
 - a) ensuring the design and materials to be used in the construction of the building are consistent with these aims; and
 - b) using renewable energy sources for the production of electricity and heat using efficient and technologically advanced equipment.
- 5 INFORMATIVE - The planning permission hereby granted does not authorise the applicant, or his agents, to construct a new/altered access to, or other work within, the public highway. A separate consent for works within the highway must first be obtained from the highway authority who may be contacted at the following address:- Hampshire Highway Sub Unit, Council Offices, Farnborough Road, Farnborough, Hants. GU14 7JU.

- 6 INFORMATIVE - The applicant is advised to contact the Recycling and Waste Management Section at Rushmoor Borough Council on 01252 398164 with regard to providing bins for refuse and recycling. The bins should be:
 - 1) provided prior to the occupation of the properties;
 - 2) compatible with the Council's collection vehicles, colour scheme and specifications;
 - 3) appropriate for the number of occupants they serve;
 - 4) fit into the development's bin storage facilities.

- 7 INFORMATIVE - No materials produced as a result of site preparation, clearance, or development should be burnt on site. Please contact the Head of Environmental Health & Housing for advice.

- 8 INFORMATIVE - The applicant is advised that there may be a need to comply with the requirements of the Party Wall etc Act 1996 before starting works on site. The Party Wall etc Act is not enforced or administered by the Council but further information can be obtained from the Chief Building Control Officer.

- 9 INFORMATIVE - The applicant is advised that during the construction phase of the development measures should be employed to contain and minimise dust emissions, to prevent their escape from the development site onto adjoining properties. For further information, please contact the Head of Environmental Health.

- 10 INFORMATIVE - It is a legal requirement to notify Thames Water of any proposed connection to a public sewer. In many parts of its sewerage area, Thames Water provides separate public sewers for foul water and surface water. Within these areas a dwelling should have separate connections: a) to the public foul sewer to carry waste from toilets, sinks and washing machines, etc, and b) to public surface water sewer for rainwater from roofs and surface drains. Mis-connections can have serious effects: i) If a foul sewage outlet is connected to a public surface water sewer this may result in pollution of a watercourse. ii) If a surface water outlet is connected to a public foul sewer, when a separate surface water system or soakaway exists, this may cause overloading of the public foul sewer at times of heavy rain. This can lead to sewer flooding of properties within the locality. In both instances it is an offence to make the wrong connection. Thames Water can help identify the location of the nearest appropriate public sewer and can be contacted on 0845 850 2777.

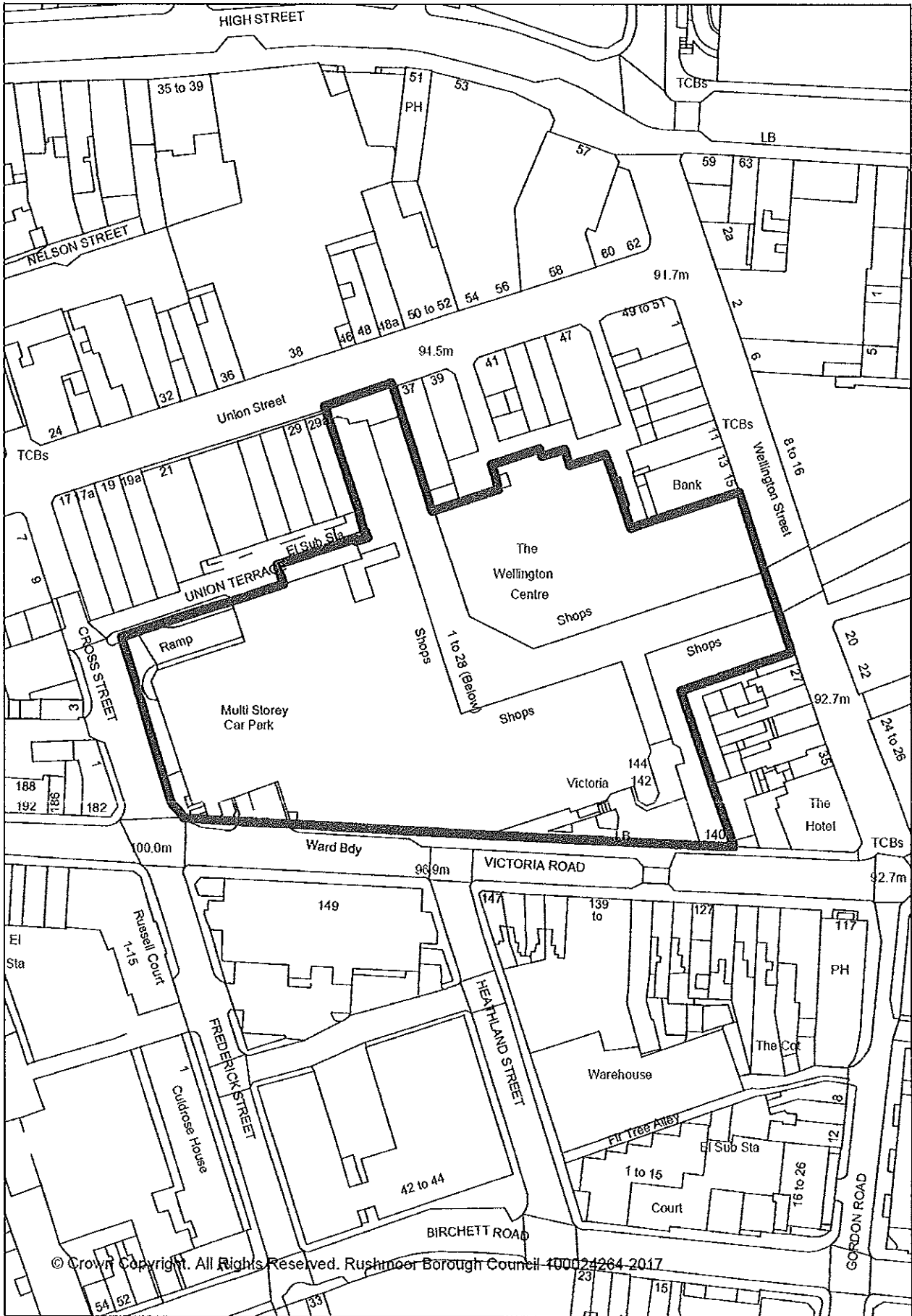
- 11 INFORMATIVE - In the UK all species of bats are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and under Schedule 2 of the conservation (Natural Habitats & c) Regulations 2004. Other species are also subject to statutory protection. The grant of planning permission does not supersede the requirements of this legislation and any unauthorised works would constitute an offence. If bats or signs of bats, or any other protected species, are encountered at any point during development then all works must stop immediately and local Natural England office and Rushmoor Borough Council must be informed.

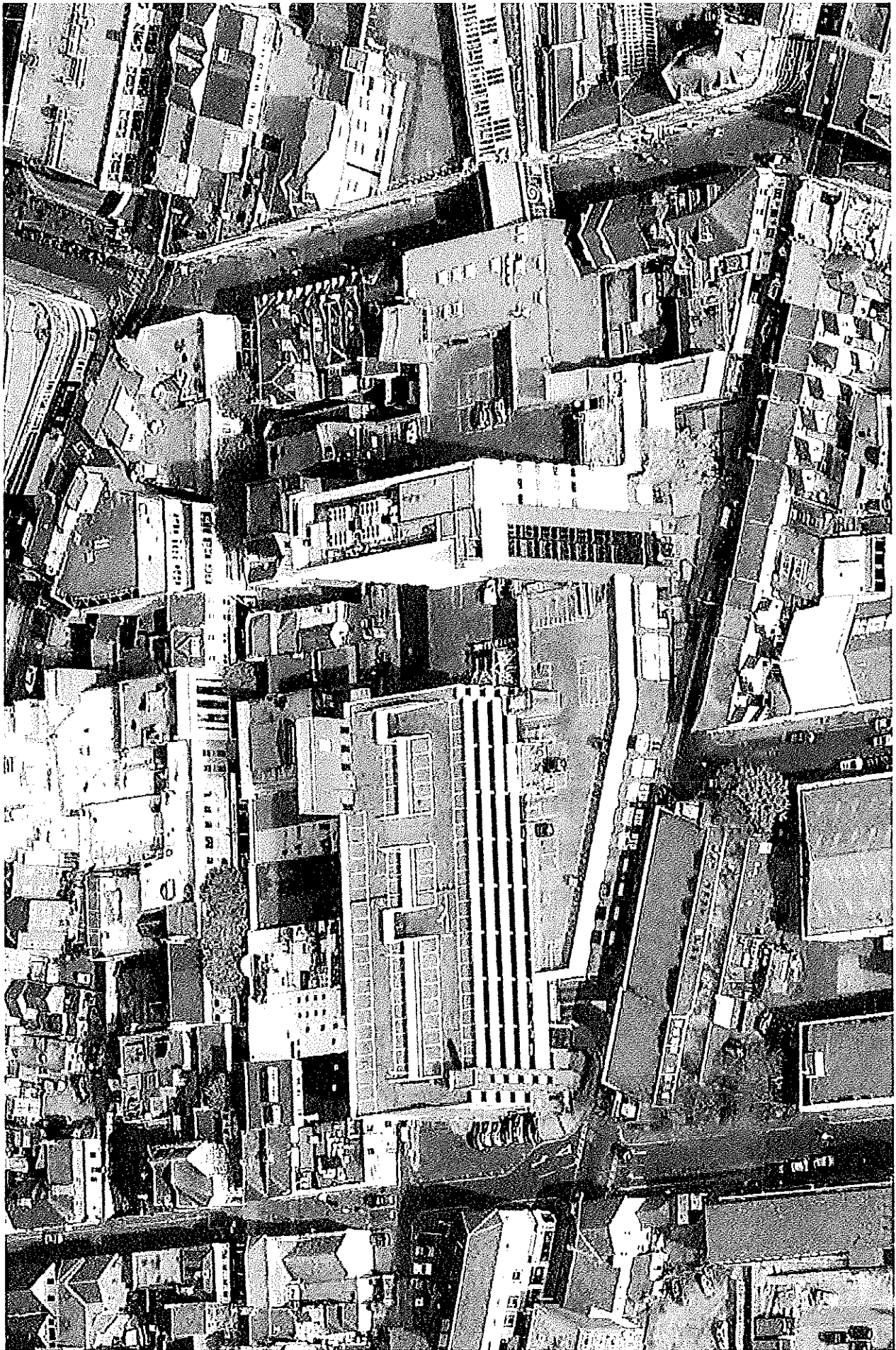
- 12 INFORMATIVE - The applicant is advised to follow good practice in the demolition of any part of the existing building on site including the re-use of all material arising from demolition as part of the redevelopment wherever practicable. Please contact Les Murrell, Strategy Co-ordinator (Sustainability) at Rushmoor Borough Council on 01252 398538 for further information.

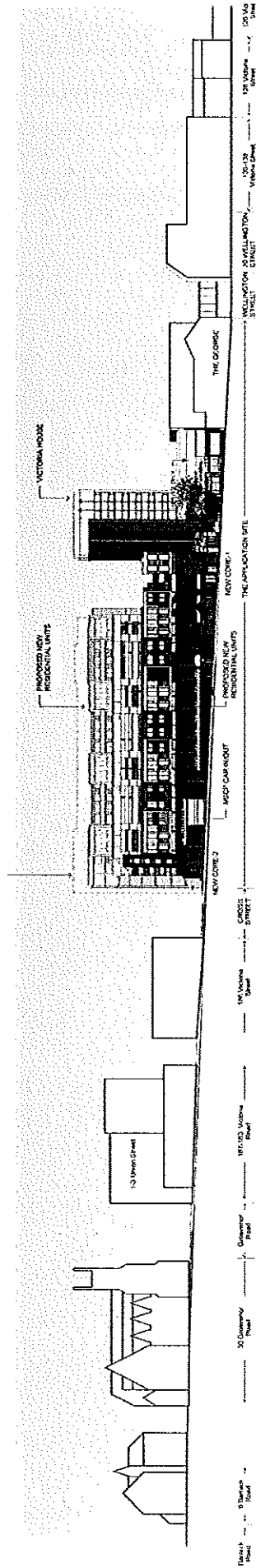
- 13 INFORMATIVE - The applicant is requested to bring the conditions attached to this

permission to the attention of all contractors working or delivering to the site, in particular any relating to the permitted hours of construction and demolition; and where practicable to have these conditions on display at the site entrance(s) for the duration of the works.

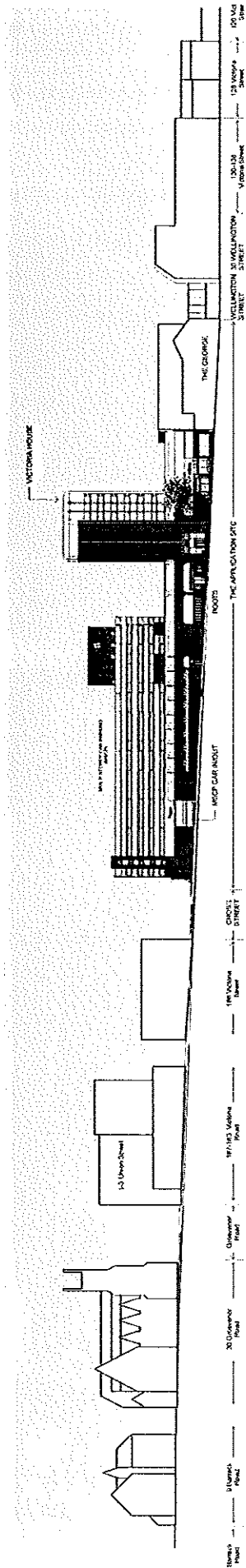
- 14 **INFORMATIVE** – The Local Planning Authority’s commitment to working with the applicants in a positive and proactive way is demonstrated by its offer of pre-application discussion to all, and assistance in the validation and determination of applications through the provision of clear guidance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



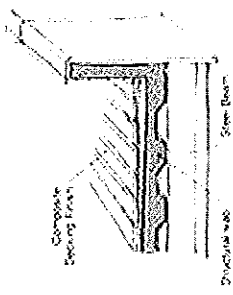




Proposed Street Elevation - Victoria Road



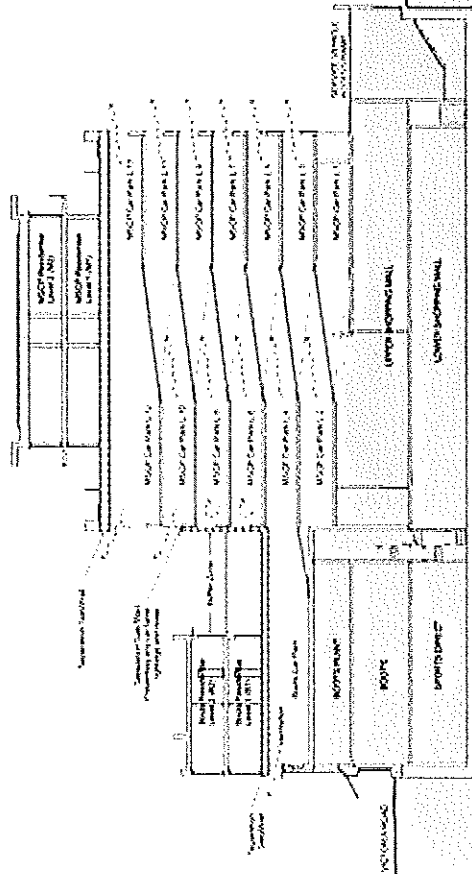
Existing Street Elevation - Victoria Road



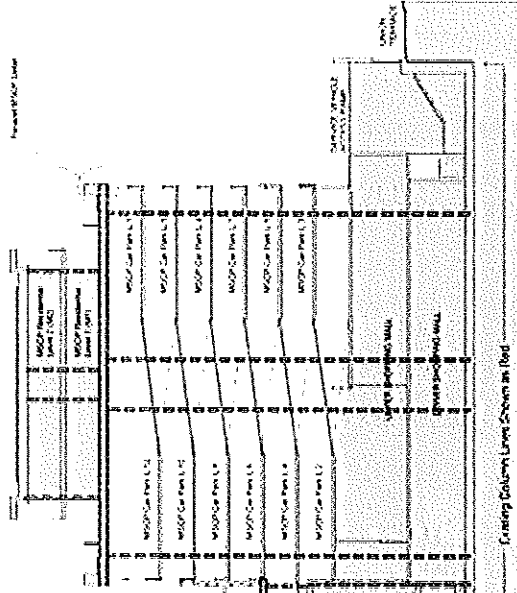
Parapet MSCP Detail

LEGEND

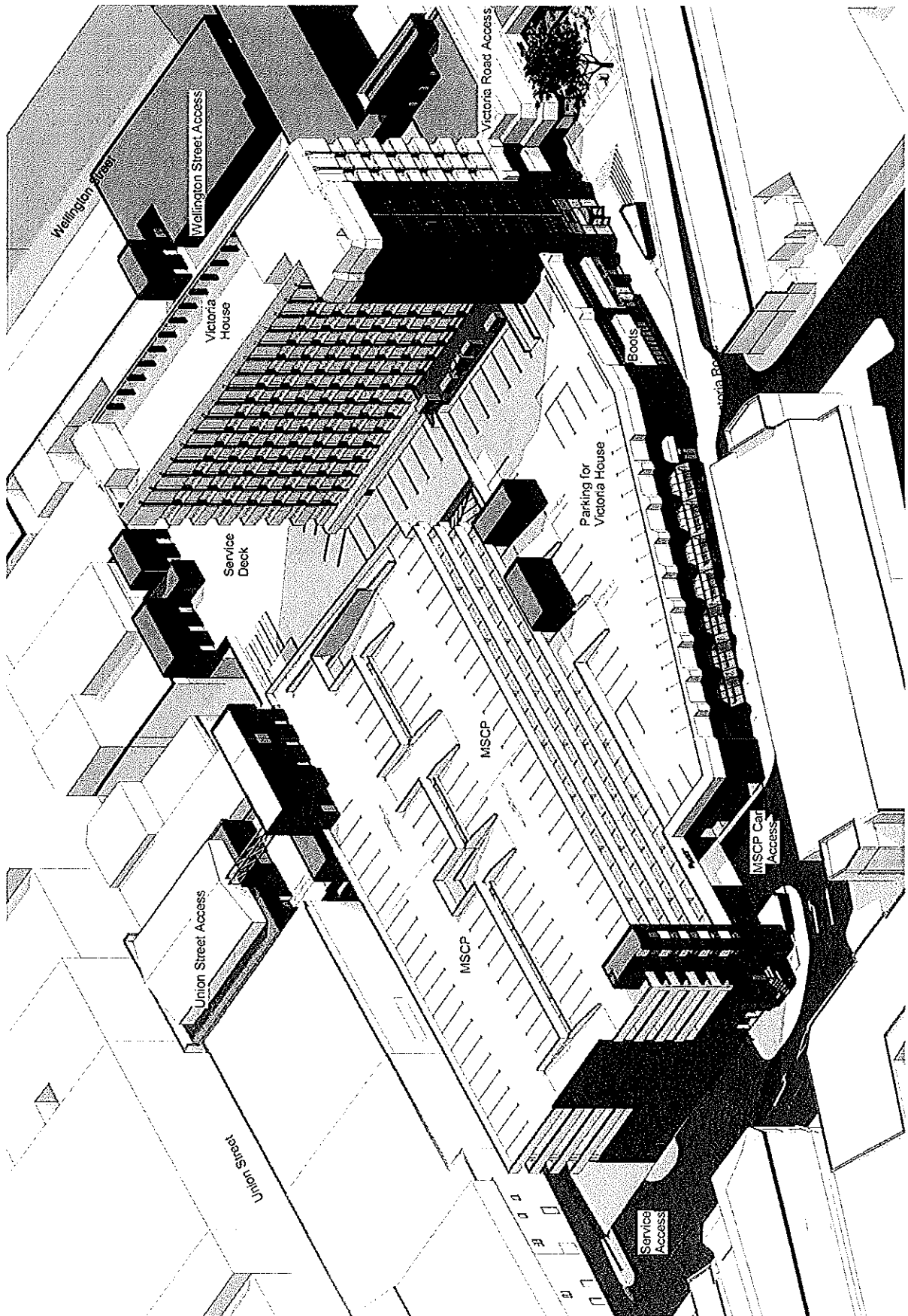
▬	Proposed New Structural Development
▬	Existing Structural Elements
▬	Proposed New MSCP
▬	Existing MSCP
▬	Existing Column Lines
▬	Existing Wall Lines
▬	Existing Floor Lines
▬	Existing Ceiling Lines
▬	Existing Roof Lines

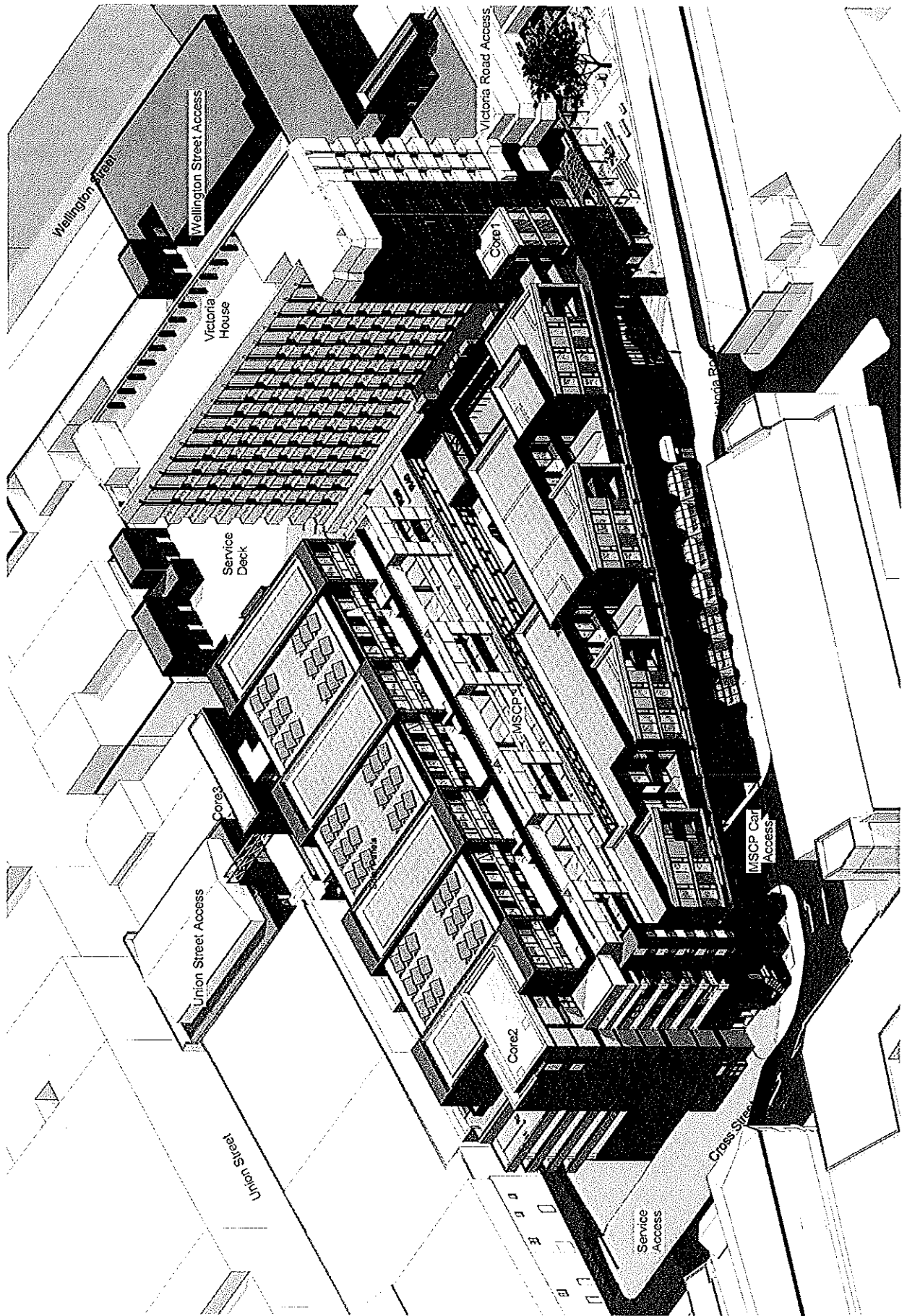


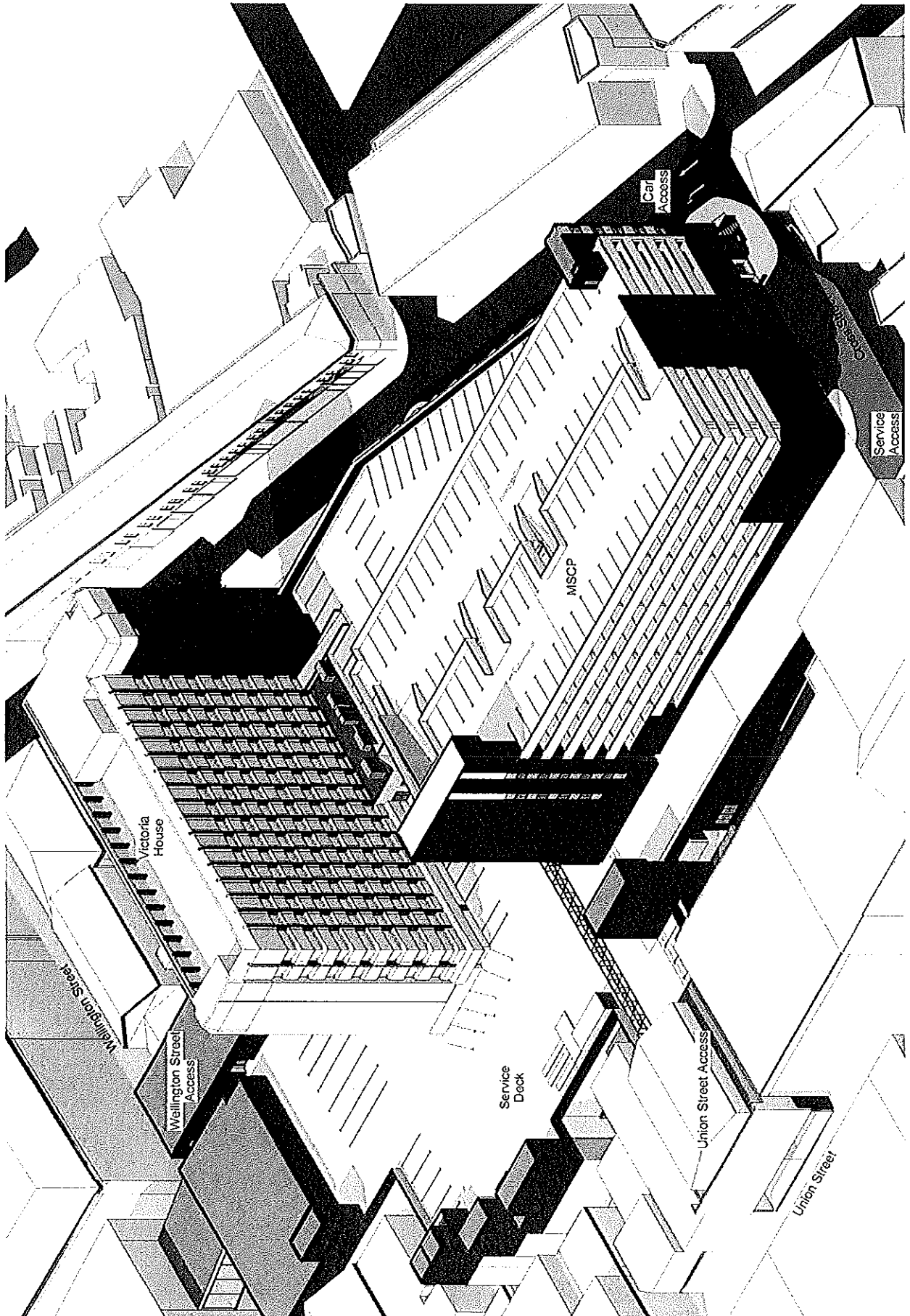
Separation Concept between Residential Area and Parking Area

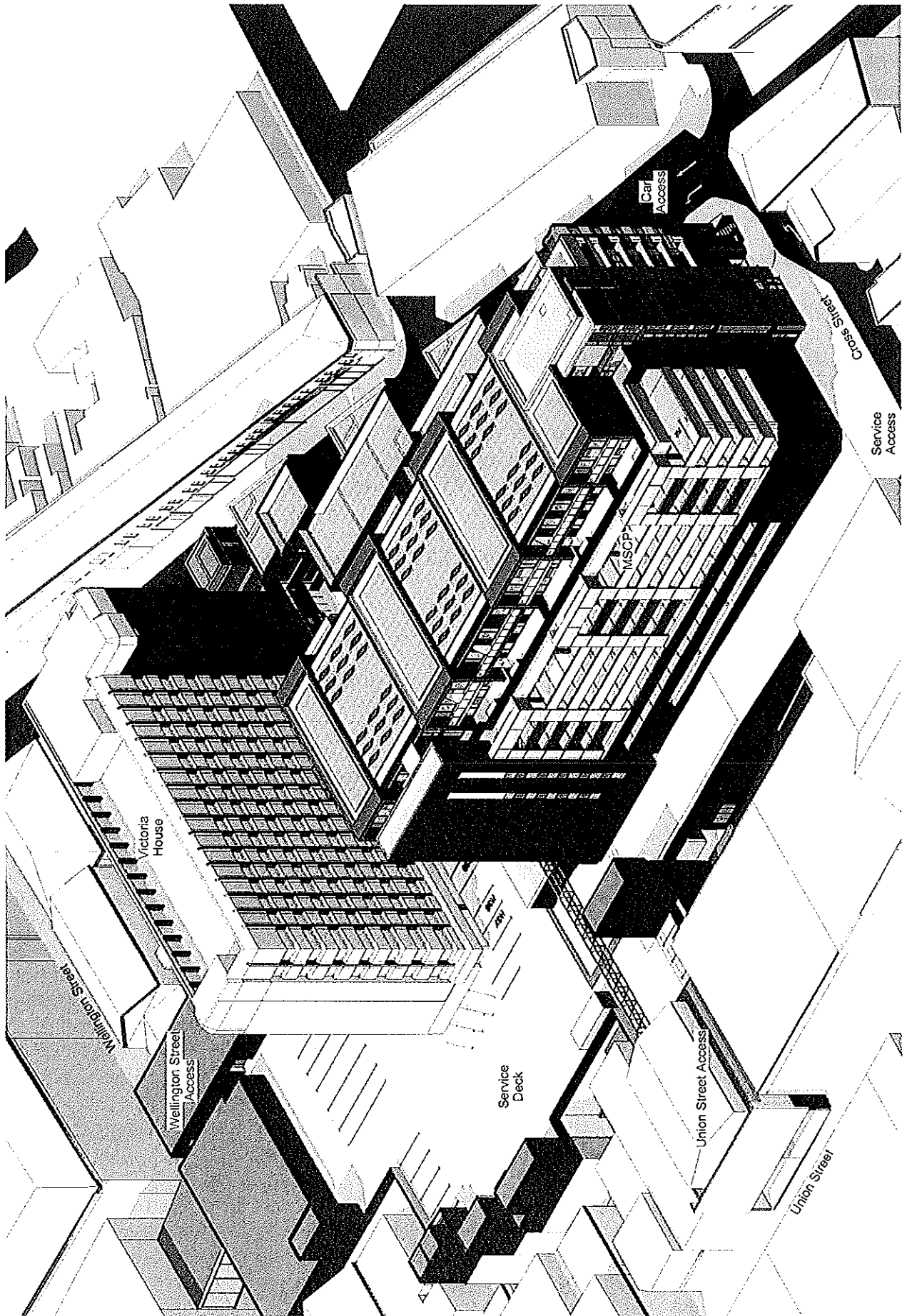


Structural Alignment Concept









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

Case Officer	Chris Jones
Application No.	17/00027/FULPP
Date Valid	23rd February 2017
Expiry date of consultations	15th March 2017
Proposal	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
Address	Grasmere House 33 Cargate Avenue Aldershot Hampshire GU11 3EW
Ward	Rowhill
Applicant	Mr Jan Mandozai & Mr Mohammed Choudhary
Agent	Mr Chanto Foo
Recommendation	GRANT subject to S.106 Planning Obligation

Description

The application relates to a substantial building located on the eastern side of Cargate Avenue. It is located within the Cargate Avenue Conservation Area and has been identified as a building of local importance in the Buildings of Local Importance Supplementary Planning Document. Originally a single dwelling, planning permission RSH05867 was granted in October 1988 for "Change of use of dwelling house to form residential care home for the elderly for 9 residents and accommodation for 2 staff." In October 2010, planning permission 91/00501/FUL was granted for "Variation of planning permission RSH/5867 to allow an increase from 9 to 10 residents." Finally, in August 1995, planning permission 95/00266/FUL was granted for "Demolition of existing garage and erection of two storey detached garage and storage building in rear garden." Vehicular access to this garage is obtained via a track running north to south behind the properties in Cargate Avenue, shown on older Ordnance Survey maps as Frog Lane.

In April 2015, a complaint was received that the property had been sold and had been converted into a House in Multiple Occupation without planning permission. In November 2015, further complaints were received that the garage and store building was also being used to provide residential accommodation. In July 2016, an Enforcement Notice was served upon the owners of the property to require the unauthorised use of the main building as a 14

bedroom House in Multiple Occupation and the use of the garage and store as an independent dwellinghouse to cease, with a six-month period for compliance. The owners submitted an appeal against this Enforcement Notice to the Planning Inspectorate on the grounds that planning permission ought to be granted for the use and also that the time period given for compliance was too short. The lodging of the appeal suspended the effect of the Enforcement Notice until a decision is made by the Planning Inspectorate or the Secretary of State as appropriate. A decision from the Inspectorate is awaited.

The current proposal is to demolish the existing modern outbuilding at the rear of the site, to convert the main building to form 3 one bedroom flats and 2 two bedrooms flats and to provide a car parking area at the rear. There would be no external alterations to the building apart from the insertion of a new window at first floor level on the rear elevation and the provision of frosted glazing to two existing ground floor windows on this elevation. A cycle store would be provided at the rear in an existing outbuilding. A refuse & recycling bin storage area would be provided at the front of the building.

Consultee Responses

Conservation Team	No Objection
Transportation Strategy Officer	No Objection
Community - Contracts Manager	No Objection
Environmental Health	No Objection

Neighbours notified

In addition to posting a site notice, individual letters of notification were sent to eight properties in Cargate Avenue, with a further notification of receipt of amended plans being sent to those properties and to others who had previously made representations in respect of this application.

Neighbour comments

Representations have been received from the occupiers of 1A, 30, Flat 3 32, 37 Cargate Avenue, Flat 1 The Hollies and 16 Cargate Grove, raising objections to the proposal on the grounds that the proposal is an overdevelopment of the site, which would adversely affect the character and amenity of the Cargate Avenue Conservation Area and the Building of Local Importance; that the proposal would not provide adequate parking; that the un-adopted road at the rear of the is inadequate to support the additional parking proposed and that no information is provided as to how the road will be upgraded to support the additional traffic and associated wear and tear; that the proposed parking facilities would increase noise and disturbance to residents adjoining the site and Frog Lane; that the Design and Access Statement and the Heritage Statement contain false or misleading statements; that the applicants have not indicated how they will improve and maintain the appearance of the premises at the front and will not adequately maintain the property; and that the proposed conversion is not a serious one, but an attempt to prolong the unauthorised use of the premises as a House in Multiple Occupation.

Councillors Alex Crawford and Mike Roberts have also raised objection to the proposal on

similar grounds.

The occupier of Brangwyn Mews, Cargate Avenue comments that he would welcome the proposal if it did not involve the demolition of the outbuilding, if it involved the conversion of the building into 5 proper flats and also involved a proposal to redecorate and restore the exterior of the building. However, he objects to the proposal as it stands due inadequate parking, noise and disturbance and an unacceptable level of development and poor layout. The occupier of 30 Cargate Avenue also objects to the demolition of the outbuilding as it might provide additional residential accommodation.

Policy and determining issues

The site is located within the built-up area as defined in the Rushmoor Core Strategy and is located in the Cargate Avenue Conservation Area. It is also designated as a building of local importance in the Buildings of Local Importance Supplementary Planning Documents. Policies SS1 (The Spatial Strategy), CP1 (Sustainable Development Principles), CP2 (Design and Heritage), CP4 (Surface Water Flooding), CP5 (Meeting Housing Needs and Housing Mix), CP10 (Infrastructure Provision), CP12 (Open Space, Sport and Recreation), CP13 (Thames Basin Heaths Special Protection Area), CP16 (Reducing and Managing Travel Demand) and CP17 (Investing in Transport) of the Rushmoor Core Strategy together with saved Policies ENV17 (General Development Criteria), ENV28 (Buildings & features of Local Importance), ENV33 (Demolition in Conservation Areas), ENV34 (Development in Conservation Areas), ENV37 (Preserving Important Views and Street Scenes, etc. in Conservation Areas), H8 (Conversion to flats, etc.) and OR4/OR4.1 of the Rushmoor Local Plan Review are relevant.

The advice contained in the Car and Cycle Parking Standards Supplementary Planning Document, the Buildings of Local Importance Supplementary Planning Document and the Planning Contributions: Transport Supplementary Planning Document are also relevant. The National Planning Policy Framework and the Technical Housing Standard - Nationally Described Space Standards are also relevant.

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

Commentary

Principle -

The premises are located in a predominantly residential area, including single dwelling houses, flats, both purpose built and conversions of larger dwelling houses, and Houses in Multiple Occupation. The principle of the residential conversion of these premises is considered to be acceptable, provided that the occupants of the premises are provided with a satisfactory living environment, the amenity of adjoining residents would be safeguarded, and that adequate provision would be made for car parking, refuse storage, etc. There is also the need to ensure that the amenity value of the Locally Listed building is maintained and that the character and amenity of the Cargate Avenue Conservation Area is maintained. Finally, there is a requirement to provide mitigation for the likely impact upon the Thames Basin Heaths Special Protection Area.

Impact upon the Character and Amenity of the Area, etc.-

The proposed change of use does not require any significant alterations to the exterior of the building and when viewed from Cargate Avenue, the proposal would have little impact upon the character of the Cargate Avenue Conservation Area. The contribution that this Building of Local Importance makes to this character would not be adversely affected. There is no proposal to replace the existing timber-framed windows with uPVC framed windows and this work would require separate planning permission. Further information in respect of any external alterations associated with the installation of new windows and bathrooms etc. has been requested. It is considered that this can be dealt with by means of a planning condition.

At the rear of the site, the demolition of the outbuilding and the formation of a parking area for 7 vehicles would have more impact, but this would only be apparent from Frog Lane and the properties immediately adjoining the site. The building to be demolished is a modern construction, which does not contribute positively to the character of the Conservation Area or the Building of Local Importance. While the reduction in the garden area at the rear of the premises to provide parking is not particularly desirable in itself, there are similar arrangements in the surrounding area. Since it is likely that any alternative use is likely to generate a need for additional parking, a balance needs to be struck between preserving the setting of the Locally Listed Building and providing adequate parking. It is considered that this proposal does strike the right balance. The alterations proposed would not adversely affect views into the Conservation Area as nearby properties to the east of Frog Lane are set at a much lower level.

Impact upon adjoining residents -

The proposed change of use of the building itself is unlikely to have any significant impact upon the amenity and outlook of the adjoining residents as no extensions or significant alterations are proposed. The level of activity at the premises is likely to be a little increased above that of the authorised use of the building as a care home for the elderly, and would be comparable with other flats in the surrounding area. Activity is likely to be substantially less than is associated with the current, unauthorised use of the property as a 14 bedroom House in Multiple Occupation with a separate dwelling at the rear.

The main impact upon residential amenity is likely to be through the demolition of the outbuilding at the rear and the formation of a parking area for 7 cars. This would primarily affect Brangwyn Mews, Cargate Avenue, where the dwelling (a former coach house) is located at the rear of its plot, facing on to Frog Lane. It is not considered that the demolition of the existing modern building would adversely affect the outlook and amenity of this property. According to the plans that were approved with the previous applications relating to the care home use, the area where parking is currently proposed was also shown to be used for parking - six spaces to be provided including one in the garage. Indeed, the area immediately adjoining Brangwyn Mews is currently used by tenants for parking, although no more than two cars can currently park here, due to enclosing fencing.

The requirements of the Enforcement Notice issued by the Council in respect of the unauthorised HMO use require that the fencing be removed and these parking spaces and the garage be reinstated for parking purposes, in accordance with the drawing approved under planning permission 95/00266/FUL. The impact of the arrangement proposed in the current application would be little different from that which will result if the applicant's appeal is dismissed. However, if the appeal is allowed, the appellant proposes to provide 5 spaces in this area. In the current proposal, only one or two additional parking spaces would be provided and it is considered unlikely that increased vehicle movements associated with

these spaces would have a significant impact on the amenity of the occupiers of Brangwyn Mews and other residents adjoining Frog Lane.

Living environment -

The proposed flats would comply with the requirements of the Government's Technical Housing Standard - Nationally Described Space Standards and would provide for an adequate outlook, natural daylighting and ventilation to create an acceptable living environment. A satisfactory shared amenity area would be provided to the rear property. Adequate provision is made for storage and removal of refuse and recycling. It is considered that the proposal would provide a satisfactory living environment.

Parking and Transport issues -

The proposal makes provision for two parking spaces for each of the two bedroom units and one space each for the one bedroom parking space for the one bedroom units in a manner that the Transportation Strategy Officer considers acceptable and this complies with the requirements of the Car & Cycle Parking Standards SPD. The layout includes two tandem spaces which would only be suitable for one of the two-bedroom flats, so a condition requiring the spaces to be allocated to particular flats before occupation is recommended. Access to and from the adopted highway at Church Lane West and Lansdowne Road is via the un-adopted Frog Lane from which the premises currently takes vehicular access. As previously approved, six parking spaces should be provided in this area and it is considered that the provision of a seventh space is unlikely to materially affect the wear and tear on this road. The issue of maintenance is a private legal matter between the parties concerned, but the current condition of the roadway appears to be satisfactory. Contrary to the suggestion of one of the objectors, use of this un-adopted road by vehicles has not been abandoned. The existing block paved parking area is partly raised relative to the adjoining roadway and further details will be required to show how these level differences will be addressed. This can be addressed by means of a condition. Full compliance with the parking standard would also require three visitor spaces, it is however considered that there would be sufficient capacity on-street to meet the need for visitor parking.

Although the proposal would result in an increase in the number of Multi-modal trips to and from the premises, the recent Court of Appeal decision and corresponding changes in Government Planning Practice Guidance in relation to s106 contributions, it is no longer possible for the Council to seek a Transport contribution for schemes of 10 dwellings or fewer.

The Thames Basin Heaths Special Protection Area -

The Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy is now in place. This comprises two elements. Firstly the provision of Suitable Alternative Natural Greenspace (SANG) at Hawley Meadows in order to divert additional recreational pressure away from the Thames Basin Heaths Special Protection Area (TBHSPA) and secondly the provision of a range of Strategic Access Management and Monitoring Measures to avoid displacing visitors from one part of the TBHSPA to another and to minimize the impact of visitors on the TBHSPA. A contribution of £ 17453 (£15730 SANG and £1723 SAMM) is required to mitigate the impact of the proposal on the TBHSPA. Provided that a satisfactory Planning Obligation is received to secure these payments it is considered that the proposal would comply with the requirements of Policy CP13.

Provision of Public Open Space -

No public open space is provided in the development within the terms of saved policy OR4, but Policy OR4.1 allows for financial contributions to be sought for off-site public open space works where they cannot be provided on site. However, the recent Court of Appeal decision and corresponding changes in Government Planning Practice Guidance in relation to s106 contributions, it is no longer possible for the Council to seek a Public Open Space contribution for schemes of 10 dwellings or fewer.

Other Matters -

Some objectors have suggested that the proposal is not a serious one, but is a tactic to prolong the unauthorised HMO use of the premises. However, since an Enforcement Notice has been issued and its effect is only being held in abeyance pending the determination of the Appeal, any decision on the current application will not have any impact upon the time-period for compliance with the Notice if the appeal is dismissed. Some objectors have also queried how the Council can ensure that the premises will not be converted into flats and those flats then being converted to individual Houses in Multiple Occupation. Since permitted development rights do exist for conversion of dwellings to Small Houses in Multiple Occupation (Use Class C4), a condition removing this permitted development right is recommended. Some objectors have referred to misleading or false statements contained in the Design and Access Statement and the Heritage Statement, such as referring to the building as a vacant care home rather than describing the current unauthorised use. However, there is little doubt about the authorised use of the premises or its current, unauthorised use, and any mistakes or omissions in the supporting documents do not affect the consideration of the current proposal on its planning merits.

Conclusions -

The existing building is a substantial building of local importance in a relatively prominent location within Cargate Avenue Conservation Area. In the absence of any continued demand for its authorised use as a care home, it is considered important that an alternative use is found for the building, to ensure that it is used and maintained, both in the interests of the owners and the adjoining residents. Given the size of the building, conversion to flats would appear to be the most appropriate form of use, with the availability of off-street parking provision being the major limiting factor. The Council as Local Planning Authority has already determined that the use of the premises as House in Multiple Occupation with the number of bedrooms and residents permitted under the Housing Act would be unacceptable, principally due to inadequate parking. The premises already has parking facilities at the rear and can provide residents with parking in accordance with the adopted standards. Demolition of the modern outbuilding is required to achieve this. It is considered that the application scheme strikes the right balance between providing sufficient parking to support the proposed use, safeguarding the character of the Conservation Area and the Locally Important Building and also the amenity of adjoining residents.

It is concluded that that the proposal would not adversely affect the character and amenity of the surrounding Cargate Avenue Conservation Area or the historic character of the Building of Local Importance, will create a satisfactory living environment for future occupiers, will have an acceptable impact on nearby residents and meet the functional requirements of the development. The proposal is acceptable in highway terms, and makes, subject to an appropriate planning obligation, will make an appropriate contribution towards SPA mitigation measures. The proposal accords with Policies SS1, CP1, CP2, CP3, CP4, CP5, CP13 and CP16 of the Rushmoor Core Strategy together with saved Policies ENV17, ENV28, ENV33,

FULL RECOMMENDATION

It is recommended that SUBJECT to the completion of a satisfactory agreement under Section 106 of the Town and County Planning Act 1990 by 11 April 2017 to secure:

A financial contribution of £ 17453 to mitigate the impact of the proposal on the Thames Basin Heaths Special Protection Area.

the Head of Planning in consultation with the Chairman be authorised to **GRANT** permission subject to the following conditions. However, in the event that a satisfactory agreement is not completed by 11 April 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 financial contribution to mitigate the effect of the development on the Thames Basin Heaths Special Protection Area in accordance with the Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy and Core Strategy Policies CP11 and CP13.

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

Reason - As required by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, to reflect the objectives of the Council's Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy as amended July 2014 and to accord with the resolution of Rushmoor's Cabinet on 17 June 2014 in respect of Planning Report no PLN1420.

- 2 The permission hereby granted shall be carried out in accordance with the following approved drawings - 1/12 Rev C, 1/13 Rev B, 2/12, 3/12, 4/12, 5/12, 6/12, 7/12 Rev B, 8/12 Rev B, 9/12 Rev B, 10/12 Rev B and 11/12 Rev B.

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

- 3 Detailed drawings of the following, shall be submitted to and approved in writing by the Planning Authority, before the works commence, and the works shall be carried out and thereafter retained in accordance with the approved details:-
 - (i) Typical details at a scale of 1:20 for elevations and 1:5 for sections of all new or replacement windows
 - (iv) A minimum 100mm setback of windows into the reveals
 - (v) Details of any new rainwater gutters and down-pipes
 - (vi) Details of all new external flues, soil or vent pipes or kitchen extraction systems
 - (vii) Details of any other external alterations to the building that may be required to support the flat conversion.

Reason - To safeguard the special architectural and historic character of the building and to preserve or enhance the character and appearance of the conservation area.*

- 4 No works shall start on site until further details of the proposed parking area and other hard surfaced areas have been submitted to, and approved in writing by, the Local Planning Authority. The submitted details shall include details of any level changes in the parking area and the transition between the parking area and the un-adopted highway, a schedule or samples of the surfacing materials and the provision to be made for surface water drainage. The development shall be completed and retained in accordance with the details so approved.

Reason - To ensure satisfactory external appearance, vehicular access and drainage arrangements.*

- 5 No residential unit within the development shall be occupied until the parking spaces shown on the approved plans have been completed and allocated to specified individual properties in accordance with details which have first been submitted to and approved in writing by the Local Planning Authority. These spaces shall be kept available at all times for parking and shall not be used for the storage of Caravans, boats or trailers.

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

- 6 No works shall start on site until a fully detailed landscape and planting scheme (to include, where appropriate, both landscape planting and ecological enhancement) has been submitted to and approved in writing by the Local Planning Authority. The development shall be completed and retained in accordance with the details so approved.

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

- 7 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the buildings or the practical completion of the development, whichever is the sooner.

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

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

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

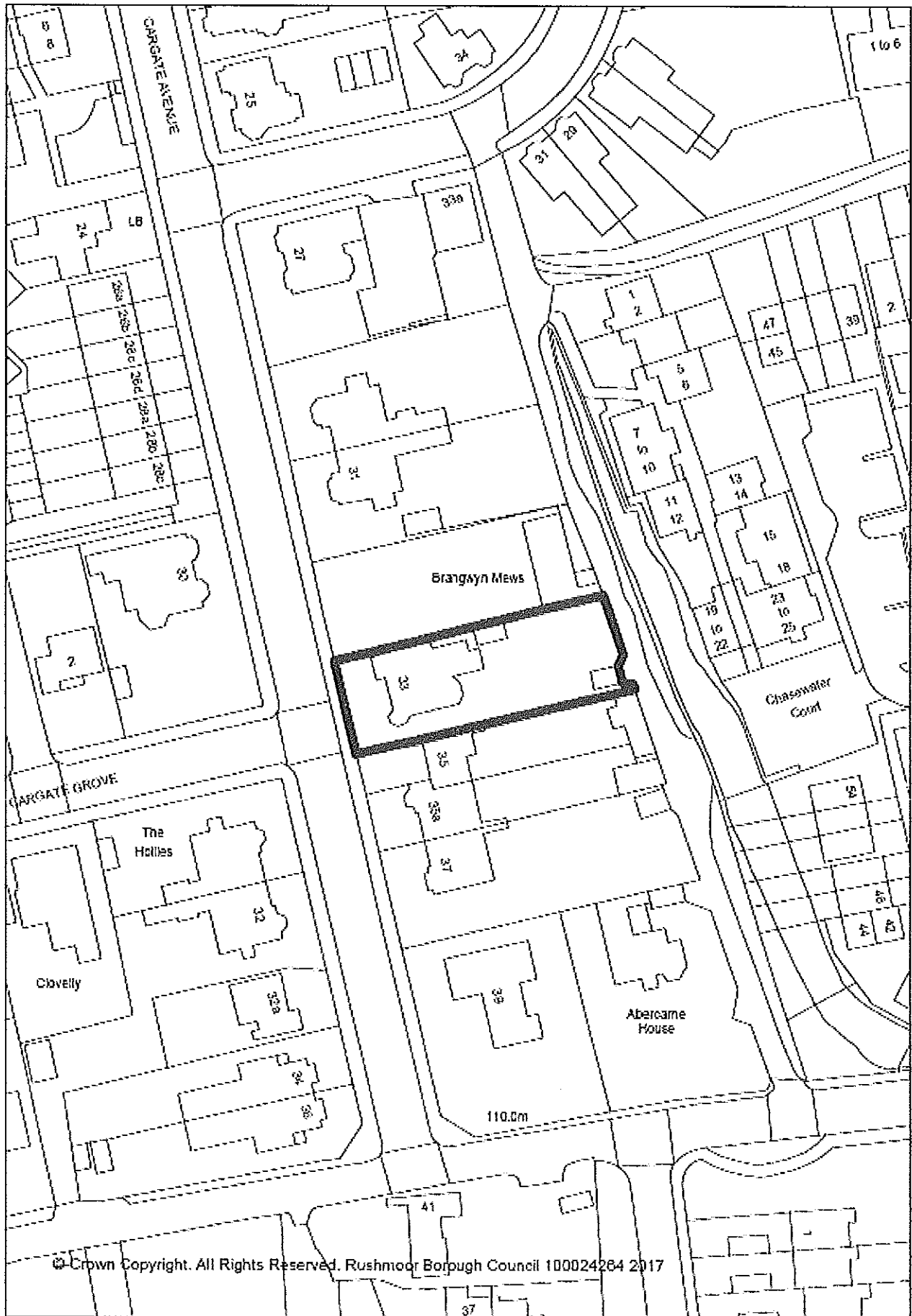
- 9 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England), Order 2015 (or any Order revoking and re-enacting that Order), no development falling within Class L of Part 3 of Schedule 2 shall be carried out without the prior permission of the Local Planning Authority.

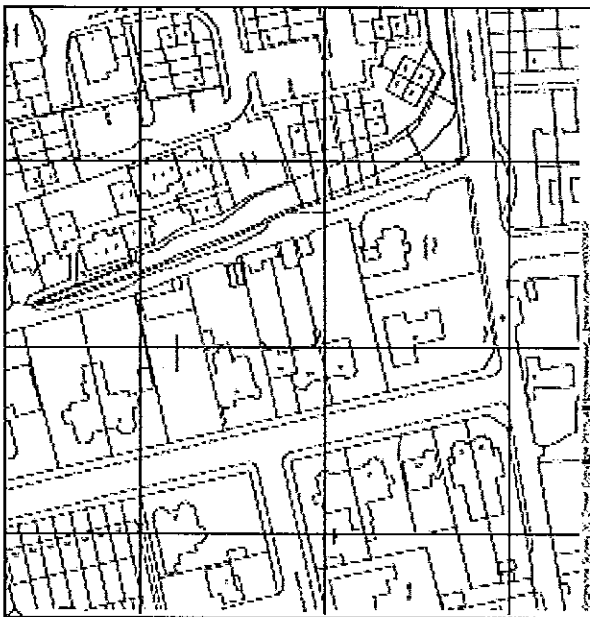
Reason - To protect the amenities of neighbouring residential properties and to prevent adverse impact on traffic and parking conditions in the vicinity.

Informatives

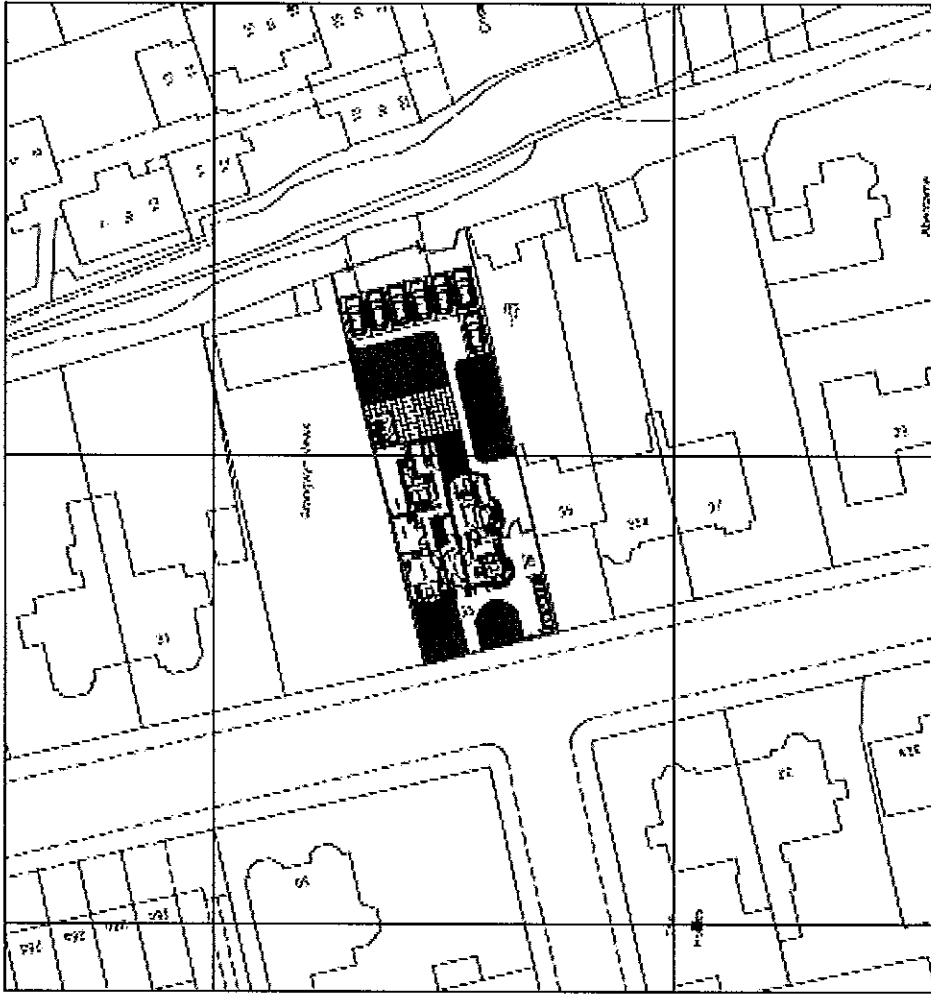
- 1 INFORMATIVE – The Local Planning Authority’s commitment to working with the applicants in a positive and proactive way is demonstrated by its offer of pre-application discussion to all, and assistance in the validation and determination of applications through the provision of clear guidance regarding necessary supporting information or amendments both before and after submission, in line with the National Planning Policy Framework.
- 2 INFORMATIVE - REASONS FOR APPROVAL- The Council has granted permission because it is considered that that the proposal would not adversely affect the character and amenity of the surrounding Cargate Avenue Conservation Area or the historic character of the Building of Local Importance, will create a satisfactory living environment for future occupiers, will have an acceptable impact on nearby residents and meet the functional requirements of the development. The proposal is acceptable in highway terms, and makes an appropriate contribution towards SPA mitigation measures. The proposal accords with Policies SS1, CP1, CP2, CP3, CP4, CP5, CP13 and CP16 of the Rushmoor Core Strategy together with saved Policies ENV17, ENV28, ENV33, ENV34 and H8 of the Rushmoor Local Plan Review. It is therefore considered that subject to compliance with the attached conditions, and taking into account all other material planning considerations, including the provisions of the development plan, the proposal would be acceptable. This also includes a consideration of whether the decision to grant permission is compatible with the Human Rights Act 1998.
- 3 INFORMATIVE - Your attention is specifically drawn to the conditions marked *. These condition(s) require the submission of details, information, drawings etc. to the Local Planning Authority BEFORE WORKS START ON SITE or, require works to be carried out BEFORE COMMENCEMENT OF USE OR FIRST OCCUPATION OF ANY BUILDING. Development started, carried out or occupied without first meeting the requirements of these conditions is effectively development carried out WITHOUT PLANNING PERMISSION. The Council will consider the expediency of taking enforcement action against any such development and may refer to any such breach of planning control when responding to local searches. Submissions seeking to discharge conditions or requests for confirmation that conditions have been complied with must be accompanied by the appropriate fee.
- 4 INFORMATIVE - This permission is subject to a planning obligation under Section 106 of the Town and Country Planning Act 1990 (as amended).
- 5 INFORMATIVE - The applicant is advised to contact the Recycling and Waste Management section at Rushmoor Borough Council on 01252 398164 with regard to providing bins for refuse and recycling. The bins should be:
 - 1) provided prior to the occupation of the properties;
 - 2) compatible with the Council's collection vehicles, colour scheme and specifications;
 - 3) appropriate for the number of occupants they serve;
 - 4) fit into the development's bin storage facilities.
- 6 INFORMATIVE - No materials produced as a result of site preparation, clearance, or development should be burnt on site. Please contact the Head of Environmental Health for advice.

- 7 INFORMATIVE - Measures should be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway throughout the construction period.
- 8 INFORMATIVE - It is a legal requirement to notify Thames Water of any proposed connection to a public sewer. In many parts of its sewerage area, Thames Water provides separate public sewers for foul water and surface water. Within these areas a dwelling should have separate connections: a) to the public foul sewer to carry waste from toilets, sinks and washing machines, etc, and b) to public surface water sewer for rainwater from roofs and surface drains. Mis-connections can have serious effects: i) If a foul sewage outlet is connected to a public surface water sewer this may result in pollution of a watercourse. ii) If a surface water outlet is connected to a public foul sewer, when a separate surface water system or soakaway exists, this may cause overloading of the public foul sewer at times of heavy rain. This can lead to sewer flooding of properties within the locality. In both instances it is an offence to make the wrong connection. Thames Water can help identify the location of the nearest appropriate public sewer and can be contacted on 0845 850 2777.
- 9 INFORMATIVE - The applicant is advised that there may be a need to comply with the requirements of the Party Wall (etc.) Act 1996 before starting works on site. The Party Wall (etc.) Act is not enforced or administered by the Council but further information can be found on the Planning Portal website <https://www.gov.uk/guidance/party-wall-etc-act-1996-guidance> and you are able to download The party Wall Act 1996 explanatory booklet.
- 10 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.
- 11 INFORMATIVE - The applicant is advised that during the demolition and construction phases of the development measures should be employed to contain and minimise dust emissions, to prevent their escape from the development site onto adjoining properties. For further information, please contact the Head of Environmental Health.





LOCATION PLAN 1:1250

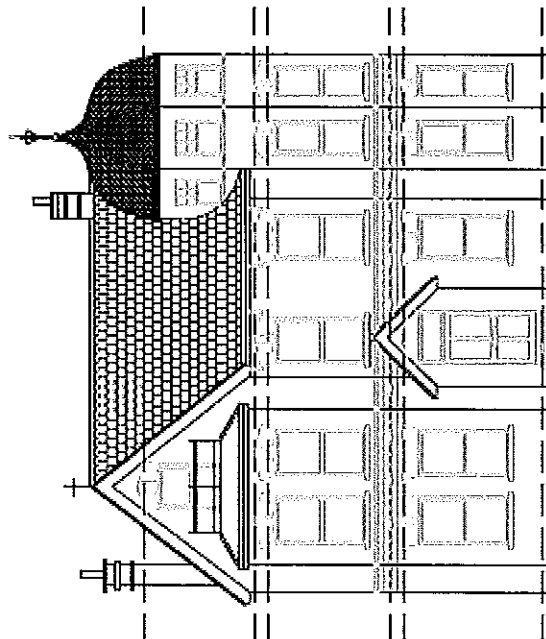


SITE PLAN 1:500

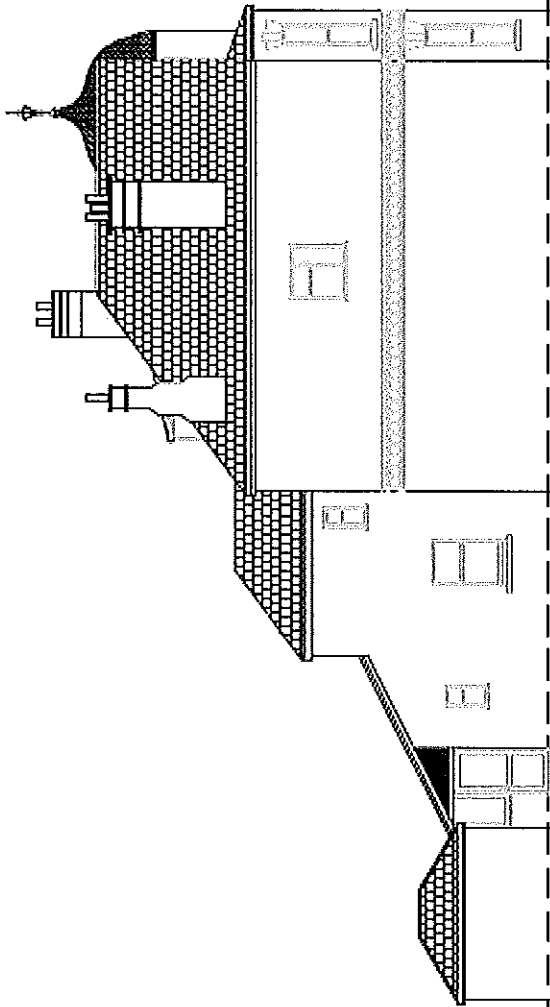


SITE AND LOCATION PLANS

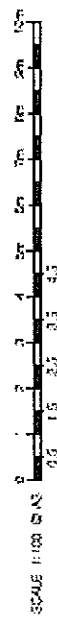
<p>CTI CONSULTANTS 1000 GARDEN STREET SUITE 200 BOSTON, MA 02148 TEL: 617-552-1234 FAX: 617-552-1235 WWW.CTI-CONSULTANTS.COM</p>	<p>CTI CONSULTANTS 1000 GARDEN STREET SUITE 200 BOSTON, MA 02148 TEL: 617-552-1234 FAX: 617-552-1235 WWW.CTI-CONSULTANTS.COM</p>	<p>CTI CONSULTANTS 1000 GARDEN STREET SUITE 200 BOSTON, MA 02148 TEL: 617-552-1234 FAX: 617-552-1235 WWW.CTI-CONSULTANTS.COM</p>	<p>CTI CONSULTANTS 1000 GARDEN STREET SUITE 200 BOSTON, MA 02148 TEL: 617-552-1234 FAX: 617-552-1235 WWW.CTI-CONSULTANTS.COM</p>
<p>Scale: 1:500 for lot and car park, 1:1250 for building footprint</p>	<p>Scale: 1:500 for lot and car park, 1:1250 for building footprint</p>	<p>Scale: 1:500 for lot and car park, 1:1250 for building footprint</p>	<p>Scale: 1:500 for lot and car park, 1:1250 for building footprint</p>
<p>Job number: 1532</p>	<p>Job number: 1532</p>	<p>Job number: 1532</p>	<p>Job number: 1532</p>
<p>Date: 27-1-2015</p>	<p>Date: 27-1-2015</p>	<p>Date: 27-1-2015</p>	<p>Date: 27-1-2015</p>
<p>Drawn by: MA</p>	<p>Drawn by: MA</p>	<p>Drawn by: MA</p>	<p>Drawn by: MA</p>
<p>Checked by: KRC</p>	<p>Checked by: KRC</p>	<p>Checked by: KRC</p>	<p>Checked by: KRC</p>
<p>Project: Conversion of 33 Carpage Avenue, Alaburgh, GU11 2EW to provide 5 flats with car parking.</p>	<p>Project: Conversion of 33 Carpage Avenue, Alaburgh, GU11 2EW to provide 5 flats with car parking.</p>	<p>Project: Conversion of 33 Carpage Avenue, Alaburgh, GU11 2EW to provide 5 flats with car parking.</p>	<p>Project: Conversion of 33 Carpage Avenue, Alaburgh, GU11 2EW to provide 5 flats with car parking.</p>
<p>Client: MR JAY SANDOZ AND MR M.F.C. OUBHARY</p>	<p>Client: MR JAY SANDOZ AND MR M.F.C. OUBHARY</p>	<p>Client: MR JAY SANDOZ AND MR M.F.C. OUBHARY</p>	<p>Client: MR JAY SANDOZ AND MR M.F.C. OUBHARY</p>



PROPOSED FRONT ELEVATION (WEST)
(No changes)

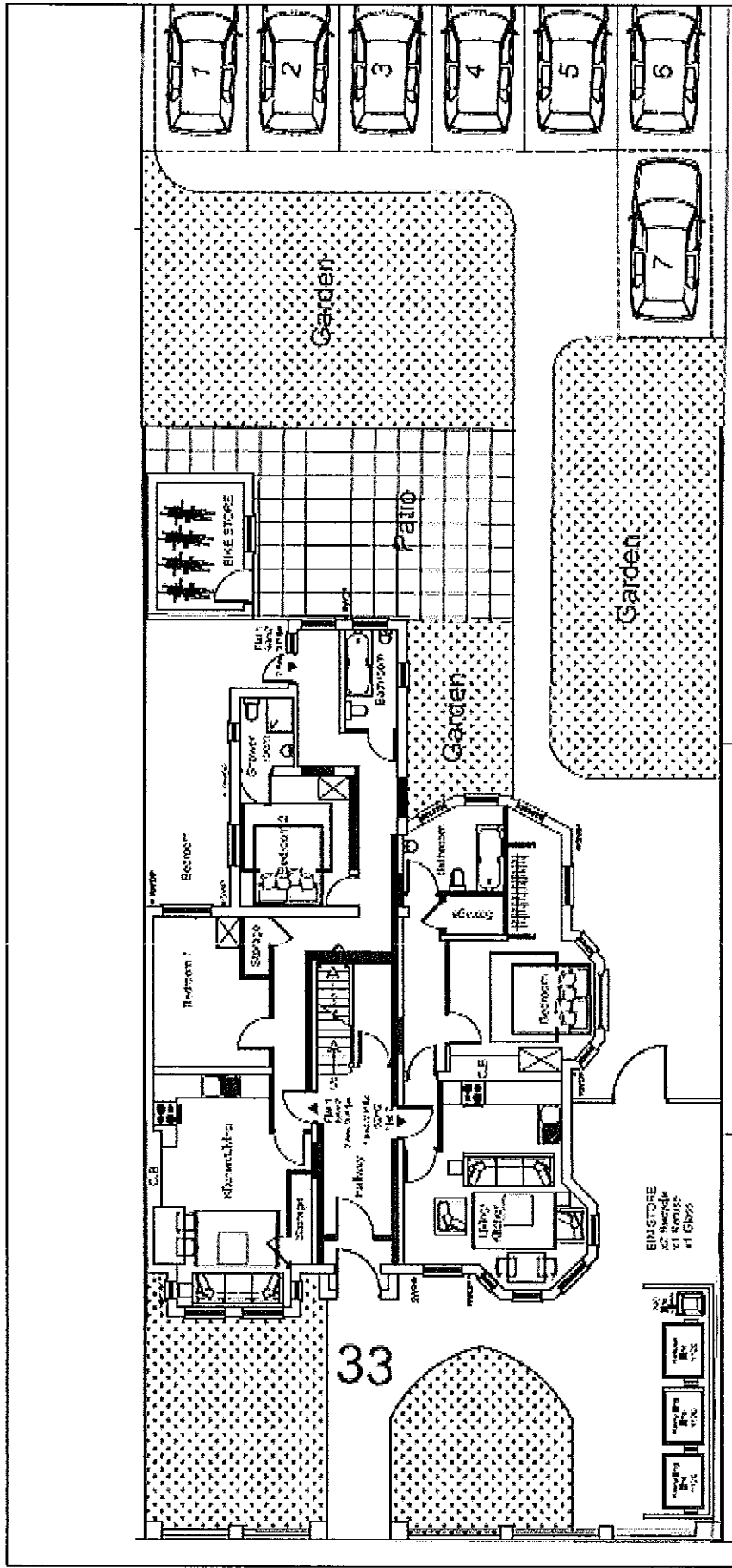


PROPOSED SIDE ELEVATION (NORTH)
(No changes)

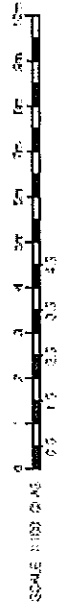


PROPOSED ELEVATIONS

Date: 02/21/15 Rev: 02/21/15 Project: Conversion of 33 Carpage Avenue, Alphenet, 02111 BEM to provide 5 flats with car parking. Scale: 1/8" = 1'-0" Job number: 1522 Drawing number: 10/12 Drawn by: MA Revised by:	CTF CONSULTANTS ALL DRAWINGS TO BE CHECKED BY THE CLIENT FOR PLANNING AND BUILDING REGULATIONS. ONLY TO BE USED FOR MR JAN MANDON AND MR MFC OUDHARY CLIENT:	Date: 02/21/15 Rev: 02/21/15 Project: Conversion of 33 Carpage Avenue, Alphenet, 02111 BEM to provide 5 flats with car parking. Scale: 1/8" = 1'-0" Job number: 1522 Drawing number: 10/12 Drawn by: MA Revised by:
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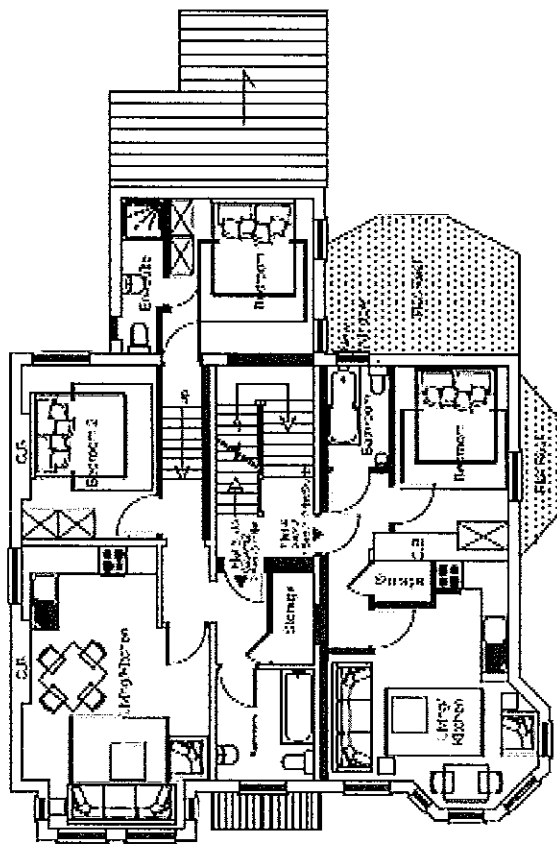
PROPOSED GROUND FLOOR PLAN



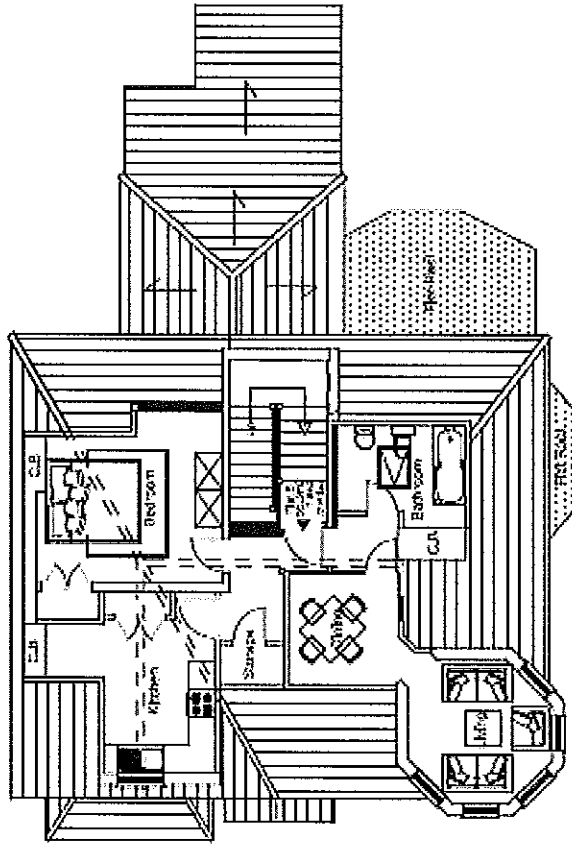
PROPOSED PLANS

R/L 33 33 33	R/L 33 33 33	Date 04/12/2015 04/12/2015 04/12/2015	By J.M. J.M. J.M.
Project: Conversion of 33 Carpass Avenue, Alabaster, CU11 3EW to provide 6 flats with car parking.			
Scale: 1/8" = 1'-0"			
Drawing number: 1/12			
Date: 27-11-2015			
Drawing: MA			
Revision: N/A			

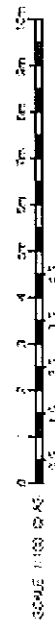
CTF
 CONSULTANTS
 111
 ALL DIMENSIONS TO BE CHECKED ON SITE
 ONLY TO BE USED FOR PAVING/GRASS RELATIONS
 CLIENT: MR JAY VANDOSKI AND MR W.F.C. DUDHARY



PROPOSED FIRST FLOOR PLAN

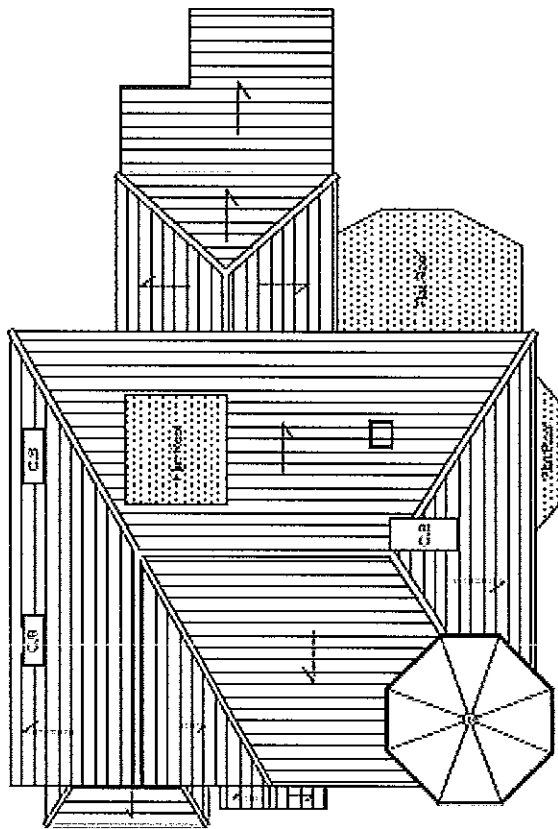


PROPOSED SECOND FLOOR PLAN

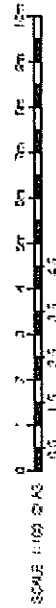


PROPOSED PLANS

<p>CTFpo CONSULTANTS INCORPORATED 1000 W. 10th Street, Suite 100 Anchorage, Alaska 99501 Phone: (907) 562-1100 Fax: (907) 562-1101 Email: info@ctfpo.com</p>	<p>CTFpo CONSULTANTS INCORPORATED 1000 W. 10th Street, Suite 100 Anchorage, Alaska 99501 Phone: (907) 562-1100 Fax: (907) 562-1101 Email: info@ctfpo.com</p>	<p>CTFpo CONSULTANTS INCORPORATED 1000 W. 10th Street, Suite 100 Anchorage, Alaska 99501 Phone: (907) 562-1100 Fax: (907) 562-1101 Email: info@ctfpo.com</p>	<p>CTFpo CONSULTANTS INCORPORATED 1000 W. 10th Street, Suite 100 Anchorage, Alaska 99501 Phone: (907) 562-1100 Fax: (907) 562-1101 Email: info@ctfpo.com</p>
<p>Scale: AS 20 1/16" = 1'-0"</p>	<p>Scale: AS 20 1/16" = 1'-0"</p>	<p>Scale: AS 20 1/16" = 1'-0"</p>	<p>Scale: AS 20 1/16" = 1'-0"</p>
<p>DATE: 07-14-2015</p>	<p>DATE: 07-14-2015</p>	<p>DATE: 07-14-2015</p>	<p>DATE: 07-14-2015</p>
<p>PROJECT: Conversion of 33 Carnegie Avenue, Anchorage, CA 11 25A to provide 6 lots with four parking.</p>	<p>PROJECT: Conversion of 33 Carnegie Avenue, Anchorage, CA 11 25A to provide 6 lots with four parking.</p>	<p>PROJECT: Conversion of 33 Carnegie Avenue, Anchorage, CA 11 25A to provide 6 lots with four parking.</p>	<p>PROJECT: Conversion of 33 Carnegie Avenue, Anchorage, CA 11 25A to provide 6 lots with four parking.</p>
<p>DESIGNER: MR. JUAN VAZQUEZ AND MR. JEFF OUDHARY</p>	<p>DESIGNER: MR. JUAN VAZQUEZ AND MR. JEFF OUDHARY</p>	<p>DESIGNER: MR. JUAN VAZQUEZ AND MR. JEFF OUDHARY</p>	<p>DESIGNER: MR. JUAN VAZQUEZ AND MR. JEFF OUDHARY</p>

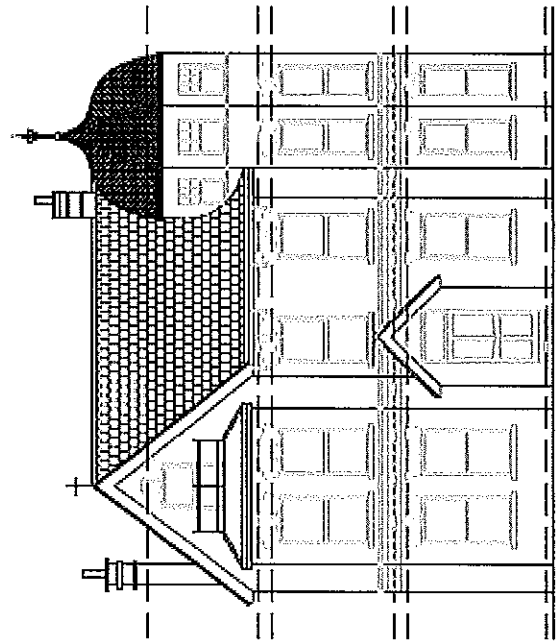


PROPOSED ROOF PLAN
(No changes)

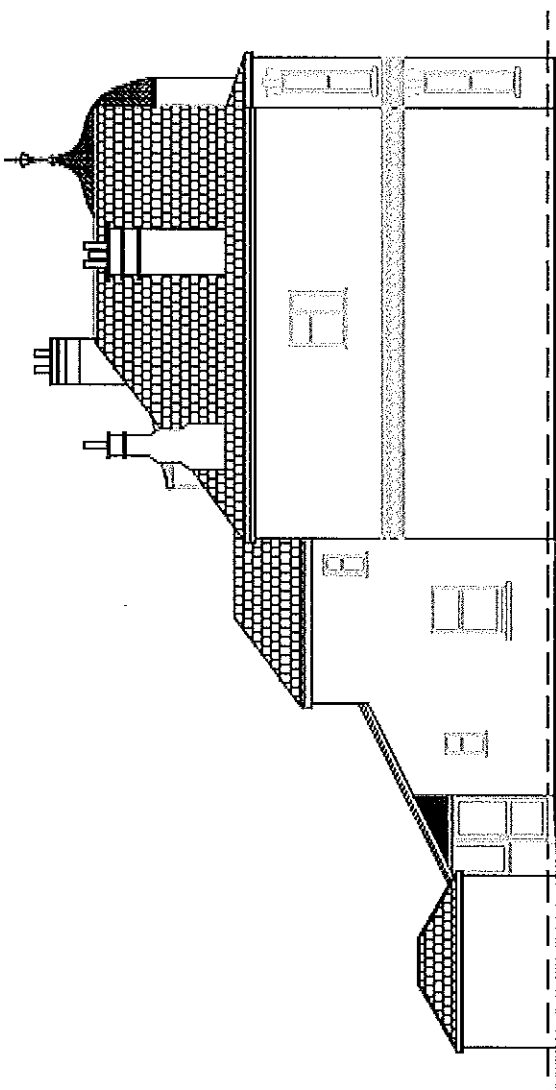


PROPOSED PLANS

Rev. 1 10/10/2015 10/10/2015 10/10/2015	Date 10/10/2015 10/10/2015 10/10/2015	By J. J. J. J. J. J. J. J. J.	CTF CONSULTANTS CONSULTANTS CONSULTANTS	Project Conversion of 33 Carage Avenue, Alhambra, CA 91801 to provide 5 flats with car parking.	Drawing PAA PAA PAA
Scale 1/8" = 1'-0"	Date 27-11-2015	Drawing PAA	Client MR JAY PANDAZI AND MR M.F.C. SODHARY	Scale 1/8" = 1'-0"	Drawing PAA
Notes ALL DIMENSIONS TO BE GIVEN IN FEET ALL DIMENSIONS TO BE GIVEN IN METERS ALL DIMENSIONS TO BE GIVEN IN METERS	Drawing PAA	Drawing PAA	Drawing PAA	Drawing PAA	Drawing PAA
Notes ALL DIMENSIONS TO BE GIVEN IN FEET ALL DIMENSIONS TO BE GIVEN IN METERS ALL DIMENSIONS TO BE GIVEN IN METERS	Drawing PAA	Drawing PAA	Drawing PAA	Drawing PAA	Drawing PAA



PROPOSED FRONT ELEVATION (WEST)
(No changes)

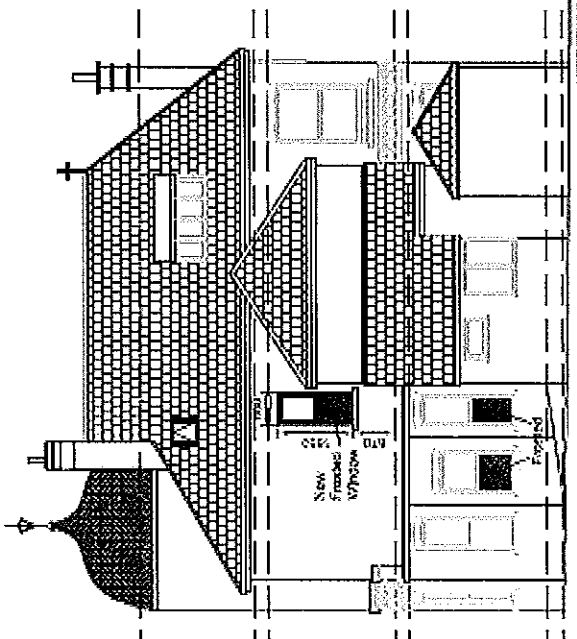


PROPOSED SIDE ELEVATION (NORTH)
(No changes)

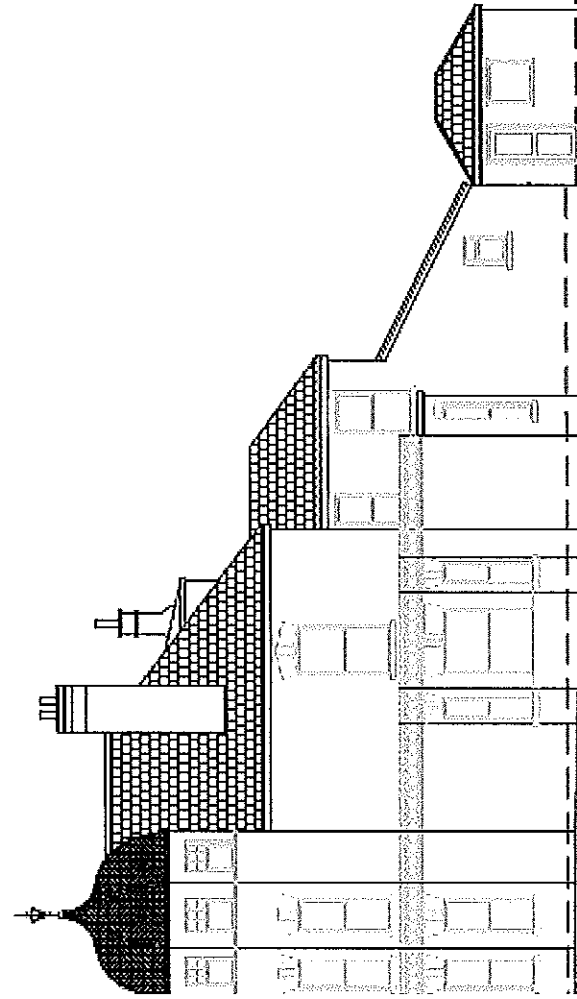


PROPOSED ELEVATIONS

Rev. No. Date Description of Changes Drawn by Checked by Date	01 03/11/2015 Conversion of 33 Carpage Avenue, Alabaster, GA 31131 to provide 9 flats with car parking. Scale: 1/8" = 1'-0" Drawing Number: 10312	Project: Location: Drawing: Date: 27-11-2015 Drawing: MA Revision: N01/3
ALL DIMENSIONS TO BE CHECKED ON SITE ONLY TO BE USED FOR POSITIONING AND SHIFTS OF BUILDING MR JIN MANDORA AND MR M.F. COLDHARY	CLIENTS:	CTF Architects 1111 ALL DIMENSIONS TO BE CHECKED ON SITE ONLY TO BE USED FOR POSITIONING AND SHIFTS OF BUILDING MR JIN MANDORA AND MR M.F. COLDHARY



PROPOSED REAR ELEVATION (EAST)



PROPOSED SIDE ELEVATION (SOUTH)
(No changes)



PROPOSED ELEVATIONS

Rev. 1 NEW YORK CITY	Revision DATE BY	01-01-2015 RJA	 CONSULTING GROUP ARCHITECTS	Project Location Scale Date Drawing	Conversion of 38 Carnegie Avenue, Alhambra, CUNY SEW to provide 5 floors with car parking. 15100 27-41-2015 DRAWING
NEW YORK CITY	Client	MR. JAN MANDOZZI AND MR. J.F. COUDREY	 STATE OF NEW YORK OFFICE OF THE CLERK OF THE SUPREME COURT	Assessor's Drawing Number	1522 11172
ALL ELEVATIONS TO BE CHECKED ON SITE ONLY TO BE USED FOR PLANNING AND BUILDING REGULATIONS			DRAWING NUMBER 11172 DRAWING DATE MAY 15		

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

Case Officer	Sarita Jones
Application No.	17/00120/FULPP
Date Valid	13th February 2017
Expiry date of consultations	8th March 2017
Proposal	Change of use from B1 Office to D1 Educational use
Address	78 - 82 Victoria Road Aldershot Hampshire GU11 1SS
Ward	Wellington
Applicant	MYF Training
Agent	Mr Chanto Foo
Recommendation	GRANT

Description

The site is located on the north side of Victoria Road. It comprises a four storey office building in a terrace of three buildings comprising the former court building at 84-86 Victoria Road, to the west and the National Caravan Council building at 74-76 Victoria Road, to the east. The building was built in the 1980s. The front and rear elevations have regular window patterns with the third floor of accommodation on the Victoria Road frontage being provided within a dormer construction. The building is currently occupied by a firm of solicitors. Whilst the existing owners are only prepared to deal with the building as a whole, the solicitors did not want to renew their lease on the whole building. Given this the owners have agreed to continue to let the whole building to the solicitors on a mutual 4 month break notice, with the solicitors likely to vacate the building in Summer 2017. Vehicular access is from the rear of the site via Crimea Road. This leads to an enclosed surface car park which provides 30 spaces to serve the building. 84-86 Victoria Road is a four storey building which is currently vacant. It was built at a similar time to the application building and is comparable in design terms. 74-76 Victoria Road is a two storey building occupied by the National Caravan Council. It appears to have been built in the mid 20th century and has a utilitarian appearance. 36 Crimea Road lies to the north of the site. This is a four storey building comprising youth development centre with short stay overnight sleeping accommodation, staff car park, cycle and refuse storage is operated by Step by Step. There is terraced development to the south of the site on Victoria Road, generally being three storeys in height, comprising a variety of commercial/residential uses at ground floor with flats above.

Planning permission, RSH 00082/4, was granted in 1979 for the erection of a four storey

office building. This was implemented.

The current proposal seeks permission for the change of use of the building from offices (Use Class B1) to education (Use Class D1) specifically for the training of veterinary nurses. No elevational changes are proposed, although a mono pitched cycle shelter for 12 cycles (4.436 metres by 1.8 metres) is to be provided at the rear of the building. Vehicular access and car parking provision remain as existing. The proposed accommodation will include a student common room with servery, staff office and private office on the ground floor, two classrooms and two meeting rooms on the first floor, a classroom, a clinical training room, briefing room, X-Ray storage room and equipment store on the second floor and a clinical training room, archive room, equipment storey and clinical waste secured store on the third floor. The building has two staircases, one lift, and toilet accommodation on all floors. The typical hours of use would be 9am to 5.30pm Monday to Friday. The core courses offered are day release courses with students attending one day per week for two and a half years. Intakes take place in September, January and April. The typical college day is between 10am and 5.30pm with monthly evening lectures and one evening meeting per term for Clinical Coaches. No animals would be treated on site.

Consultee Responses

Planning Policy	raise no objection to the proposal.
Transportation Strategy Officer	raises no objection to the proposal.
Environmental Health	raises no objection subject to the imposition of a condition controlling construction hours.

Neighbours notified

In addition to posting a site notice and press advertisement as a departure from the development plan, 21 individual letters of notification were sent to properties in Crimea Road and Victoria Road

Neighbour comments

The Aldershot Civic Society writes in support of the application.

Policy and determining issues

The site lies within built up area on the edge of Aldershot town centre. As such policies SS1 (The Spatial Strategy), CP1 (Sustainable Development Principles), CP2 (Design and Heritage), CP8 (Supporting Economic Development), CP9 (Skills and Training), CP10 (Infrastructure Provision), CP16 (Reducing and Managing Travel Demand) and CP17 (Investing in transport) and "saved" local plan policies ENV16 (Development characteristics), ENV21 (Access for people with disabilities), ENV48 (Environmental Pollution and Control) and ATC2 (Area east of Aldershot town centre) are relevant to the consideration of this proposal as are the adopted supplementary planning documents on Planning Contributions - Transport 2008 and Car and Cycle Parking Standards 2012. Advice contained within the National Planning Policy Framework/Practice Guidance is also relevant.

The main determining issues are considered to be the principle of development, the impact on the character of the area, the impact on adjoining occupiers/residents, provision of disabled access and highway considerations.

Commentary

The principle of development

The current occupiers are likely to vacate the building in Summer 2017.

The applicant is an established business operating within Aldershot town centre. It currently has accommodation on the fourth and fifth floors of Hippodrome House in Station Road. The applicant sought to renew its existing lease and also expand the practice. However this was not successful. This has necessitated the search for new accommodation.

The site is situated within the built-up area of Aldershot, and the proposal is for the change of use from B1(a) office to D1 non-residential educational use. Whilst the existing owners are only prepared to deal with the building as a whole, the solicitors who currently occupy the building did not want to renew their lease on these terms. Given this the owners have agreed to continue to let the whole building to the solicitors on a mutual 4 month break notice.

The proposal is for the change of use to D1 non-residential educational use which is recognised as a departure from the development plan. Policy CP8 states that outside the designated key employment sites, B-class uses should be retained, unless it can be demonstrated that 'there is no demand for the site'. The applicant has provided limited information to demonstrate a lack of demand for B-Class usage at the site but has not detailed the current marketing process or the present level of interest from potential alternative B-Class occupiers. However, as explained below, it is recognised that there is low demand for office accommodation in Aldershot.

Since the adoption of the Core Strategy in 2011, the Government has published the National Planning Policy Framework (NPPF, March 2012). This sets out a 'presumption in favour of sustainable development' to which there are three dimensions: economic, social and environmental. In terms of the economic element, the NPPF (Paragraph 7) states that the planning system must contribute 'to building a strong, responsive and competitive economy by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation.' It also highlights that 'applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities' (Paragraph 22).

As part of the process for drafting the new Rushmoor Local Plan (anticipated adoption: summer 2018), the Council commissioned a Joint Employment Land Review (ELR) with Hart District Council and Surrey Heath Borough Council to assess future floor space needs and land requirements for B-Class employment uses within the Functional Economic Area (FEA) of Hart, Rushmoor and Surrey Heath. The ELR (published in 2016) concludes that there is strong demand for modern Grade A office stock located in prominent and accessible business park environments but limited demand and a large supply of lower grade stock within the FEA. It observes that Aldershot is not a significant office centre and that low demand for floor space has restricted new office development within the town and contributed to the old and generally poor quality of the current supply. It notes that 'rent levels are low in Aldershot because of the low demand for floor space and argues that 'this can benefit businesses seeking low cost accommodation in a town centre environment'.

Although Policy CP8 considers employment uses to be those that fall within Classes B1, B2

and B8 of the Town and Country Planning (Use Classes) (Amendment) (England) Order 2006, it aims to support existing businesses and to promote and maintain employment and economic development within Rushmoor. It is noted that the proposed occupier of the site is a current employer within Aldershot and wishes to re-locate to the site and expand their business. It is also noted that the proposed change of use will support a similar number of full-time jobs as the current B1-Class occupier and will likely generate employment opportunities going forward.

Policy CP9 states that 'planning permission will be permitted for development which, subject to compliance with other development plan policies, supports educational opportunities' by 'providing adult-learning opportunities', 'providing new training facilities' and 'supporting local skills providers'. Saved Policy ATC2 is also relevant and recognises that the area located to the east of the town centre bounded by Station Road, High Street and Windsor Way, an area in which the subject of the proposal is located, provides a range of opportunities for redevelopment to support the town centre. It states that 'the Council will support redevelopment proposals [in this area] which contribute to the regeneration of the town'. Given these comments and having regard to the fact that the applicant is an established business within the town, the proposal is considered to be acceptable in this location. No objection is therefore raised to the principle of development.

The impact on the character of the area

There are no changes proposed to the external appearance of the building. The cycle shelter is small scale and is generally hidden from public view by 72-74 Victoria Road and the rear site boundary wall. Given that it will be seen in the context of a four storey building it is considered to have a minimal impact on the character of the area.

The surrounding area is one of mixed character, featuring a variety of different uses reflecting the site's location on the edge of Aldershot town centre. The proposed education use is considered to be compatible with existing development and as such no objection is raised to the proposal in this regard.

The impact on adjoining occupiers/residents

The majority of the activity will take place during the course of a normal working day with limited evening lectures/meetings. Given the site's location on the edge of Aldershot town centre and the relationship to Victoria Road, a major road through the town, the proposal is not considered to have a material impact on the amenities of adjoining occupiers/residents.

Environmental Health has considered this application and raises no objection to the proposal subject to the imposition of a condition relating to hours of construction.

Provision of disabled access

The main entrance and secondary pedestrian entrances on the Victoria Road frontage have stepped access with stepped access provided to the rear from the car park. Having regard to "saved" local plan policy ENV21 which states, inter alia, that proposals for development which are used for education purposes shall include adequate access and facilities for all people with disabilities, and in the absence of any details submitted in this regard, it is considered appropriate to address this issue by way of condition. Subject to this no objection is raised to the proposal in terms of the provision of disabled access.

Highway Considerations

The Council's Transportation Strategy Officer has been consulted on this application. He confirms that the existing office building has a floor area in excess of 1205m² with a car park with 30 spaces to the rear with access from Crimea Road. The proposal is for a change of use to D1 Educational use to provide 3 classrooms and 2 training rooms with other ancillary accommodation.

The Council Car and Cycle Parking standard is not specific in terms of the number of parking spaces required for educational establishments for 16+ colleges and further education colleges (which may be the appropriate use for this development rather than a school). It does though suggest that the number of parking spaces required to be determined by a Travel Plan.

For the scale of this proposal the Transport Transportation Strategy Officer expects that the 30 space car park to be sufficient, also taking into account the accessibility of the location on the edge of the town centre with town centre car parking and short walking distance from the railway station.

The statement submitted with the application refers to the inclusion of 12 new cycle parking spaces, the site plan suggests that these are to be located within a shelter, details of which have now been provided. These details are considered to be adequate to provide secure and weatherproof facilities to encourage cycling.

The proposed change of use has no other highway impacts in terms of access from the highway and access for refuse collection and deliveries.

As the proposal is not considered to result in an increase in multi modal trips no transport contribution is sought for this development.

Having regard to the above no objection is raised to the proposal on highway grounds.

In conclusion the proposal is acceptable in that it meets the needs of an existing local employer to expand their business and provide valuable training facilities. It has an acceptable impact on the character of the area and adjoining residents and makes appropriate provision for car and cycle parking and disabled access.

FULL RECOMMENDATION

GRANT planning permission subject to the following conditions and informatives:

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

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

- 2 Prior to the commencement of development, details of disabled access shall be submitted to the Local Planning Authority for approval. Once approved the disabled access shall be provided in full prior to the first occupation of the development and thereafter retained for its designated purpose.*

Reason - To ensure that adequate access is provided to serve the building having regard to "saved" local plan policy ENV21.

- 3 Prior to the first occupation of the development, the cycle storage facilities shall be provided in full as shown on the approved and thereafter retained for their designated purpose.

Reason - To promote alternative modes of transport *

- 4 The permission hereby granted shall be carried out in accordance with the following approved drawings - 1/13, 2/13, 3/13, 4/13, 5/13, 6/13, 7/13, 8/13, 9/13, 10/13 rev A, 11/13, 12/13, 13/13 and 14/14

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

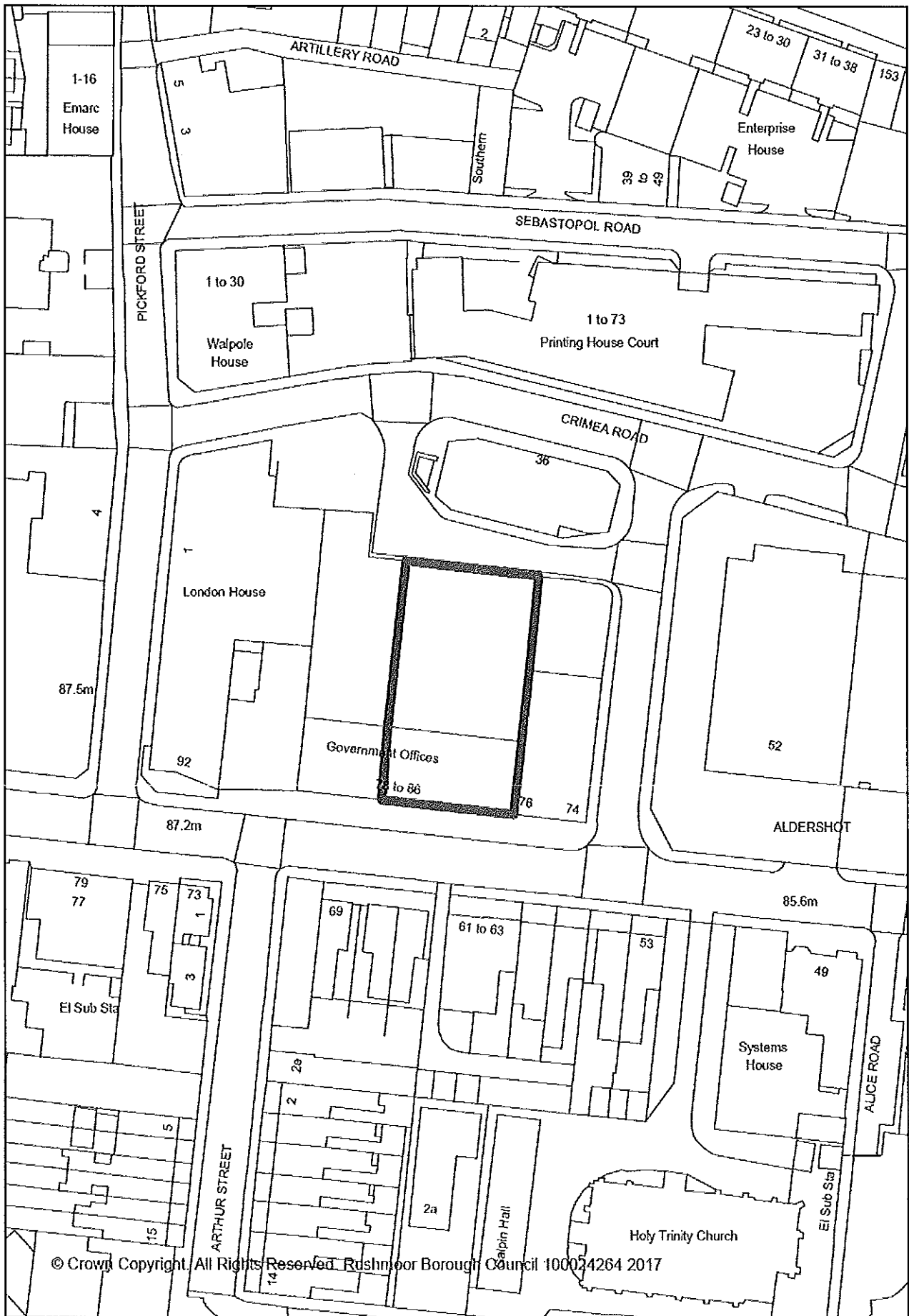
Informatives

- 1 **INFORMATIVE** – The Local Planning Authority's commitment to working with the applicants in a positive and proactive way is demonstrated by its offer of pre-application discussion to all and assistance in the validation and determination of applications through the provision of clear guidance regarding necessary supporting information or amendments both before and after submission, in line with the National Planning Policy Framework.
- 2 **INFORMATIVE - REASONS FOR APPROVAL-** The Council has granted permission because the proposal is acceptable in that it meets the needs of an existing local employer to expand their business and provide valuable training facilities. It has an acceptable impact on the character of the area and adjoining residents and makes appropriate provision for car and cycle parking and disabled access. It is therefore considered that subject to compliance with the attached conditions, and taking into account all other material planning considerations, including the provisions of the development plan, the proposal would be acceptable. This also includes a consideration of whether the decision to grant permission is compatible with the Human Rights Act 1998.
- 3 **INFORMATIVE -** Your attention is specifically drawn to the conditions marked *. These conditions require the submission of details, information, drawings etc. to the Local Planning Authority **BEFORE WORKS START ON SITE** or, require works to be carried out **BEFORE COMMENCEMENT OF USE OR FIRST OCCUPATION OF ANY BUILDING**.

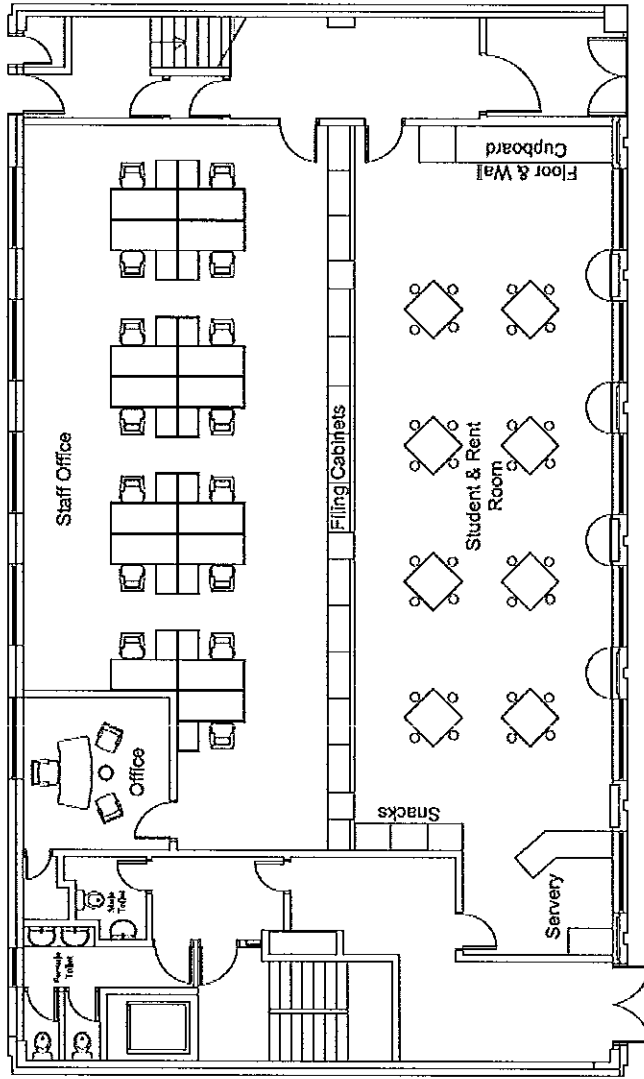
Development started, carried out or occupied without first meeting the requirements of these conditions is effectively development carried out **WITHOUT PLANNING PERMISSION**. The Council will consider the expediency of taking enforcement action against any such development and may refer to any such breach of planning control when responding to local searches. Submissions seeking to discharge conditions or requests for confirmation that conditions have been complied with must be accompanied by the appropriate fee.

- 4 **INFORMATIVE -** The applicant is reminded that the premises should be made accessible to all disabled people, not just wheelchair users, in accordance with the duties imposed by the Equality Act 2010. This may be achieved by following

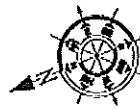
recommendations set out in British Standard BS 8300: 2009 "Design of buildings and their approaches to meet the needs of disabled people - Code of Practice". Where Building Regulations apply, provision of access for disabled people to the premises will be required in accordance with Approved Document M to the Building Regulations 2000 "Access to and use of buildings". The Rushmoor Access Group would welcome the opportunity to give further advice and guidance.



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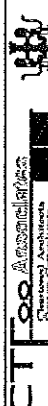


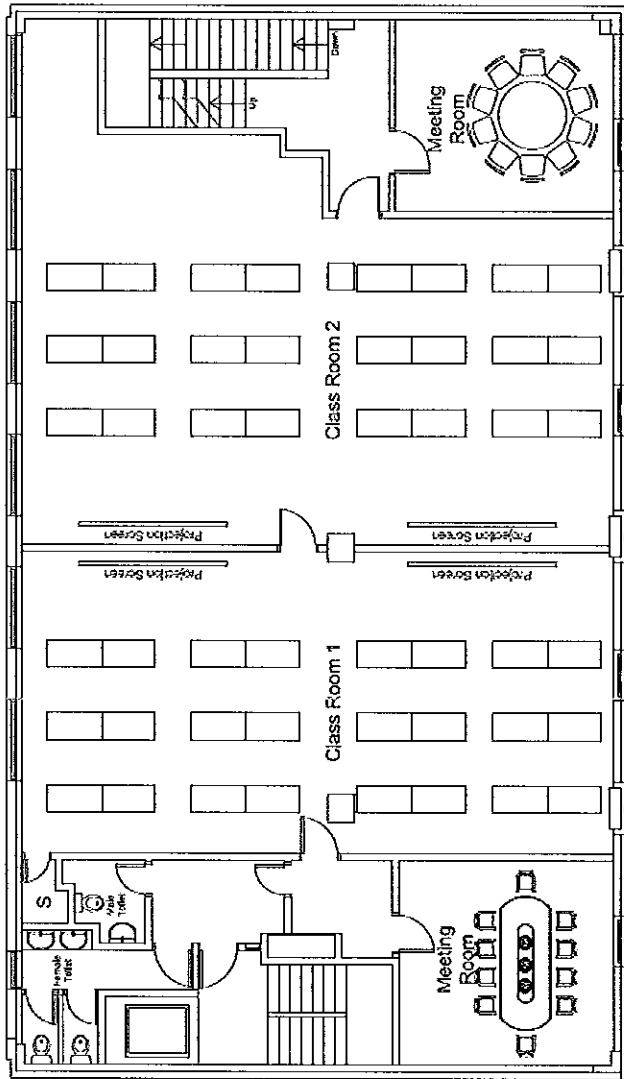
PROPOSED GROUND FLOOR PLAN



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

PROPOSED FLOOR PLAN

Ref.	Revision	Date	By
		Project: Change of use from B1 Office to D1 Educational use at 79-82 Victoria Road, Aldershot, Hampshire, GU11 1SS Scale: A3 @ 1:100 Date: 07-02-2017 Drawing number: 10/13 Job number: 1521	Drawn by: NC Revisited:
ALL DIMENSIONS TO BE CHECKED ON SITE ONLY TO BE SCALED FOR PLANNING AND BUILDING REGULATIONS		Client: MYF Training Ltd.	



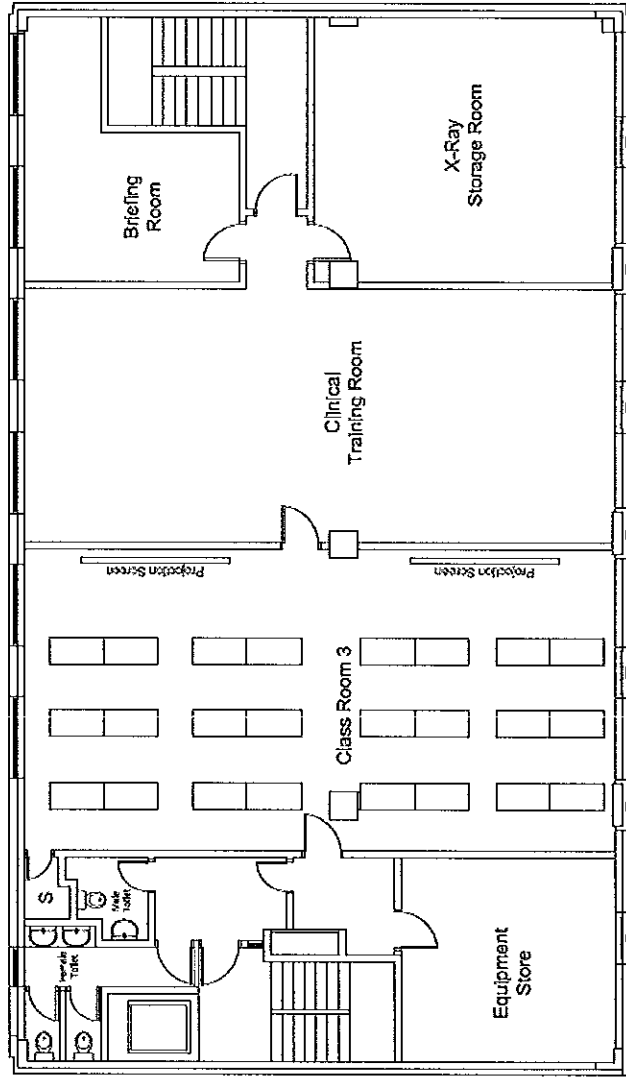
PROPOSED FIRST FLOOR PLAN



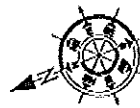
SCALE 1:100 @ A3
 0 0.5 1 1.5 2 2.5 3 3.5 4 4.5 5m 6m 7m 8m 9m 10m

PROPOSED FLOOR PLAN

Ref.	Revision	Date	By
<p>  CTF CONSULTANTS Chartered Accountants 1st Floor, 200, Victoria Road, Aldershot, Hampshire, GU11 1SS Tel: 01246 831111 Fax: 01246 831112 Email: info@ctf.co.uk Website: www.ctf.co.uk </p>			
Project:		Change of use from B1 Offices to D1 Educational use at 79-82 Victoria Road, Aldershot, Hampshire, GU11 1SS	
Scale:		A3 @ 1:100	Date: 07-02-2017
Job number:		1521	Drawing number: 11/13
Client:		MYF Training Ltd.	
		Drawn by: NC	
		Revision:	

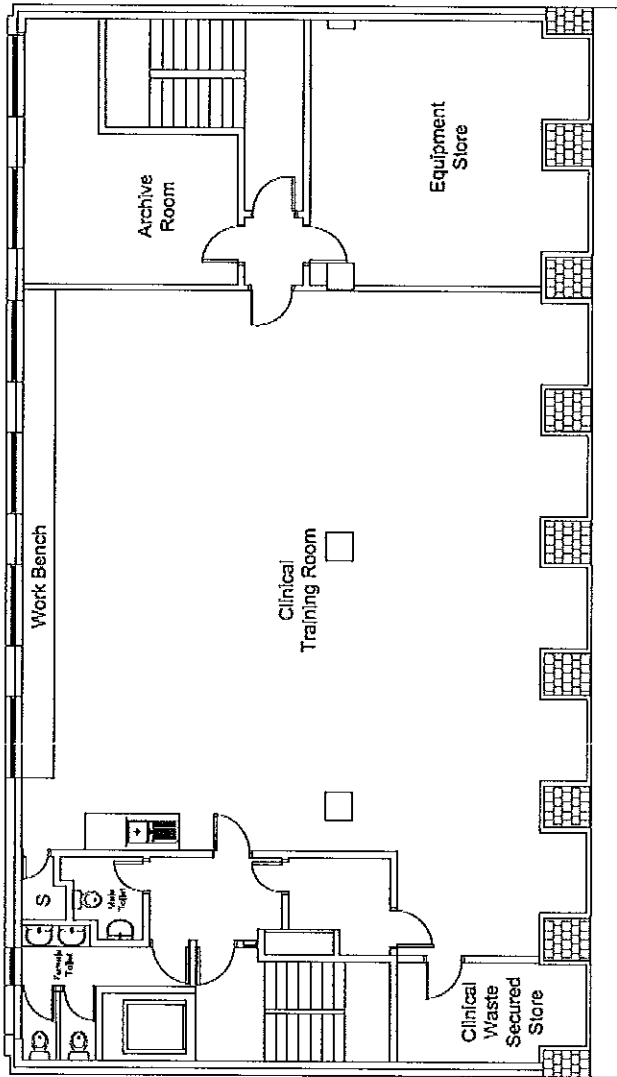


PROPOSED SECOND FLOOR PLAN

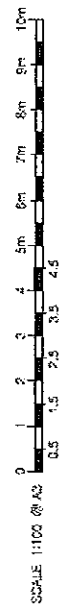


PROPOSED FLOOR PLAN

Ref.	Revision	Date	By
		Project: Change of use from B1 Office to D1 Educational use at 79-82 Victoria Road, Aldershot, Hampshire, GU11 1SS	
ALL DIMENSIONS TO BE CHECKED ON SITE ONLY TO BE SCALED FOR PLANNING AND BUILDING REGULATIONS		Scale: A3 @ 1:100	Date: 07-02-2017
Client: MYF Training Ltd.		Job number: 1521	Drawing number: 12/13
		Drawn by: NC	Revisited:



PROPOSED LOFT PLAN



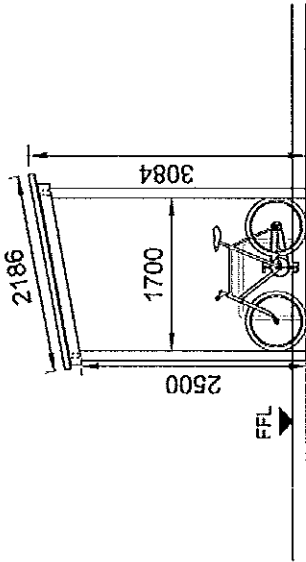
PROPOSED FLOOR PLAN

Revl	Revision	Date	By
<p>CTF 00 Architectural Services <small>Architectural Services</small> <small>25, Victoria Road, Aldershot, Hampshire, GU11 1SS</small></p>			
<p>ALL DIMENSIONS TO BE CHECKED ON SITE ONLY TO BE SCALED FOR PLANNING AND BUILDING REGULATIONS</p>			
Client: MYF Training Ltd.			
Project: Change of use from B1 Office to D1 Educational use at 78-82 Victoria Road, Aldershot, Hampshire, GU11 1SS		Scale: A3 @ 1:100	Date: 07-02-2017
Job number: 1521		Drawn by: NC	Revision:
Drawing number: 13/13			

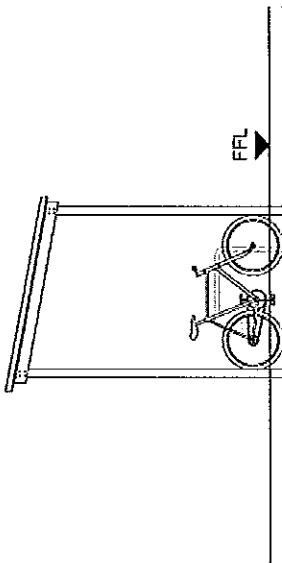
SCALE 1:50 @ A3



SCALE - 1:50

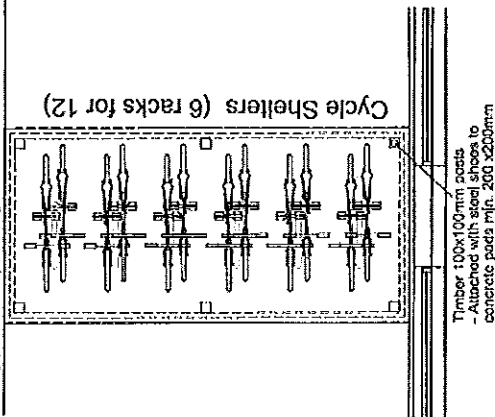


PROPOSED ELEVATION SIDE 2

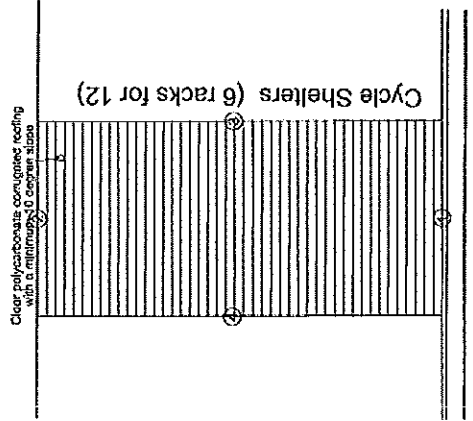


PROPOSED ELEVATION SIDE 1

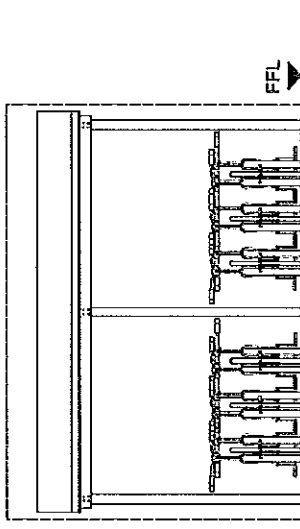
12 Covered Bike Stands using 6 Sheffield Blue Stands



PROPOSED GROUND FLOOR PLAN

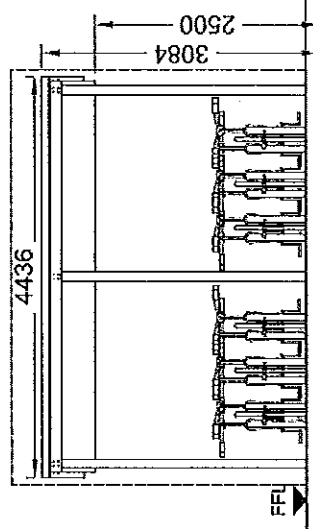


PROPOSED ROOF PLAN



PROPOSED FRONT ELEVATION 3

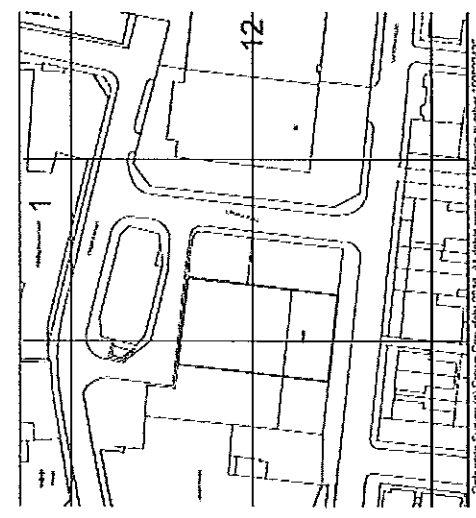
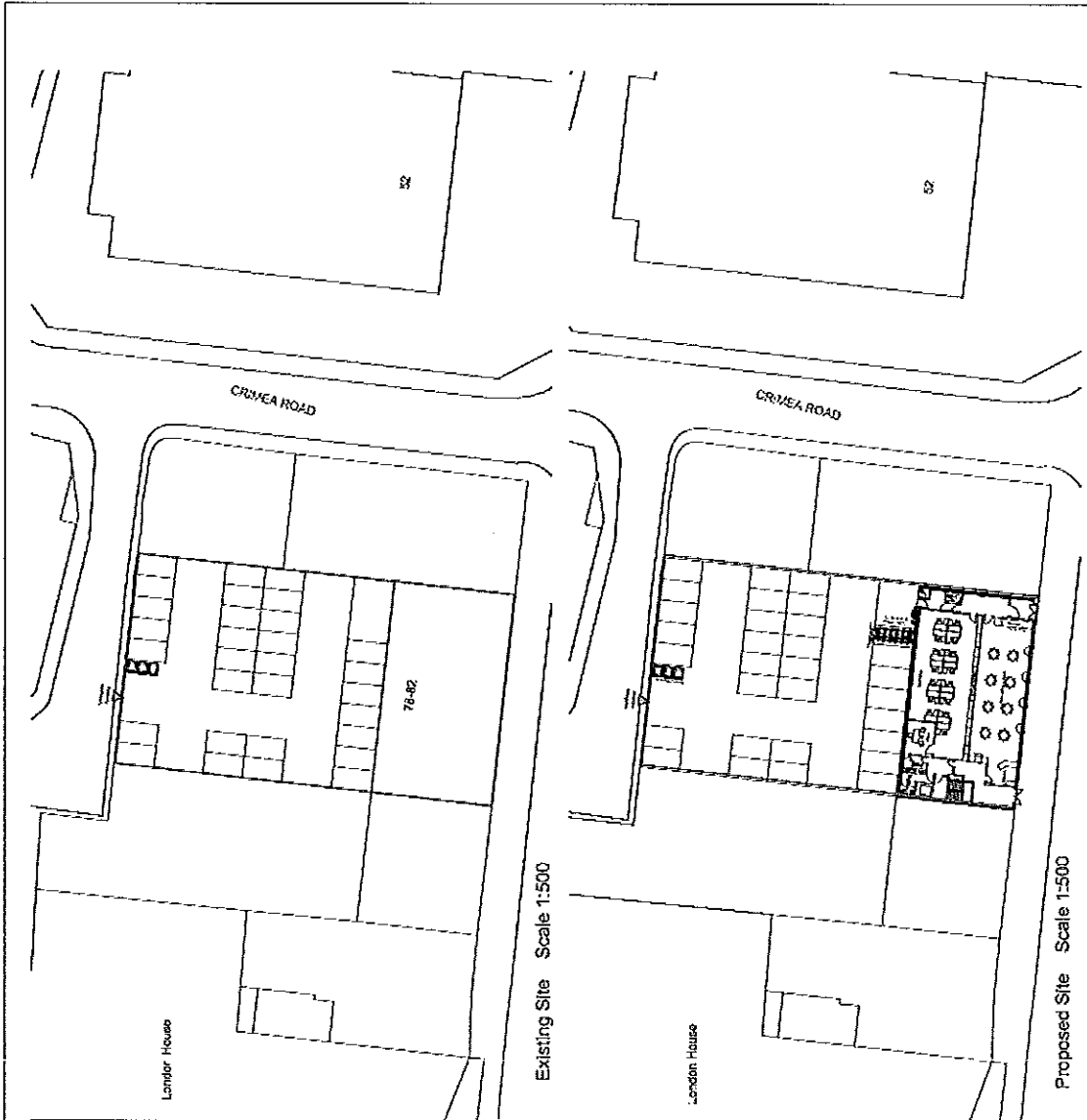
- Covered Cycle Stands for 12 bicycles.
- Sheffield Bicycle Stands x 6 - 800h x 750w mm stands which hold 2 bicycles.
- Structure:
- Clear polycarbonate roofing with a minimum 6 degree slope
- Timber 100x100mm posts with 50mm width x 125mm depth beams x length
- Beams bolted to timber posts
- Timber posts bolted with steel straps to concrete pad/base level with ground



PROPOSED REAR ELEVATION 4

Ref.	Revision	Date	By

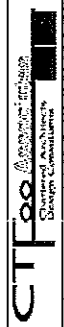
<p>CTF Associates Chartered Accountants Chartered Surveyors Chartered Engineers Chartered Quantity Surveyors Chartered Building Surveyors Chartered Planning Practitioners Chartered Environmentalists Chartered Fire Engineers Chartered Health and Safety Practitioners Chartered Project Managers Chartered Risk Practitioners Chartered Valuers Chartered Environmentalists Chartered Fire Engineers Chartered Health and Safety Practitioners Chartered Project Managers Chartered Risk Practitioners Chartered Valuers</p>	<p>Project: Change of use from B1 Office to D1 Educational use at 78-82 Victoria Road, Altonshot, Hampshire, GU11 1SS</p> <p>Scale: A3 @ 1:50 Date: 28/02/2017 Drawn by: NC</p> <p>Job number: 1521 Drawing number: 14/14 Revision: NC</p> <p>Client: MYF Training Ltd.</p>
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Site Location Map Scale 1:1250



Ref.	Revision	Date	By

 CONSULTANTS CIVIL ENGINEERING SURVEYING ARCHITECTURE PLANNING TRAINING	ALL DIMENSIONS TO BE CHECKED ON SITE ONLY TO BE SCALED FOR PLANNING AND BUILDING REGULATIONS	Project: Change of use from B1 Office to C1 Educational Use at: 78-82 Victoria Road, Albershot, Hampshire, GU11 1SS	
	Client: MYF Training Ltd.	Scale: A3 @ 1:1250, 1:500	Date: 07-02-2017
Job number: 1521	Drawing number: 1/13	Drawn by: NC	Revision:

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

Case Officer	Sarita Jones
Application No.	17/00163/FULPP
Date Valid	27th February 2017
Expiry date of consultations	20th March 2017
Proposal	Change of use from B1a to C3 at ground and first floor levels to provide 2 two bedroom flats with associated external alterations.
Address	12 Arthur Street Aldershot Hampshire GU11 1HL
Ward	Wellington
Applicant	Rushmoor Borough Council
Agent	Mr James Marsh
Recommendation	GRANT subject to undertaking

Description

The site is located on the east side of Arthur Street. It comprises a part two three storey terraced property with accommodation in the roof dating from the late Victorian/early Edwardian period. It is currently vacant and in a poor state of repair. The ground and first floor accommodation were last used as offices by Relate until they moved to new premises at 35-39 High Street Aldershot in 2011. The second floor and roofspace were last used as a one bedroom flat. There is a small area of hardstanding to the front of the building with an unkempt rear garden. There is rear pedestrian access to the property via Windsor Way. 10 Arthur Street adjoins the site to the north and is a house in multiple occupation, licensed for up to 10 people. 14 Arthur Street adjoins the site to the south and comprises 3 one bedroom flats. 10 and 14 Arthur Street are similar to the application property in both appearance and footprint. 5-15 Arthur Street lies to the west of the site. This building is a three storey terrace which dates from a similar period to the application site. Whilst there is no off-street car parking for existing properties, there is on street permit parking in operation in Arthur Street and Victoria Road. 2a Windsor Way is to the east of the site and comprises a vacant detached building formerly in use as a St John Ambulance hall/ambulance garage.

The current proposal relates to the conversion of the ground and first floor office accommodation into 2 two bedroom flats. It is also proposed to replace existing wooden doors and windows with white UPVC equivalents and to install a velux window in the rear roof plane to illuminate the staircase. Due to site constraints there is no opportunity to provide any on site car parking to serve the development. However off site permit parking on

the public highway is proposed in support of this application as set out in more detail below under highway considerations.

Consultee Responses

- Transportation Strategy Officer raises no objection to the proposal subject to the provision of cycle parking.
- Environmental Health raises no objection to the proposal subject to a hours of construction condition being imposed.
- Thames Water advises that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water will be required. No objection is raised to the proposal on grounds of sewerage infrastructure capacity.
- Planning Policy raises no objection to the proposal.

Neighbours notified

In addition to posting a site notice, 15 individual letters of notification were sent to properties in Arthur Street and Windsor Way.

Neighbour comments

At the time of writing no representations have been received in respect of this proposal.

Policy and determining issues

The site lies within the built up area with Aldershot town centre. As such policies SS1 (The Spatial Strategy), CP1 (Sustainable Development Principles), CP2 (Design and Heritage), CP5 (Meeting Housing Needs and Housing Mix), CP8 (Supporting Economic Development), CP13 (Thames Basin Heaths Special Protection Area), CP15 (Biodiversity) and CP16 (Reducing and Managing Travel Demand) of the Rushmoor Core Strategy and "saved" local plan policies ATC2 (Area east of Aldershot town centre), ENV17 (Development characteristics) and ENV49 (Environment Pollution and Noise) are relevant to the consideration of this proposal as is the advice in the National Planning Policy Framework/Practice Guidance.

The main determining issues are considered to be the principle of development, transport and highways impacts of the development, contamination risks on the site, flooding risks on the site, nature conservation and the impact of the external changes on the character of the area.

Commentary

The principle of development

Schedule 2 Part 3 Class O of the Town and Country Planning (General Permitted Development) Order 2015 as amended permits development consisting of a change of use of a building and any land within its curtilage from a use falling within Class B1(a) (offices) of the Schedule to the Use Classes Order, to a use falling within Class C3 (dwellinghouses) of that Schedule subject to a determination as to whether the prior approval of the authority will be required as to

- (a) transport and highways impacts of the development;
- (b) contamination risks on the site; and
- (c) flooding risks on the site

However as a result of the proximity of Rushmoor to the Thames Basin Heaths Special Protection Area, development within Class O is also subject to the provisions of regulations 73 to 76 of the Conservation of Habitats and Species Regulations 2010. This means that, in this case, a planning application has been submitted to address these issues and the changes to the external appearance of the building. Having regard to the above there is no objection to the principle of development.

Transport and highways impacts of the development

With regard to the issue of car parking, the development would generate a requirement for four car parking spaces. In this regard the applicant has advised that:

"Within easy walking distance there is a permit scheme in place for Arthur Street and Victoria Street (sic should be Road) contained within Zone A4 of the Permit Zones which owners of 12 Arthur Street are able to apply for.

Information has been provided on the current level of permit use etc in this zone by RBC's car parking department to give an idea of the level of use and whether there is still capacity for a higher level of parking.

Within the zone there are 55 properties eligible for a total of 102 parking permits, there are also available visitor passes, which have limited use and are typically used for visitors. However it is possible that where a household has limited the maximum number of permits (2 per dwelling) then they could potentially be using the visitor pass to allow for more permanent parking, it should be noted however that this would involve significantly higher cost.

The permanent permits currently cost £45 per annum for the first, while the second permit increases to £65 per annum. The visitor pass costs a total of £12 and allows 12 days in total.

Historically the level of parking permits sold in this zone has always been low, resulting in some spaces in Victoria Road being converted to pay and display to try to generate more use.

In the last 2 years the number of permits sold is a total of 16, with only 6 total being valid, there have also been 43 visitors passes sold.

Therefore, while the level of parking is subject to fluctuation there is currently enough

capacity for 4 or more permits."

The proposal is for the conversion of part of an existing property, last in commercial use, to form 2 x 2 bedroom flats. Similar to the adjacent properties the building was at one time in full residential use. There is a small forecourt in front of the property that has the benefit of a dropped kerb access where it is also proposed to store refuse bins. A standard parking space should be 4.8m x 2.4m. However to park parallel to the highway kerb it would need to be 6m in length. The frontage width of the property is only 5m and the space is also used for refuse storage. A separate 900mm width pedestrian access should also be available to the front door. Whilst a small car could possibly use this space to park, the Transportation Strategy Officer advises that it would not be correct to count it as a parking space.

It is therefore necessary to consider the parking requirements for a property that cannot practically provide off street parking in accordance with the Council Car and Cycle Parking Standard SPD. It is of relevance that the lawful commercial use had no car parking, however staff employed may have been more likely use public transport or town centre car parks. Residential use is different and our parking policy requires us to consider the potential for car ownership by residents.

The property is in a highly accessible location adjacent to the bus and rail stations and within a short walking distance of the town centre. Whilst residents might not need to own or use a car, our parking standard would require two car parking spaces for each two bedroom flat, in view of the central location this could reasonably be reduced to the minimum requirement of one space for each residential property. Arthur Street is subject to a residents permit parking scheme. The Transportation Strategy Officer has consulted with the Council Parking team who have confirmed that if they received an application for a resident from either one of these two new residential flats they would be entitled to two parking permits. On this basis he is satisfied that the parking demands for this proposed development could be satisfied by this provision.

No provision has been made for cycle storage which should be secure, weatherproof and accessible. The standard requires space to store two cycles for each 2 bedroom residential property. This provision can be secured by way of condition. Subject to this no objection is raised to the proposal on highway grounds.

The proposed development is not expected to generate more multi-modal trips than the existing use therefore a transport contribution is not required. Subject to the condition as referred to above, no objection is raised to the proposal in highway terms.

Contamination risks on the site

The site has no history of potential contaminated land use. Historic maps indicate that the site has been in residential use for over a century. Prior to this it appears to have been undeveloped land. Environmental Health raises no objection to the proposal in relation to contaminated land and as such no objection is raised to the proposal in this regard.

Flooding risks on the site

The Environment Agency has advised that the site is within a very low risk area for flooding ie less than 0.1% (1in 1000) in any given year and that there is no recorded history of flooding in this area. However it notes that the site is within 20 metres of an area at low risk of surface water flooding. With the exception of the changes to the windows and doors, the building remains unchanged. Thames Water has been consulted on this application and

raises no objection to the proposal in terms of the water environment.

Nature conservation.

The Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy is now in place. This comprises two elements - a Suitable Alternative Natural Greenspace (SANG) at Hawley Meadows to divert additional recreational pressure away from the Thames Basins Heaths Special Protection Area (TBHSPA) and secondly the provision of a range of Strategic Access Management and Monitoring Measures to avoid displacing visitors from one part of the TBHSPA to another and to minimize the impact of visitors on the TBHSPA. The proposal meets the criteria against which requests to allocate capacity at Hawley Meadows SANG will be considered. In accordance with the strategy the applicant has agreed to make a financial contribution of £10,672. This contribution is normally secured by way of section 106 obligation. However as the applicant is Rushmoor the mechanism to secure this contribution is an undertaking from the Head of Service proposing the works, in this case the Solicitor to the Council, to the Head of Planning that the contribution will be paid on implementation of the development. Subject to the completion of this this undertaking, no objection is raised to the proposal in this regard.

The impact of the external changes on the character of the area

The surrounding area has a mixed character, featuring a variety of different uses reflecting the site's location on the edge of Aldershot town centre. However this part of Arthur Street has a residential character with a combination of wooden and UPVC windows. No change to the pattern of overlooking is proposed. The proposed changes to the external appearance of the building are considered to be compatible with the existing streetscene and are acceptable in visual amenity terms.

Having regard to the material consideration of permitted development rights conferred by Schedule 2 Part 3 Class O of the Town and Country Planning (General Permitted Development) Order 2015 as amended, the development is considered to be acceptable in terms of highway considerations, contaminated land, flood risk and visual amenity terms and makes appropriate provision for mitigation in relation to the Thames Basin Heaths Special Protection Area.

FULL RECOMMENDATION

It is recommended that, subject to no adverse comments being received as a result of the publicity process which have not been previously considered by 20 March 2017 and the completion of an undertaking to secure a financial contribution towards SPA mitigation as set out above, the Head of Planning in consultation with the Chairman be authorised to **GRANT** planning permission subject to the following conditions and informatives:-

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

Reason - As required by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, to reflect the objectives of the Council's Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy as amended July 2014 and to accord with the resolution of Rushmoor's Cabinet on 17 June 2014 in respect of Planning Report no PLN1420.

- 2 Any making good of brickwork shall be finished in materials of the same colour and type as those of the existing building, and in the case of brickwork matching the existing bond and pointing. The development shall be completed and retained in accordance with the details so approved.

Reason - To ensure satisfactory external appearance.

- 3 Prior to the commencement of development, details of cycle parking to serve the development shall be submitted to the Local Planning Authority for approval. Once approved the cycle parking facilities shall be provided in full prior to the first occupation of the development and thereafter retained for their designated purpose.

Reason - To promote alternative modes of transport.*

- 4 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.

- 5 The permission hereby granted shall be carried out in accordance with the following approved drawings - 1507-001.P1, 002.P1, 100.P1, 101.P1, 130.P1, 140.P1, 141.P1, 200.0.P3, 201.0.P1, 300.0.P3 and 400.P3.

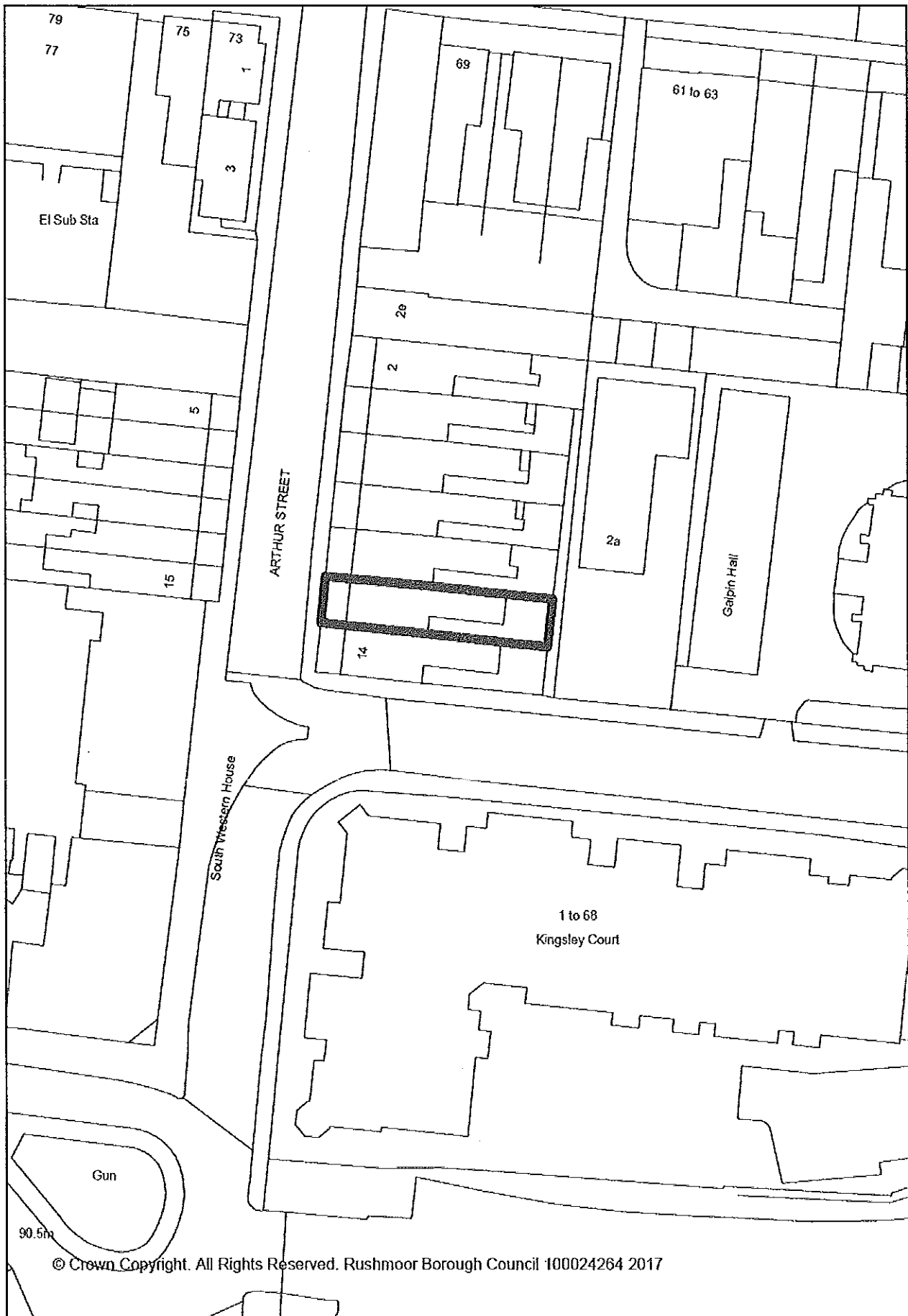
Reason - To ensure the development is implemented in accordance with the permission granted.

Informatives

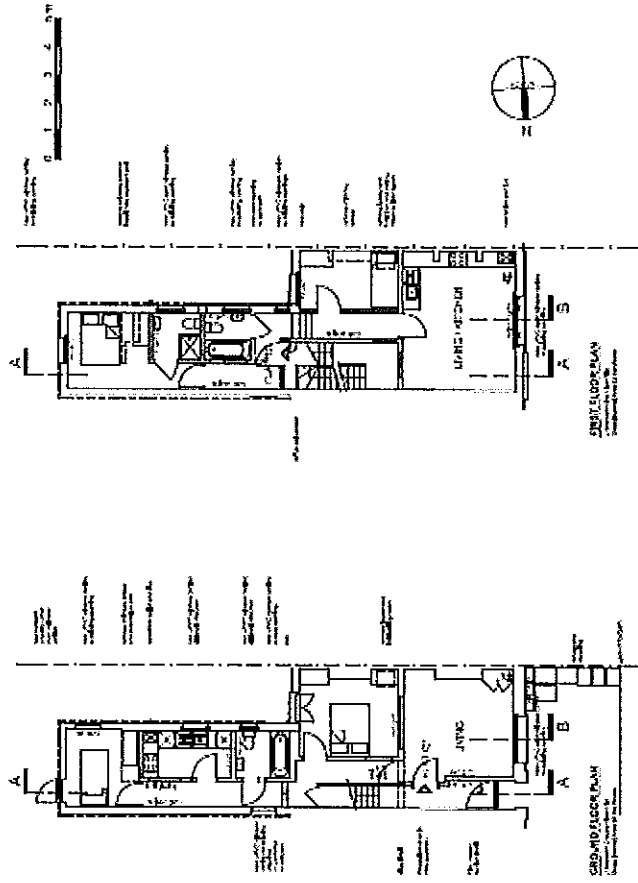
- 1 **INFORMATIVE** – The Local Planning Authority's commitment to working with the applicants in a positive and proactive way is demonstrated by its offer of pre-application discussion to all, free of charge, and assistance in the validation and determination of applications through the provision of clear guidance regarding necessary supporting information or amendments both before and after submission, in line with the National Planning Policy Framework.
- 2 **INFORMATIVE - REASONS FOR APPROVAL-** The Council has granted permission because having regard to the permitted development rights provided under Schedule 2 Part 3 Class O of the Town and Country Planning (General Permitted Development) Order 2015 as amended, the development is considered to be acceptable in terms of highway considerations, contaminated land, flood risk and visual amenity terms and makes appropriate provision for mitigation in relation to the Thames Basin Heaths Special Protection Area. It is therefore considered that subject to compliance with the attached conditions, and taking into account all other material planning considerations, including the provisions of the development plan, the proposal would be acceptable. This also includes a consideration of whether the decision to grant permission is compatible with the Human Rights Act 1998.
- 3 **INFORMATIVE** - Your attention is specifically drawn to the condition marked *. This condition requires the submission of details, information, drawings etc. to the Local Planning Authority BEFORE WORKS START ON SITE or, require works to be carried

out BEFORE COMMENCEMENT OF USE OR FIRST OCCUPATION OF ANY BUILDING. Development started, carried out or occupied without first meeting the requirements of these conditions is effectively development carried out WITHOUT PLANNING PERMISSION. The Council will consider the expediency of taking enforcement action against any such development and may refer to any such breach of planning control when responding to local searches. Submissions seeking to discharge conditions or requests for confirmation that conditions have been complied with must be accompanied by the appropriate fee.

- 4 INFORMATIVE - The applicant is advised that there may be a need to comply with the requirements of the Party Wall (etc.) Act 1996 before starting works on site. The Party Wall (etc.) Act is not enforced or administered by the Council but further information can be found on the Planning Portal website <https://www.gov.uk/guidance/party-wall-etc-act-1996-guidance> and you are able to download The party Wall Act 1996 explanatory booklet.



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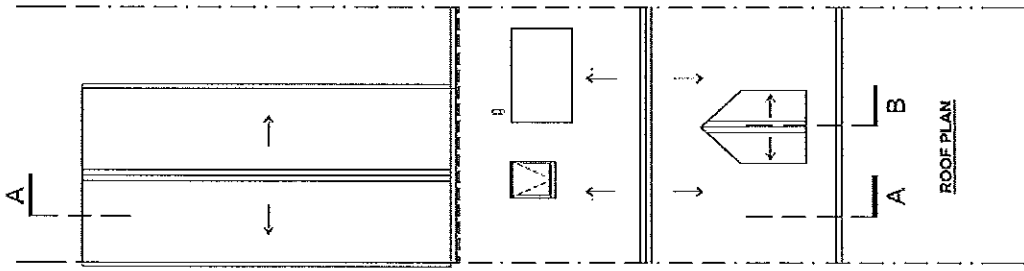
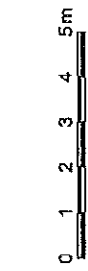
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PROJECT
 1111 14th Street, NW
 Washington, DC 20004

DESCRIPTION
 ARCHITECTURAL FLOOR PLANS

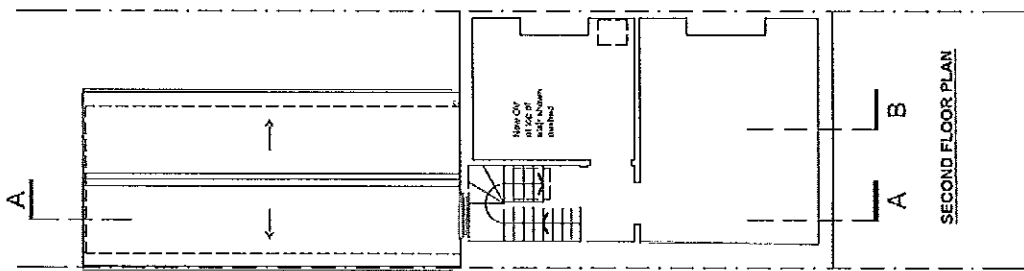
SCALE
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NOTES
 1. SEE ALL NOTES ON ALL SHEETS.
 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 3. ALL FINISHES ARE TO BE DETERMINED BY THE ARCHITECT.
 4. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE AS SHOWN OR AS NOTED.
 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
 6. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.



Labels on roof
Labels on roof
Labels on roof

ROOF PLAN



New DV
New DV
New DV

SECOND FLOOR PLAN

CRUCIAL NOTICE
 This drawing is the property of Emblem Architecture and is to be used for the project only.
 All sections to be checked on site.
 Contractors to check all dimensions before work commences.
 This drawing shall not be used for any other purpose without the written consent of Emblem Architecture.
 This drawing shall not be used for any other purpose.

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REVISED NOTES
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0 1 2 3 4 5m

FRONT ELEVATION



- 1. External walls: brickwork
- 2. Internal walls: plaster
- 3. Floor: concrete
- 4. Roof: gabled, tiled
- 5. Windows: double-glazed
- 6. Doors: solid wood
- 7. Stairs: wooden
- 8. Gutters: metal
- 9. Drains: PVC
- 10. Foundations: concrete

SECTION A-A



- 1. External walls: brickwork
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Client Name	
Project Name	
Address	
Location	
Date	
Scale	
Author	
Checker	
Approver	

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 2. 50mm scale
 3. 25mm scale
 4. 12.5mm scale
 5. 6.25mm scale

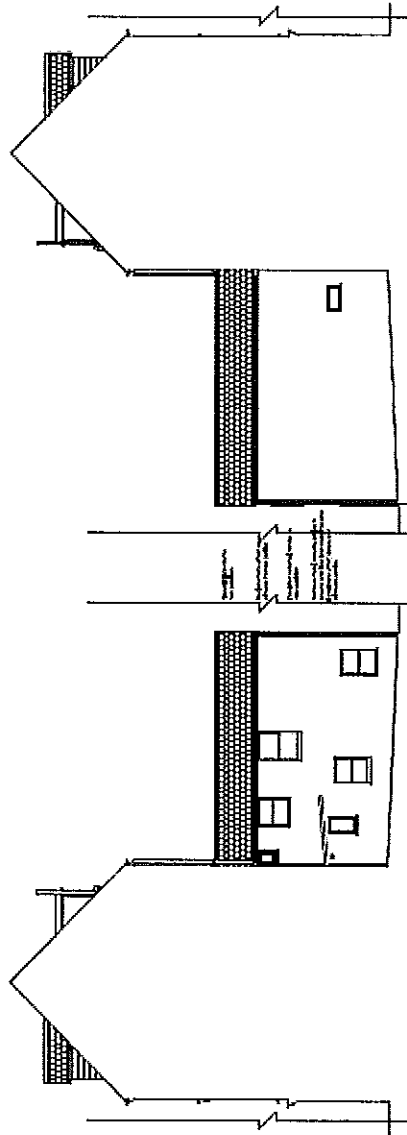
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Checker	
Approver	

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 Overhead symbols
 1. 100mm scale
 2. 50mm scale
 3. 25mm scale
 4. 12.5mm scale
 5. 6.25mm scale

North Elevation

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South Elevation



Project Name:
 Client:
 Address:
 Date:
 Scale:
 Drawing No:

KORUM ARCHITECTURE
 11, Jalan...
 11000...
 Tel: ...
 Fax: ...
 Email: ...

No. of Sheets: 12
 Sheet No: 11
 Date: 11/11/2011
 Scale: 1:100

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

Case Officer	Rae Annette
Application No.	17/00127/FUL
Date Valid	9th February 2017
Expiry date of consultations	3rd March 2017
Proposal	Erection of single storey front extension 306 Pinewood Park Farnborough Hampshire GU14 9LJ
Ward	Fernhill
Applicant	Justine Davie
Agent	Mr Lawrence Parker
Recommendation	Grant

Description

This application relates to a property owned by a Council employee.

The property is a two storey end terrace house located on the west side of the Pinewood Park Estate. The front of the house faces west onto an amenity area with access to the rear garden from the main road. Adjacent to the side of the property is a car park. The house is finished with buff brick, white upvc windows and a dark concrete tiled roof. There is a small flat roofed porch to the front of the property which is original. The front garden is open plan with hedging and a large tree which is not covered by a Tree Preservation Order. The boundary of the rear garden is constructed with brick walling matching the main existing house.

This proposal is to erect a front extension across the entire front of the property with a mono pitched roof. It would measure 5 metres wide x 1.5 metres deep and 3.2 metres overall height. An additional flat roofed front porch on the north side would measure 2 metres wide x 2 meters deep and 2.4 metres in overall height. The proposed materials would match those used in the existing dwellinghouse.

Neighbours notified

In addition to posting a site notice and press advertisement, a letter of notification was sent to 308 Pinewood Park.

No representations have been received to date.

Policy and determining issues

The site is in the built up area of Farnborough as defined by the Rushmoor Core Strategy. Policy CP2 Design and Heritage and CP16 Reducing and Managing Travel Demands of the Rushmoor Core Strategy is relevant to the consideration of this application.

Whilst the Core Strategy introduces a number of new policies that replace specific Local Plan Policies, a number of Local Plan Policies continue to be 'saved' and will therefore remain in use for the time being until they are replaced. In this respect, Local Plan Policy ENV17 (Development on smaller sites) and H15 (Planning Applications for home extensions) is relevant to the consideration of this proposal.

The relevant determining issues are considered to be:-

Visual impact
Impact on neighbours
Highway consideration

Commentary

Visual Impact

The extension has been designed to be in keeping with the existing properties in terms of matching materials and scale and therefore is considered to be acceptable within the street scene.

Impact on neighbours

The adjoining property has a flat roofed porch which is of the same design and projection as that on the application site. The front extension would project to the same line as the neighbouring porch across the full width of the house with the additional new front porch on the opposite side of the front extension away from the shared boundary.

Highway considerations

The front extension does not affect any existing parking arrangements and is therefore considered acceptable in terms of Highway safety.

FULL RECOMMENDATION

GRANT planning permission subject to the following conditions:

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

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

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

Informatives

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

- 2 INFORMATIVE - REASONS FOR APPROVAL- The Council has granted permission because the proposal is considered to have no adverse visual impact on the appearance of the street scene or on the character of the area. It is acceptable in amenity, visual and highway safety terms and has no significant material or harmful impact on neighbours. The proposal is therefore considered acceptable having regard to policy CP2 and CP16 of the Rushmoor Core Strategy and "saved" policies ENV17 and H15 of the of the Rushmoor Local Plan, and the Council's supplementary planning document Car and Cycle Parking Standards 2012.It is therefore considered that subject to compliance with the attached conditions, and taking into account all other material planning considerations, including the provisions of the development plan, the proposal would be acceptable. This also includes a consideration of whether the decision to grant permission is compatible with the Human Rights Act 1998.

- 3 INFORMATIVE - The applicant is advised that there may be a need to comply with the requirements of the Party Wall (etc.) Act 1996 before starting works on site. The Party Wall (etc.) Act is not enforced or administered by the Council but further information can be found on the Planning Portal website <https://www.gov.uk/guidance/party-wall-etc-act-1996-guidance> and you are able to download The party Wall Act 1996 explanatory booklet.

Job no. 1701
 drg. no. 1
 rev. A

Job
 305 PINEWOOD PARK
 FARNBOROUGH SUITE 911

title
 PROPOSED EXTENSION

scale 1:50, 1:500

date Jan 2017
 drawn LIP
 checked *LIP*

Laurence Parker FRICS
 Chartered Surveyor
 Tel: 01372 427892
 e-mail laurep@lpa-birmingham.com

notes

for Planning and Building
 Control purposes only

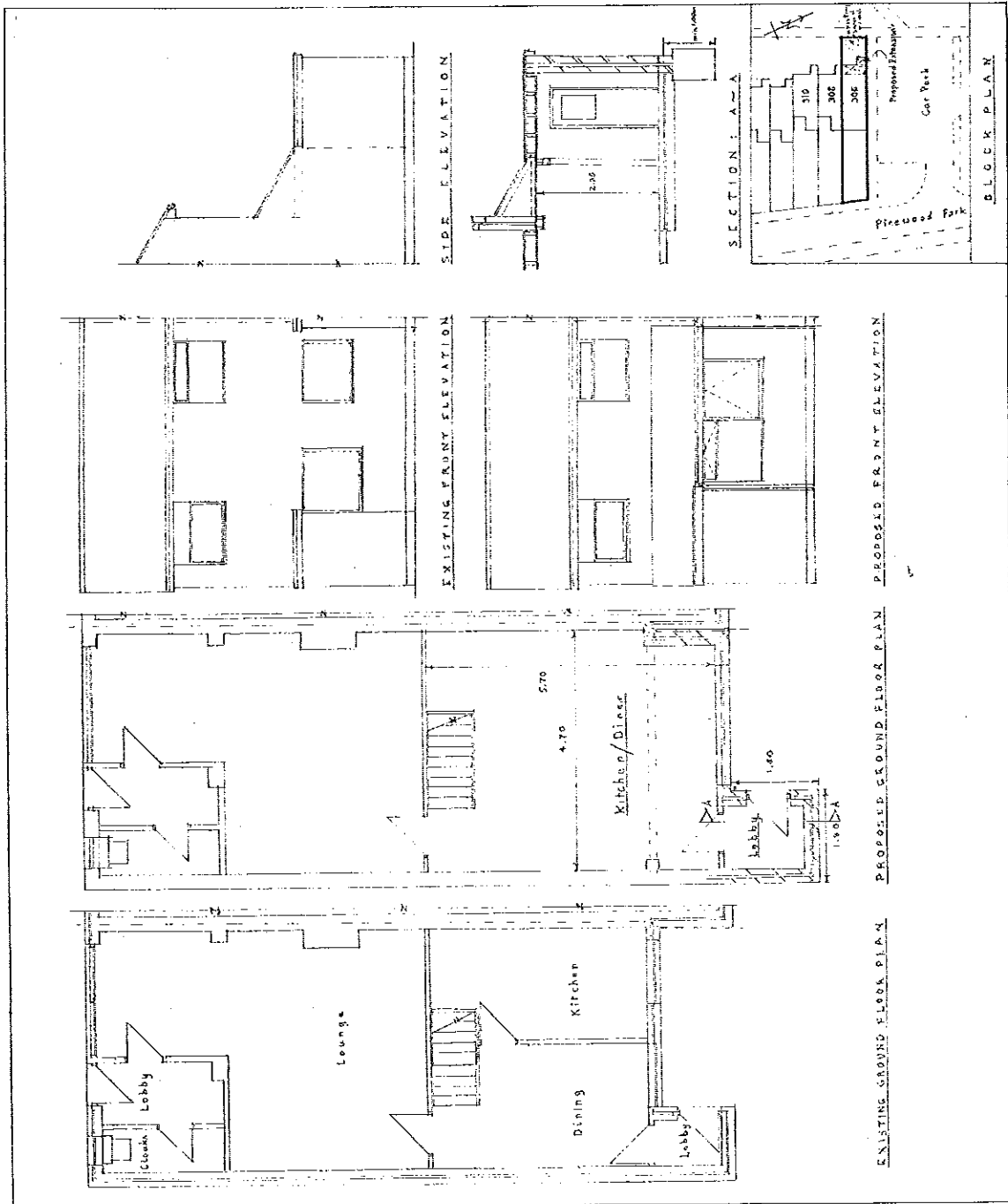
revisions

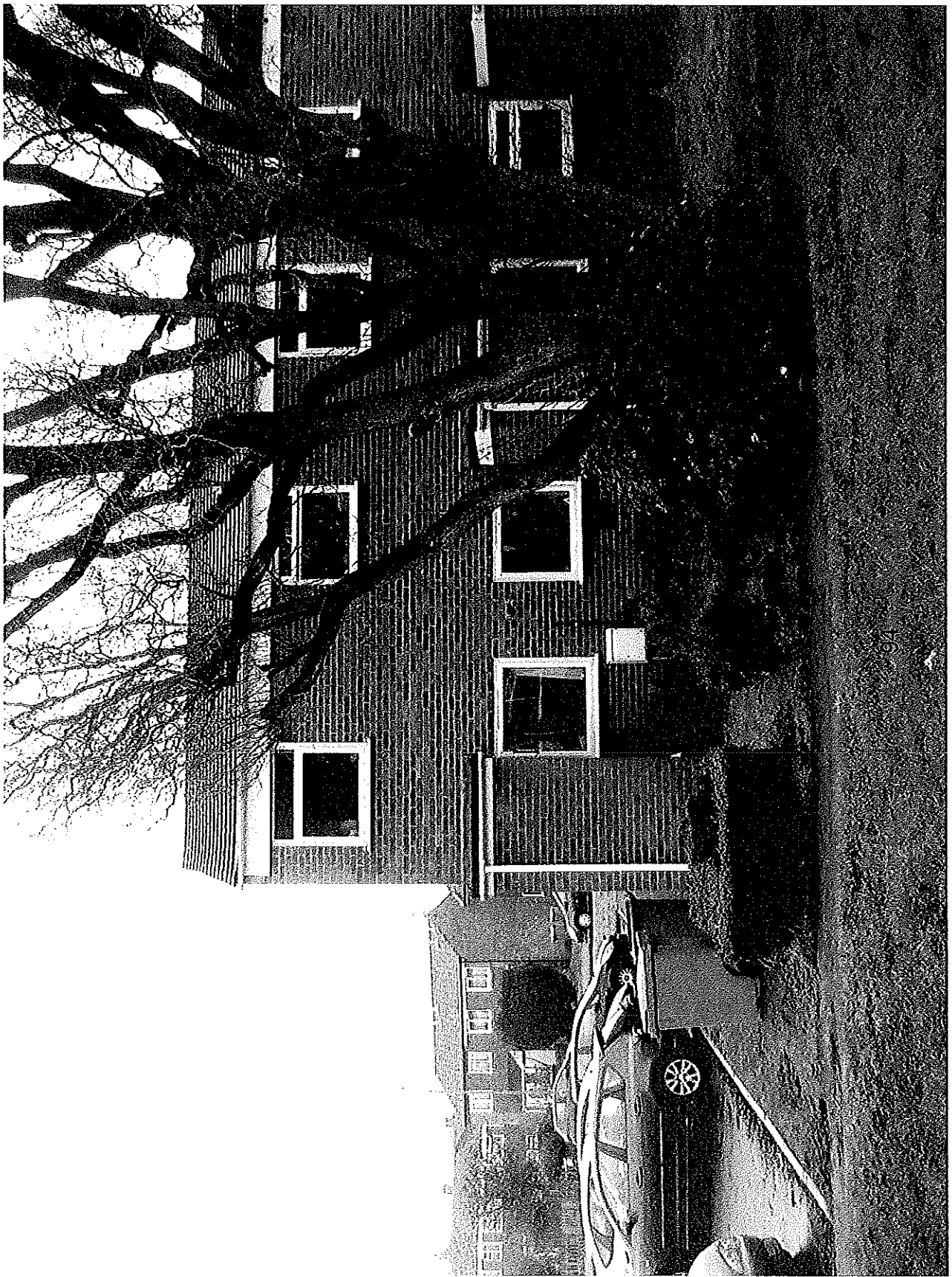
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A	Full Block Plan Added

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Job no. 1701
 drg. no. 1
 rev. A

6/13/2016





Section D

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

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

Application No	15/00661/CONDPP	Ward: Rowhill
Applicant:	Mr P Davey	
Decision:	Conditions details approved	
Decision Date:	10 March 2017	
Proposal:	Submission of details pursuant to Condition Nos.3 (external materials), 4 (surfacing materials), 7 (means of enclosure details), 9 (landscaping scheme), 12 (levels), 14 (SUDS drainage details), 17 (tree protection measures), 19 (operatives parking & turning during the construction period) and 21 (bat roosting box details) of planning permission 15/00092/FUL dated 27th March 2015	
Address	Land To The Rear Of 16 Manor Road Aldershot Hampshire	

Application No	16/00922/FULPP	Ward: Manor Park
Applicant:	Mr Brendan Mcloughlin	
Decision:	Permission Refused	
Decision Date:	16 March 2017	
Proposal:	Erection of a first floor extension	
Address	Glebe Cottage Glebe House 110 Church Lane East Aldershot Hampshire GU11 3HN	

Application No	16/00968/FULPP	Ward: Manor Park
Applicant:	GROUP PROPERTIES LTD	
Decision:	Permission Granted	
Decision Date:	17 March 2017	
Proposal:	Erection of a block of three two-bedroom houses at rear of site, fronting Cavendish Road and with parking to rear and vehicular access from the Grove	
Address	Hockliffe House 14 The Grove Aldershot Hampshire	

Application No	16/00979/FULPP	Ward: Cove And Southwood
Applicant:	Oriol Housing	
Decision:	Permission Granted	
Decision Date:	03 March 2017	
Proposal:	Demolition of existing former public house and erection of three 3-bedroom terraced dwellings (alternative to scheme for extension and conversion of existing former public house building into a terrace of three houses approved with planning permission 16/00307/FULPP dated 23 June 2016)	
Address	The Potters Arms 182 Cove Road Farnborough Hampshire GU14 0HJ	

Application No	16/01010/ADVPP	Cove And Southwood
Applicant:	Marston's Plc	
Decision:	Permission Granted	
Decision Date:	08 March 2017	
Proposal:	ADVERTISEMENT CONSENT : Display of two externally-illuminated Marston's logo signs and four externally-illuminated Pub/Restaurant name signs comprising individual letters with bevelled edges mounted on building elevations; and two free-standing ground-mounted externally-illuminated double-sided twin-post promotional signs and one ground-mounted LED-illuminated 5.2 metre high double-sided post-mounted pub/restaurant picture panel sign□	
Address	Southwood Summit Centre 1 Aldrin Place Farnborough Hampshire GU14 0NZ	

Application No 16/01016/FULPP Ward: Fernhill
Applicant: Mrs Susan Rushton
Decision: **Permission Granted**
Decision Date: 14 March 2017
Proposal: Retention of use of outbuilding to rear of property as annex accommodation
Address **21 Irvine Drive Farnborough Hampshire GU14 9HF**

Application No 16/01027/ADV Ward: Wellington
Applicant: Mrs Christine Butler
Decision: **Permission Granted**
Decision Date: 24 February 2017
Proposal: Display of externally illuminated fascia sign at each premises
Address **5, 7, And 9 Wellington Street Aldershot Hampshire**

Application No 16/01028/FUL Ward: Wellington
Applicant: Mrs Christine Butler
Decision: **Permission Granted**
Decision Date: 24 February 2017
Proposal: Alteration and replacement of shop fronts
Address **5, 7, And 9 Wellington Street Aldershot Hampshire**

Application No 16/01037/FULPP Ward: Aldershot Park
Applicant: Mr GRAHAME ELTON
Decision: **Permission Granted**
Decision Date: 01 March 2017
Proposal:
Address **43 Oak Way Aldershot Hampshire GU12 4BB**

Application No 17/00001/CONDPP Ward: Cove And Southwood
Applicant: CHOUDHRY - ZAIN HUT LTD
Decision: **Conditions details approved**
Decision Date: 13 March 2017
Proposal: Submission of details pursuant to Conditions 3 (details of extraction system), 4 (details of soundproofing and mounting of plant and machinery) and 7 (details of refuse storage) of planning permission 16/00667/FULPP dated 10/11/16 for change of use from A1 retail to A5 hot food takeaway and the installation of accompanying extraction system and condensers
Address **34 Cove Road Farnborough Hampshire GU14 0EN**

Application No 17/00005/FULPP Ward: St Mark's
Applicant: ADS Group Limited
Decision: **Permission Granted**
Decision Date: 20 February 2017
Proposal: Temporary planning permission (2 years) for the erection of a marketing suite to be used in connection with adjacent Hall 1/1A
Address **Land Adjacent To Airshow Halls 1 And 1A ETPS Road Farnborough Hampshire**

Application No 17/00017/TPOPP Ward: St John's
Applicant: Mr Fear
Decision: **Permission Granted**
Decision Date: 07 March 2017
Proposal: One Oak (part of group G1 of TPO 261) to rear of 10A Kenilworth Road, shape the front face by no more than 3 metres to a point behind apex of stable roof
Address **Land Affected By TPO 261- To The North Of Whetstone Road And Melrose Close And East Of Trunk Road Farnborough Hampshire**

Application No 17/00018/LBCPP Ward: Wellington
Applicant: c/o Agent
Decision: **Permission Granted**
Decision Date: 07 March 2017
Proposal: LISTED BUILDING CONSENT: Removal of a single chimney stack from Cambridge Military Hospital (CMH).
Address **Zone C - Cambridge Military Hospital Aldershot Urban Extension
Alisons Road Aldershot Hampshire**

Application No 17/00020/FULPP Ward: St Mark's
Applicant: Gisborne Property Investments Ltd
Decision: **Permission Granted**
Decision Date: 08 March 2017
Proposal: External alterations to existing building comprising deletion of two existing door openings to form windows and the infilling of another existing door opening the on front (north) elevation; installation of two new windows on west side elevation; alteration of existing window opening on east side elevation to form two proposed new window; and alteration of existing window opening on east side elevation to form new entrance door/window set
Address **Alexandra House 1 Queens Road Farnborough Hampshire GU14 6DJ**

Application No 17/00023/FULPP Ward: Wellington
Applicant: Rev George Newton
Decision: **Permission Granted**
Decision Date: 03 March 2017
Proposal: Demolition and rebuilding of the North Porch
Address **Holy Trinity Church Victoria Road Aldershot Hampshire GU11 1SJ**

Application No 17/00047/LBC2 Ward: Wellington
Applicant: Aspire Defence Services Ltd - FAO Mr Da
Decision: **Permission Granted**
Decision Date: 15 March 2017
Proposal: LISTED BUILDING CONSENT: Replacement of roof coverings to match existing
Address **Garrison Church Of St Michael And St George Queens Avenue Aldershot Hampshire**

Application No 17/00048/CONDPP Ward: Wellington
Applicant: SeeAbility
Decision: **Conditions details approved**
Decision Date: 22 February 2017
Proposal: Submission of details to comply with condition 7 (landscaping) attached to planning permission 16/00286/REVPP dated 9 June 2016 in respect of a variation to conditions 2 and 17 attached to planning permission 15/00097/FUL dated 2 April 2015 for the demolition of existing community centre and erection of a 12 bed residential care and congregate living accommodation with associated car parking, bin and cycle storage and access from Victoria Road
Address **207 - 211 High Street Aldershot Hampshire**

Application No 17/00067/FULPP Ward: Rowhill
Applicant: Mr & Ms Andrew & Angela House & Marti
Decision: **Permission Refused**
Decision Date: 01 March 2017
Proposal: Erection of detached garage block providing garaging for four cars with summer room and ancillary loft storage and games room
Address **Friars Keep 41 Manor Road Aldershot Hampshire GU11 3DG**

Application No	17/00070/FULPP	Ward: St John's
Applicant:	Mr & Mrs Jason Hounslow	
Decision:	Permission Granted	
Decision Date:	22 February 2017	
Proposal:	Erection of single storey side and rear extension	
Address	76 Cripoley Road Farnborough Hampshire GU14 9QA	

Application No	17/00073/ADVPP	Ward: Aldershot Park
Applicant:	Mr Tristan Byrne	
Decision:	Permission Granted	
Decision Date:	17 March 2017	
Proposal:	Replacement of existing non-illuminated fascia sign (Meridian Exhibitions) by two non-illuminated fascia signs (Meridian Exhibitions and Taylor'd Hair).	
Address	94 Ash Road Aldershot Hampshire GU12 4EY	

Application No	17/00078/FULPP	Ward: Cherrywood
Applicant:	Miss C Kemeny	
Decision:	Permission Granted	
Decision Date:	06 March 2017	
Proposal:	Single storey side extension following demolition of existing conservatory	
Address	8 Croyde Close Farnborough Hampshire GU14 8UE	

Application No	17/00079/REXP	Ward: Manor Park
Applicant:	Mr R Harvey	
Decision:	Prior approval is NOT required	
Decision Date:	23 February 2017	
	Erection of a single storey rear extension measuring 4.65 metres deep from the original rear wall of the house x 3.35 to the eaves x 3.75 overall height	
Address	20 Boxalls Lane Aldershot Hampshire GU11 3QJ	

Application No 17/00080/COND Ward: North Town
Applicant: Mr Ryan Pillay
Decision: **Conditions details approved**
Decision Date: 02 March 2017
Proposal: Approval of details of vehicle spray booth and extraction system pursuant to Condition 3 of planning permission 16/00750/COU for change of use of premises from light industrial (Use Class B1(c))/Storage and Distribution (use Class B8) to vehicle coachworks (Use Class B2) together with installation of air inlet and exhaust ducts at rear to facilitate provision of a vehicle spray oven
Address **Unit 2 Fairfax Industrial Estate Eastern Road Aldershot Hampshire GU12 4TU**

Application No 17/00081/FUL Ward: Aldershot Park
Applicant: Mr J Horton
Decision: **Permission Granted**
Decision Date: 02 March 2017
Proposal: Erection of a single storey rear/side extension
Address **46 Gillian Avenue Aldershot Hampshire GU12 4HT**

Application No 17/00083/FULPP Ward: Manor Park
Applicant: Mr & Mrs Whiteley
Decision: **Permission Granted**
Decision Date: 01 March 2017
Proposal: Erection of a single storey front extension and first floor side extension
Address **7 Warwick Close Aldershot Hampshire GU11 3SX**

Application No 17/00085/FULPP Ward: Empress
Applicant: Mr & Mrs Daniel Pratap
Decision: **Permission Granted**
Decision Date: 10 March 2017
Proposal: Erection of a two storey side, single storey front, side and rear extensions
Address **13 St Michaels Road Farnborough Hampshire GU14 8ND**

Application No 17/00086/COND Ward: Cove And Southwood

Applicant: Mr Andrew Cox

Decision: **Conditions details approved**

Decision Date: 09 March 2017

Proposal: Submission of surfacing materials for drive pursuant to condition 3 of planning permission 16/00236/COU dated 05/05/2016 for change of use of part of adjacent badger run to provide additional parking space

Address **31 Wisley Gardens Farnborough Hampshire GU14 0RS**

Application No 17/00087/CONDPP Ward: Wellington

Applicant: SeeAbility

Decision: **Conditions details approved**

Decision Date: 03 March 2017

Proposal: Submission of details to comply with condition 16 (noise measures) attached to planning permission 16/00286/REVPP dated 9 June 2016 in respect of a variation to conditions 2 and 17 attached to planning permission 15/00097/FUL dated 2 April 2015 for the demolition of existing community centre and erection of a 12 bed residential care and congregate living accommodation with associated car parking, bin and cycle storage and access from Victoria Road

Address **207 - 211 High Street Aldershot Hampshire**

Application No 17/00088/FUL Ward: Fernhill

Applicant: Mrs Black

Decision: **Permission Granted**

Decision Date: 23 February 2017

Proposal: Erection of 1 metre high boundary fencing

Address **281 Pinewood Park Farnborough Hampshire GU14 9JS**

Application No 17/00089/FUL Ward: St Mark's
Applicant: S & E Houghton-North
Decision: **Permission Granted**
Decision Date: 16 March 2017
Proposal: Erection of a conservatory to the rear
Address **29 Yeovil Road Farnborough Hampshire GU14 6LB**

Application No 17/00090/PDCPP Ward: Manor Park
Applicant: Mrs HICKLEY
Decision: **Development is Lawful**
Decision Date: 02 March 2017
Proposal: Formation of a dormer window to rear
Address **56 St Michaels Road Aldershot Hampshire GU12 4JJ**

Application No 17/00094/CONDPP Ward: Empress
Applicant: Knight Frank Investment Management
Decision: **Conditions details approved**
Decision Date: 16 March 2017
Proposal: Submission of details to comply with condition 8 (soundproofing plant and machinery) attached to planning permission 15/00813/FULPP dated 22 December 2015 in respect of the erection of an extension to existing shopping centre to provide two retail units to include external display areas to front, alterations to the external appearance of existing tower feature, creation of rear service yard with access from Hawthorn Road and alterations to existing car park layout and landscaping
Address **Unit A-B Princes Mead Farnborough Hampshire**

Application No 17/00095/FULPP Ward: Fernhill
Applicant: Mr & Mrs Ridge
Decision: **Permission Granted**
Decision Date: 01 March 2017
Proposal: Erection of a single storey rear extension
Address **42 Lakeside Gardens Farnborough Hampshire GU14 9JG**

Application No	17/00096/FULPP	Ward: Manor Park
Applicant:	Mr & Mrs L Stone	
Decision:	Permission Granted	
Decision Date:	02 March 2017	
Proposal:	Erection of a single storey rear extension	
Address	48 Boxalls Lane Aldershot Hampshire GU11 3QJ	
Application No	17/00097/PDCPP	Ward: Manor Park
Applicant:	Mr & Mrs L Stone	
Decision:	Development is Lawful	
Decision Date:	02 March 2017	
Proposal:	Certificate of Lawfulness for Proposed Development: Formation of hip to gable roof conversion with dormer window in rear roof elevation and two roof lights within front roof elevation	
Address	48 Boxalls Lane Aldershot Hampshire GU11 3QJ	
Application No	17/00099/ADVPP	Ward: Empress
Applicant:	Knight Frank Investment Management	
Decision:	Permission Granted	
Decision Date:	16 March 2017	
Proposal:	Retention of three non-illuminated signs	
Address	Proposed Extension To Princes Mead Westmead Farnborough Hampshire	
Application No	17/00110/NMA	Ward:
Applicant:	Mr Shujah Choudhry	
Decision:	Permission Granted	
Decision Date:	08 March 2017	
Proposal:	Non-Material Amendment to planning permission 16/00667/FULPP dated 10/11/16 (for change of use from A1 to A5 hot food takeaway and the installation of accompanying extraction system and condensers) to allow repositioning of two condenser units	
Address	34 Cove Road Farnborough Hampshire GU14 0EN	

Application No 17/00116/FULPP Ward: West Heath
Applicant: Mr Rajkumar Gurung
Decision: **Permission Granted**
Decision Date: 16 March 2017
Proposal: Erection of a single storey side extension
Address **115 Giffard Drive Farnborough Hampshire GU14 8QD**

Application No 17/00117/CONDPP Ward: St Mark's
Applicant: GB Builders Ltd.
Decision: **Conditions details approved**
Decision Date: 08 March 2017
Proposal: Submission of details pursuant to Condition Nos.12 (communal aerial system details) and 14 (acoustic protection details) of planning permission 14/00919/FULPP dated 13 March 2015
Address **Drakes Cottage 4 Queens Road Farnborough Hampshire GU14 6DH**

Application No 17/00119/REV Ward: Knellwood
Applicant: Mr And Mrs Davis
Decision: **Permission Granted**
Decision Date: 06 March 2017
Proposal: Variation of Condition 21 attached to planning permission ref: 93/00522/FUL dated 06 July 1995 (Erection of 253 dwellings) to allow the erection of a conservatory to rear following removal of existing conservatory
Address **8 Corfe Way Farnborough Hampshire GU14 6TS**

Application No 17/00121/HCC Ward: Wellington
Applicant: County Planning Officer
Decision: **No Objection**
Decision Date: 28 February 2017
Proposal: CONSULTATION FROM HAMPSHIRE COUNTY COUNCIL- Re-cladding and re-roofing of main building, including siting of a temporary classroom and contractors compound
Address **Talavera County Infants School Gun Hill Aldershot Hampshire GU11 1RG**

Application No 17/00124/FULPP Ward: St Mark's
Applicant: Mrs Lorraine Stevens
Decision: **Permission Granted**
Decision Date: 07 March 2017
Proposal: Erection of a single storey side/rear extension
Address **15 Cross Street Farnborough Hampshire GU14 6AB**

Application No 17/00125/FULPP Ward: St John's
Applicant: Mrs Beverley Martin
Decision: **Permission Granted**
Decision Date: 07 March 2017
Proposal: Erection of a single rear extension
Address **8 Comfrey Close Farnborough Hampshire GU14 9XX**

Application No 17/00129/FULPP Ward: St Mark's
Applicant: Colourlab Limited
Decision: **Permission Granted**
Decision Date: 17 March 2017
Proposal: Installation of double glazed windows in first floor side elevation
Address **17 Hercules Way Farnborough Hampshire GU14 6UU**

Application No 17/00130/NMA Ward: Rowhill
Applicant: Mr P Davey
Decision: **Permission Granted**
Decision Date: 10 March 2017
Proposal: NON-MATERIAL AMENDMENT to development approved by planning permission 15/00092/FUL dated 27th March 2015 to amend layout including removal of hedges and trees, amended means of enclosure; and revised external materials
Address **Land To The Rear Of 16 Manor Road Aldershot Hampshire**

Application No 17/00132/FULPP Ward: St Mark's
Applicant: Mr Graham Billington
Decision: **Permission Granted**
Decision Date: 10 March 2017
Proposal: Erection of a detached garage to side
Address **1 Etrick Court Cross Street Farnborough Hampshire GU14 6BQ**

Application No 17/00133/FULPP Ward: Cove And Southwood
Applicant: Mr Dean Chapman
Decision: **Permission Granted**
Decision Date: 10 March 2017
Proposal: Erection of a first floor side extension
Address **2 Lauderdale Farnborough Hampshire GU14 0RR**

Application No 17/00135/FULPP Ward: Rowhill
Applicant: Mrs Carolyn Fletcher
Permission Granted
Decision Date: 10 March 2017
Proposal: Erection of a single storey side extension (Revised scheme to 17/0004/FULPP)
Address **6 Stovolds Way Aldershot Hampshire GU11 3LR**

Application No 17/00136/FUL Ward: St Mark's
Applicant: Mr T Baimbridge
Decision: **Permission Granted**
Decision Date: 08 March 2017
Proposal: Erection of an attached single storey lean-to greenhouse to side of property
Address **Ridgemount 35 Southampton Street Farnborough Hampshire GU14 6AU**

Application No 17/00138/REV Ward: Knellwood
Applicant: Julia Short
Decision: **Permission Granted**
Decision Date: 15 March 2017
Proposal: Variation of Condition 21 attached to planning permission 93/00522/FUL 06 July 1995 dated to allow the erection of a single storey rear extension
Address **4 Rodmel Court Farnborough Hampshire GU14 6TY**

17/00139/FULPP Ward: Empress
Applicant: Mr Wesley Pritchard
Decision: **Permission Granted**
Decision Date: 14 March 2017
Proposal: Erection of a part single storey and part two storey rear extension
Address **33 High View Road Farnborough Hampshire GU14 7PU**

Application No 17/00151/FULPP Ward: St John's
Applicant: Mr & Mrs Prince
Decision: **Permission Granted**
Decision Date: 16 March 2017
Proposal: Variation of Condition 14 attached to planning permission 04/00968/FUL to allow the formation of two roof lights within both the front and rear roof elevation to form room in roof
Address **4 Trafalgar Villas Brownsover Road Farnborough Hampshire GU14 9UT**

Application No 17/00152/ADVPP Ward: Empress
Applicant: Smyths Toys
Decision: **Permission Granted**
Decision Date: 17 March 2017
Proposal: Revised location for existing sign on side elevation
Address **Unit C Princes Mead Farnborough Hampshire**

Application No 17/00155/FUL Ward: Rowhill
Applicant: Mr Barnley
Decision:
Decision Date: 15 March 2017
Proposal: Conversion of existing integral garage and erection of a first floor and single storey rear extension
Address **10 Cranmore Gardens Aldershot Hampshire GU11 3BE**

Application No 17/00158/CONDPP Ward: Empress
Applicant: Knight Frank Investment Management
Decision: **Conditions details approved**
Decision Date: 16 March 2017
Proposal: Submission of details to comply with condition 8 (soundproofing plant and machinery) attached to planning permission 15/00813/FULPP dated 22 December 2015 in respect of the erection of an extension to existing shopping centre to provide two retail units to include external display areas to front, alterations to the external appearance of existing tower feature, creation of rear service yard with access from Hawthorn Road and alterations to existing car park layout and landscaping
Address **Unit C Princes Mead Farnborough Hampshire**

Application No 17/00179/NMAPP Ward: West Heath
Applicant: Mr Stuart Stiff
Decision: **Permission Granted**
Decision Date: 02 March 2017
Proposal: Non Material Amendment to planning permission Ref 16/00875/FULPP dated 23rd November 2016 to delete small window within side elevation and insert window within front elevation□
Address **146 West Heath Road Farnborough Hampshire GU14 8PL**

Application No 17/00181/NMA Ward: St John's
Applicant:
Decision: **Permission Granted**
Decision Date: 02 March 2017
Proposal: Non-material amendment to planning application 16/00407/FUL dated 20 June 2016 to allow the moving of the front door forward by 880mm
Address **26 Howard Drive Farnborough Hampshire GU14 9TQ**

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 Updates on Current Enforcement Cases

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	Land Adjacent to 16 Highfield Path, Farnborough
Ward	Cove and Southwood
Decision	Issue Enforcement Notice
Decision Date	13 March 2017
Reasons	Erection of 2m high fencing adjacent to the public highway, enclosing open amenity land and change of use to private domestic garden land.
Alternatives	No Action would fail to address the loss of open amenity land, which is contrary to Core Strategy Policy CP12 (Open Space, Sport and Recreation).
Case Officer	Mark Andrews
Associated Documents	Enforcement Reference 17/00024/COUGEN

Item 2 Updates on Current Enforcement Cases

Item 2.1

Site Location **The Beehive 264 High Street Aldershot**

Confirmed Breach

Without planning permission, the change of use of the land to a mixed use as a house in multiple occupation and self-contained studio units or flats.

Background

Following a decision made under delegated powers, an Enforcement Notice was served on 26 November 2015 on the owners of the above premises, requiring the unauthorised use of the premises to cease, with a 6 Month period for compliance.

An appeal was lodged by the owners, which was dismissed by the Planning Inspector on 2 September 2016, with amendments to the description of the alleged breach and the steps required. These are:

Cease using the property for the unauthorised use described in in the allegation above.

Remove all dividing partitioning, all kitchenettes and kitchens, all bathrooms and shower rooms and WCs (apart from customer and staff WCs and kitchen to serve the public house and two bathrooms on the first floor) from the premises including all materials and debris associated with the unauthorised use of the property.

The date for compliance was 2 March 2017.

Commentary

The premises were inspected on 7 March 2017 at which time no evidence was found that any of the flats or bedsits were being occupied. The electricity appeared to be turned off or disconnected.

For the flats – numbered as 2, 4, 6, 8, 10 and 12 Pound Road – the kitchens, toilets and shower rooms were still in-situ as were some items of furniture and appliances, but there was no indication of current occupation.

The partitions erected in the former bar area to divide up that part of the ground floor into flats was still in place, with a certain amount of debris. No apparent change had taken place since the Inspector's site visit.

It is therefore concluded that whilst the owners have complied with the requirements of the first part of the Enforcement Notice to cease the unauthorised use, they have not complied with the second part and it would be relatively simple to recommence the unauthorised use.

The owners have been advised in writing that further works are required to comply with the terms of the Enforcement Notice and they have given assurances that they will undertake these works. A further site inspection has been arranged and Members will be updated accordingly.

Recommendation

It is recommended that this report be **NOTED**.

Item 2.2

Site location **The Old Warehouse, Star Yard, Victoria Road, Aldershot**

Confirmed Breach

Unauthorised use of the property as a house in multiple occupation and some flats or studio flats.

Background

Members will recall that the requirements of an Enforcement Notice as served by the Council on 7 December 2015 in respect of this breach of planning control were modified slightly by the Inspector in considering and dismissing the property owner's appeal in a decision letter dated 2 September 2016. As a result, the requirements of the Notice following the unsuccessful appeal are as follows:-

- 1. Cease using the property as a house in multiple occupation and some flats or studio flats; and**
- 2. Remove : all dividing partitioning, all kitchenettes and kitchens, all bathrooms and shower rooms and WCs (apart from one WC), and all electricity meters/fuse boxes (apart from one), from the premises including all materials and debris associated with the unauthorised use of the premises.**

The period for compliance with the Enforcement Notice was 6 months, which commenced from the date the Enforcement Notice was upheld by the appeal decision of 2 September 2016, the requirements of the Notice were to be complied with by **no later than 2 March 2017**.

Commentary

An inspection of the property was made by appointment with a representative of the property owner on 13 March 2017. This revealed that the unauthorised residential occupation of the property has entirely ceased, thereby complying with Requirement No.1. of the Notice.

Considerable works had been undertaken seeking to comply with Requirement No.2. In this respect most of the partitions previously forming the individual residential units and w/c shower-rooms etc. within the building had been completely taken down. This was with the exception of some metal-framed partitions on the second floor of the

building. All furniture and appliances had been removed. Water and drainage pipes had been disconnected, with stubs and sections sticking out of the floor or ceiling. Electrical wiring had been disconnected.

Although all of the plasterboard used in the partitions had been removed from the building, there were some piles of insulation battens, electrical wall outlets, timber studs, skirting boards and door architraves, kitchen units/sinks and shower cubicles and a washing machine, mainly deposited on the ground floor.

The following photographs show the situation at the property during the inspection on 13 March 2017.

The property owner has indicated that they now intend to lock up the vacant stripped-out property pending an application to the Council for a conversion of the property into self-contained flats.

The property owner has been reminded that, whilst the works undertaken to date are significant, compliance with the requirements of the Notice remains to be completed by removing all of the piles of materials and equipment from the building.

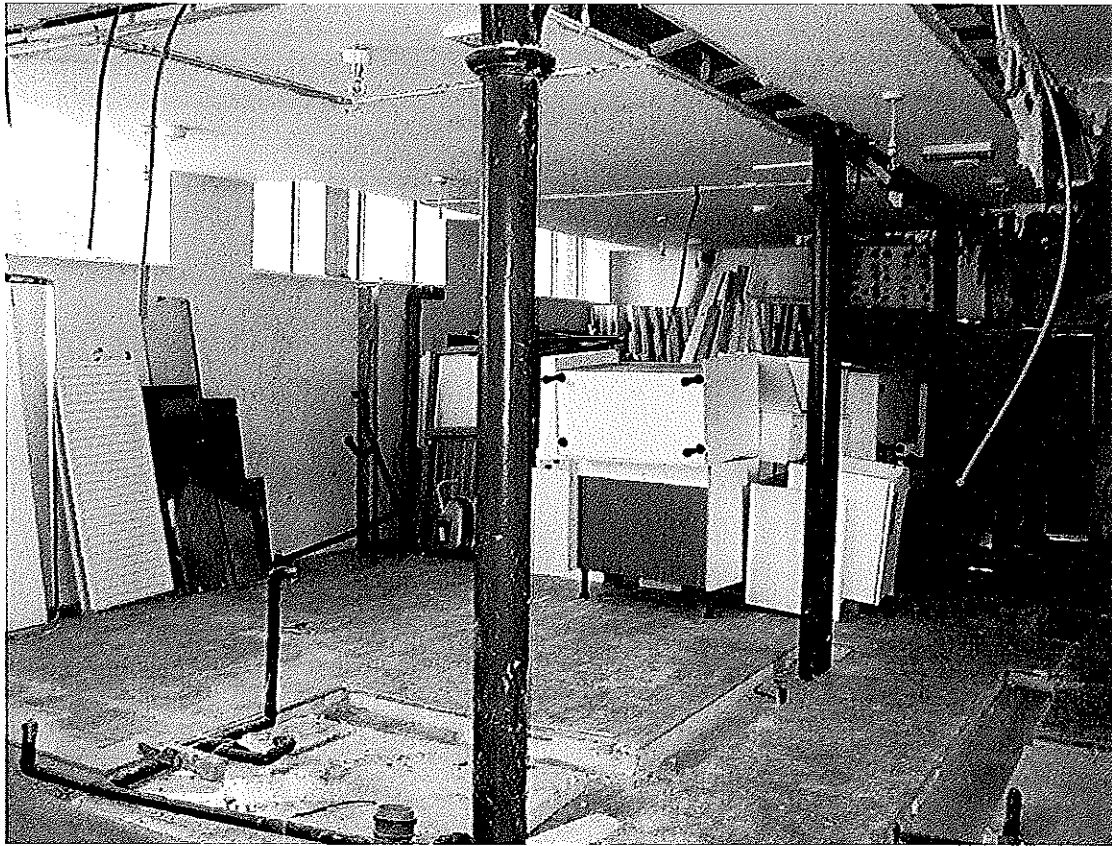
The requirements of the Notice are also considered to include the removal of the remaining pipes and wires forming part of the utility connections for the kitchenettes and shower-rooms. Whilst it is acknowledged that the metal-framed partitioning forming some rooms on the second floor was in situ before the property was acquired by the current owner, the property owner has been advised that the terms of the Notice require that these should also be removed. The owner has been requested to respond setting out his intentions with regard to completing compliance with the requirements of the Notice, together with a timescale within which it is envisaged that this further work will be done. At the time of writing this report the response is awaited. Members will be updated at the meeting in this respect.

Conclusions

Whilst technically an offence is being committed due to failure to fully comply with the terms of the Notice after the compliance date has expired, it is clear that substantial efforts and progress has been made in meeting the requirements of the Notice. Further, the property owner has been made aware of what remains to be done and a timescale for completion of the works has been requested. In the circumstances, it is not currently considered expedient for the Council to pursue the prosecution of the property owner for failure to complete the requirements of the Notice. However, in the event that the property owner fails to do so it is open to the Council to reconsider this matter.

Recommendation

It is recommended that this report be **NOTED**.

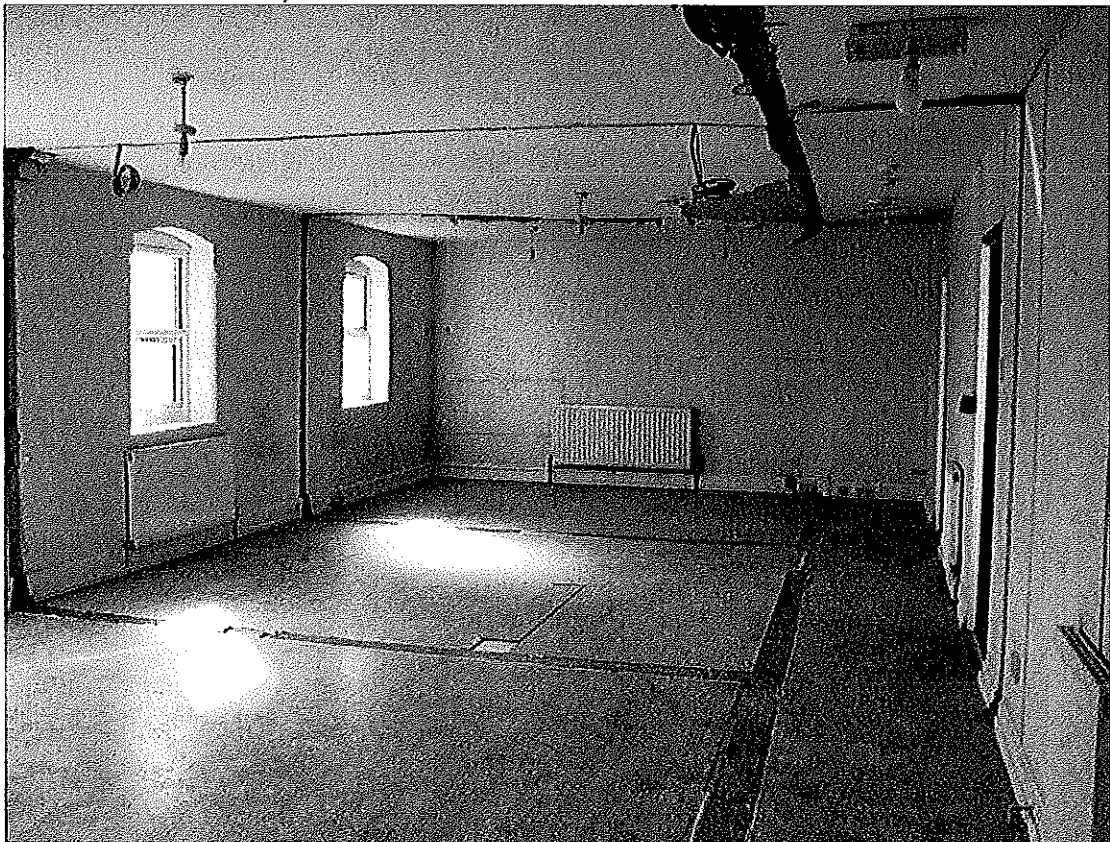


Above & Below: Ground Floor 13/03/2017





Above : First-Floor; Below : Second-Floor : 13/03/2017



PROPOSED INCREASE IN PLANNING APPLICATION FEES

1. INTRODUCTION

- 1.1 The Department of Communities and Local Government (DCLG) have written to all local planning authorities allowing them to increase the nationally set planning application fees if they commit to invest the additional fee income in their planning department. DCLG required receipt of the Council intention to increase fees by 13 March 2017.

2. BACKGROUND

- 2.1 In the recent White Paper on Housing ("Fixing our broken housing market" February 2017), the government has included proposals for boosting local authority capacity and capability to deliver, improving the speed and quality with which planning cases are handled. This includes allowing local authorities to increase planning application fees.
- 2.2 Planning application fees are set nationally by the government, and were last increased in 2012 by 15% across the board.

3. THE GOVERNMENT'S OFFER

- 3.1 The following is extracted from the Housing White Paper and explains the government's offer to local planning authorities:

Boosting local authority capacity and capability to deliver

2.13 Developers consistently tell us that the lack of capacity and capability in planning departments is restricting their ability to get on site and build. Alongside funding, local authorities also report difficulties in recruiting and retaining planners and others with specialist skills. There may also be wider capacity and skills issues for local authorities.

2.14 We will take steps to secure the financial sustainability of planning departments; ensure that the planning system has the skilled professionals it needs to assess and make the tough decisions we expect; and provide targeted support to address areas of specialist weakness.

2.15 We will increase nationally set planning fees. Local authorities will be able to increase fees by 20% from July 2017 if they commit to invest the additional fee income in their planning department. We are also minded to allow an increase of a further 20% for those authorities who are delivering

the homes their communities need and we will consult further on the detail. Alongside we will keep the resourcing of local authority planning departments, and where fees can be charged, under review.

- 3.2 A letter has now been received from DCLG asking local authorities to respond to them to confirm, by 13 March 2017, their intention to raise planning application fees by 20% in July 2017. Due to this tight deadline, the decision was taken as a matter of urgency, by the Head of Financial Services as the Council's S.151 Officer, in consultation with the Leader of the Council, the portfolio holder for Business, Safety and Regulation, and the Chairman of the Environment Policy and Review Panel.
- 3.3 The reply was sent to DCLG on 10 March 2017 accepting the proposed 20% increase in planning application fees, and confirming that the amount raised through these higher fees will be spent entirely on planning functions.
- 3.4 The following table gives an indication of current fees and the increase from July 2017:

Type of development	Current fee	
Household extension	£172	£206
Development of 50 or fewer houses	£385 per house	£462 per house
Variation of condition	£195	£234
Advertisement (business or activity)	£110	£132
Approval of conditions	£97	£116

Whilst it is always difficult to accurately predict fee income from future planning applications, it has been estimated that the additional income generated from higher planning fees will be in the region of £45,000 for the financial year 2017-18.

- 3.5 Cabinet are due to receive a report on the urgency decision at its meeting on 4 April 2017.

4. RECOMMENDATIONS

It is recommended that the Committee note the action taken under the urgency decision.

BACKGROUND DOCUMENTS:

- "Fixing out broken housing market" Housing White Paper – February 2017
- Letter from Department of Communities and Local Government dated 21 February 2017 on Planning application fees: the government's offer.

CONTACT DETAILS:

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**Urgent Action - Old Fire Station, Ordnance Road Aldershot.
Application Reference 16/00815/FULPP**

1.1 Background

- 1.1 On 1st February 2017 the Development Management Committee resolved to grant planning permission for redevelopment of the above site with 32 residential units in two blocks, in accordance with the application under the above reference. The decision was to grant subject to completion of a S.106 Planning Obligation by 9th March 2017 and, in the event the agreement was not completed, to refuse permission.
- 1.2 The applicants were unable to complete the agreement by the specified deadline because they experienced difficulty in obtaining confirmation that the former occupier of the land (BT) had fully surrendered their 999 year lease. They therefore needed additional time to obtain a statutory declaration to that effect.
- 1.3 The applicants requested an extension of the deadline until 27th March 2017 in order to complete the agreement.
- 1.4 The extension of time for a period of a further ten working days, and the amended recommendation were agreed as an urgent action by the Chairman of The Development Management Committee in consultation with the Head of Planning on 14th March 2017.
- 1.5 The amended recommendation in respect of Application 16/00815/FULPP now reads:

“Full Recommendation

It is recommended that subject to the completion of a satisfactory Agreement under s106 of the town and Country Planning Act 1990 by 27th 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 following conditions and informatives:-

However, in the event that a satisfactory completed agreement is not received by 27th March 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 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, on the grounds that 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 Basin Heaths Special Protection Area Avoidance and Mitigation Strategy (2014) and Core Strategy Policies CP11 and CP13, and on the grounds that an appropriate contribution to affordable housing provision has not been made as required by Policy CP6.”

2.0 Recommendation

2.1 That the report be NOTED

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

BACKGROUND PAPERS: Planning Application File 16/00815/FULPP

Development Management Committee
29th March 2017

Directorate of Community
and Environment
Planning Report No. PLN1707

Appeals Progress Report

1. Appeal Decisions

- 1.1 Appeal against refusal to grant planning permission for refusal of planning permission for the change of use of rear ground floor from Use Class A2 (financial and professional services) to a one bedroom flat, with minor external alterations at: **Ground floor rear 41 Victoria Road Farnborough (16/00356/FULPP)**.
 - 1.1.1 Planning permission was refused on the grounds that no car parking provision had been made to serve the development, and the impact of an additional dwelling on the Thames Basin Heaths Special Protection Area (TBHSPA) had not been mitigated.
 - 1.1.2 The Inspector determined that the site is located in convenient proximity to both a range of shops, services and facilities along with public transport provision. It is therefore a location, in his view, where a future occupier of the flat would not necessarily need to rely on owning a private vehicle for his or her day to day requirements. The Inspector concluded that although Principle 5 of the Council's Car and Parking Standards Supplementary Planning Document (spd) (2012) requires the provision of at least one car parking space per dwelling it also recognises in the accompanying text that in some circumstances where there has been a change of use it would still be necessary to take into account the balance of parking provision from the previous use of the building (in accordance with Principle 2). He therefore considered it relevant to take into account the existing authorised office use in this respect. Whilst the Council argued that a resident might wish to own a car and keep it close to the residence, it appeared to the Inspector that given the limitations for parking in the vicinity of the site, a future occupier of the site is likely to be dissuaded from owning a car in this case.
 - 1.1.3 The Inspector found that no material harm from the absence of parking provision would arise in relation to the overall transport and parking aims of development plan policy and the Car and Cycle Parking Standards SPD.
 - 1.1.4 With regard to the impact of the development on the TBHSPA, the appellant submitted an unilateral undertaking to pay a "Special Protection Area Contribution" of £4039 towards the improvement of open space and towards Strategic Access Management as mitigation. As the proposal did not meet the Council's criteria for allocation of mitigation no offer was made and the

undertaking was submitted without Council input. Given this, and in the absence of details of how the sum would be split between the improvement of open space contribution and the SAMM contribution, details of the improvement works, how the mitigation would be secured and information to demonstrate that the contribution would not amount to the funding or provision of infrastructure (as restricted by Regulation 123 of the CIL Regulations), the Inspector could not be certain that the appeal scheme in combination with other development, would not adversely affect the integrity of the TBHSPA. He therefore found the appeal scheme unacceptable in relation to this issue and contrary to policy CP13 and dismissed the appeal on this ground.

1.1.5 A costs application was made by the appellant against the Council. The Inspector found that, although he had come to a different view in relation to the provision of on-site car parking provision, the Council's refusal of permission, based on the development plan and other material considerations including the National Planning Policy Framework did not amount to unreasonable behaviour and an award of costs was not justified.

1.1.6 Decision – Appeal **DISMISSED**. Costs Application – **REFUSED**

1.2 Appeal against refusal to grant consent to undertake work to a tree protected by a Tree Preservation Order at: **2 The Birches, Farnborough (16/00284/TPO)**.

1.2.1 The protected Oak tree is one of a group and located some 6m from the rear of the property within its rear garden. The Inspector found the tree to contribute to the amenity of its surroundings and that its removal would harm the character and appearance of the area.

1.2.2 The Inspector found the appellant's concerns regarding loss of light; falling debris and sap; the risk of the tree falling and damaging the property to be insufficient grounds to justify felling it.

1.2.3 Decision – Appeal **DISMISSED**.

2. Update Following Appeal Decision

2.1 Appeal against an Enforcement Notice dated and served on 28 September 2015 requiring the material change of use of the land from use for agriculture to a mixed use comprising: 1. sale of motor vehicles; 2. the storage of motor vehicles; 3. storage of de-polluted motor vehicles bodies and vehicle parts; 4. general storage; 5. siting of a mobile home; 6. siting of portable buildings; 7. the creation of earth bunds; 8. the creation of a hard-core standing area; 9. the creation of a tarmac car park; and 10. the erection of watchtower/camera gantry cease on: **Land at former Lafarge Site, Hollybush Lane, Aldershot**

- 2.2 In a decision dated 30 November 2016 the appointed Inspector upheld the Council's Enforcement Notice in respect of this site, with minor corrections and variations.

(A) Cease using any part of the land for:-

- motor vehicle sales;*
- storage of motor vehicles;*
- storage of de-polluted motor vehicle bodies;*
- general storage of motor vehicle parts;*
- the siting of the Mobile Home used for residential purposes [already removed];*
- the siting of the Portable Buildings marked "B" on the Notice Plan;*
- car parking;*
- the siting of the watchtower/camera gantry.*

(B) Remove from the land:-

- all motor vehicles;*
- all motor vehicle parts;*
- the Mobile Home * [already removed];*
- the Portable Buildings marked "B" on the Notice Plan *;*
- the earth bunds in the position shown marked "Y-Y" on the Notice Plan;*
- the hard core standing in the area marked "H" and shown hatched black on the Notice Plan;*
- the tarmac car park marked "C" and shown in black stippling on the Notice Plan;*
- all lighting columns; metal freight containers; skips; storage tanks; fork-lift; truck; fork-lift pallets and boxes; temporary metal mesh fence panels; refuse bins; advertising and other signage; scaffolding; assorted scrap machinery; metal; sanitary ware, furniture, tools, plant equipment and other materials;*
- the watchtower/camera gantry marked in the approximate position by a red circle on the Notice Plan.*

(C) Following the removal of the earth bunds, replant (and replace and replant any species which die or fail within five years of being replaced) the land shown marked "Y-Y" on the Notice Plan with a native mix of trees comprising oak, hawthorn, blackthorn, rowan, hazel and beech planted in a random order as young ("whip") saplings about 40 – 60cm in height at 1 metre separations into appropriately prepared soil.

- 2.3 The amended Enforcement Notice took effect from the date of the appeal decision and required the land owner to comply with the requirements of the Notice as follows:-

- Within 3 Months (i.e. by 28 February 2017) to remove from the land all of the portable buildings;*
- Within 6 Months (i.e. by 31 May 2017) to comply with the remainder of the the requirements in (A) and (B) above; and*
- Within 12 Months (i.e. by 30 November 2017) to undertake the planting of the cleared area Y-Y on the Notice Plan.*

- 2.4 The land owner took issue with one specific aspect of the requirements of the Notice. Solicitors acting for the appellant served notice on the Council by letter on 5 January 2017 of an application to the High Court for leave to appeal the Inspector's decision on the ground that the appellant believes the Inspector should have amended the requirements of the Notice to allow the material resulting from the demolition of the bunds Y-Y to be retained spread out over the land rather than being removed from the land; this was the entirety of the appellants Ground (f) appeal. The landowner asserted that the Inspector either failed to make the appropriate corrections to the Notice having concluded that they should be made; or, alternatively, did not provide any reasons for concluding that the bund material should be removed from the land having appeared to conclude to the contrary in his decision that this requirement exceeded what was necessary.
- 2.5 The appeal was lodged against the Secretary of State for Communities & Local Government (the 'First Respondent'), of which the Planning Inspectorate is an Executive Agency. The Council, being the authority whom served the enforcement notice, is the 'Second Respondent' also having the right to make representations and be heard in the High Court. Counsel was engaged by the Council to prepare a response to the appeal. It transpired that the Secretary of State did not wish to contest the appeal, leaving the clear likelihood that a Judicial Review would be allowed to proceed, with the Council alone facing the prospect and costs of contesting the case in the High Court. Although the appellant's appeal was technically lodged out of time, this point was considered unlikely to succeed in preventing a Judicial Review.
- 2.6 The Secretary of State and the Council both agreed to a Consent Order on 6 February 2017, confirming that the Ground (f) appeal should be re-considered. This was confirmed by the High Court on 13 February 2017. The effect of the Order is that the enforcement appeal has been remitted to the Planning Inspectorate for re-determination solely in respect of the Ground (f) appeal. As a result, the existing appeal decision upholding the Enforcement Notice and refusing planning permission for the unauthorised development will still stand. The response of the Planning Inspectorate, setting out how they propose to deal with the remitted Ground (f) appeal is awaited. It is possible that this could be undertaken by the Written Representations or Informal Hearing procedures, however it is considered most likely that a further Public Inquiry will be convened to re-hear and examine the Ground (f) evidence before a different Inspector at a date to be determined.
- 2.7 The immediate consequence of the High Court appeal is that the landowner no longer needs to comply with the timescale for compliance with the Notice set out earlier in this report. This is because the legal effect of the Enforcement Notice has now been suspended in its entirety pending the re-determination of the Ground (f) appeal. The new Inspector will, in due course, issue a completely new appeal decision confirming the first

Inspector's conclusions in respect of all but the Ground (f) appeal; and his or her own conclusions concerning the Ground (f) appeal. Once the new appeal decision has been issued, the Enforcement Notice would take effect again. As a result compliance with the Enforcement Notice now awaits the completion of the new Ground (f) appeal process.

3. Recommendation

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

Keith Holland
Head of Planning

DEVELOPMENT MANAGEMENT COMMITTEE

Meeting held on Wednesday, 1 March 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 Sue Dibble
Cllr Jennifer Evans

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

Non-Voting Members

Councillor Martin Tennant (ex-officio)

71. **DECLARATIONS OF INTEREST**

There were no declarations of interest.

72. **MINUTES**

Following an amendment to show that the Chairman had been present at the meeting and to delete "(In the Chair)" after Cr. J.H. Marsh, the Minutes of the Meeting held on 1st February, 2017 were approved and signed by the Chairman.

73. **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. PLN1653, be noted;
- (ii) the following applications be determined by the Head of Planning, in consultation with the Chairman:
 - * 16/00757/REMPP (Zone B, Corunna, Aldershot Urban Extension, Alison's Road, Aldershot);
- (iii) the current position with regard to the following applications be noted pending consideration at a future meeting:

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

16/00905/FULPP (Proposed residential development, Wellington Centre, Aldershot)

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

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

17/00027/FULPP (Grasmere House, No. 33 Cargate Avenue, Aldershot)

17/00075/FULPP (No. 122 Hawley Lane, Farnborough)

74. APPLICATION NO. 16/00757/REMPP - ZONE B, CORUNNA, ALDERSHOT URBAN EXTENSION, ALISON'S ROAD, ALDERSHOT

The Committee considered the Head of Planning's Report No. PLN1653 (as amended at the meeting) regarding 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.

The recommendation was amended at the meeting to include an additional Condition and that approval should be subject to the completion of a 5th Deed of Variation relating to the revised Gunhill Reserved Matters Application (ref: 16/00133/REMPP) within three months of the date of the resolution to grant.

RESOLVED: That authorisation be delegated to the Head of Planning, in consultation with the Head of Housing, to grant conditional approval, subject to:

- (i) the conditions set out in the Head of Planning's Report No. PLN1653 (as amended at the meeting) and an additional Condition 16 (Affordable Housing); and
- (ii) the completion of a 5th Deed of Variation relating to the revised Gunhill Reserved Matters Application (ref: 16/00133/REMPP), within three months of the date of the resolution to grant approval.

75. ENFORCEMENT AND POSSIBLE UNAUTHORISED DEVELOPMENT

- (i) **No. 16 Netley Street, Farnborough and Nos. 99-101 Brighton Road, Aldershot –**

RESOLVED: That the Committee note the decision to take enforcement action by the Head of Planning in accordance with the Council's Scheme of Delegation, more particularly specified in the Head of Planning's Report No. PLN1654.

(ii) **No. 82 Southwood Road, Farnborough –**

The Committee considered the Head of Planning's Report No. PLN1654 regarding the erection of a front extension at No. 82 Southwood Road, Farnborough. The alleged breach was that the extension was slightly above the permitted development allowance for a porch. The property owners had not been aware that permission was required and had been invited to submit a retrospective planning application. To date, no planning application had been submitted.

It was noted that the property was a mid-terraced two-storey, double fronted house. The front extension was approximately four metres in height and had a slightly more than three square metres external area. The extension had been built in a matching red brick with buff decorative brickwork around the door and had matching roof tiles. The extension was visually compatible with the house. Members were advised that, had an application been submitted, the recommendation would have been to grant planning permission.

RESOLVED: That no further action be taken in respect of an alleged breach of planning control at No. 82 Southwood Road, Farnborough, as set out in Report No. PLN1653.

The meeting closed at 7.35 pm.

CLLR G.B. LYON
CHAIRMAN

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DEVELOPMENT MANAGEMENT COMMITTEE

Meeting held on Wednesday, 1st March, 2017 at the Council Offices,
Farnborough at 7.00 p.m.

Voting Members

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

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

Non-Voting Member

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

71. DECLARATIONS OF INTEREST –

There were no declarations of interest.

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Following an amendment to show that the Chairman had been present at the meeting and to delete “(In the Chair)” after Cr. J.H. Marsh, the Minutes of the Meeting held on 1st February, 2017 were approved and signed by the Chairman.

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RESOLVED: That authorisation be delegated to the Head of Planning, in consultation with the Head of Housing, to grant conditional approval, subject to:

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RESOLVED: That the Committee note the decision to take enforcement action by the Head of Planning in accordance with the Council's Scheme of Delegation, more particularly specified in the Head of Planning's Report No. PLN1654.

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It was noted that the property was a mid-terraced two-storey, double fronted house. The front extension was approximately four metres in height and had a slightly more than three square metres external area. The extension had been built in a matching red brick with buff decorative brickwork around the door and had matching roof tiles. The extension was visually compatible with the house. Members were advised that, had an application been submitted, the recommendation would have been to grant planning permission.

RESOLVED: That no further action be taken in respect of an alleged breach of planning control at No. 82 Southwood Road, Farnborough, as set out in Report No. PLN1653.

The Meeting closed at 7.35 p.m.

B.A. THOMAS
CHAIRMAN

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Development Management Committee
29th March 2017

Head of Planning
Report No. PLN1704

AFFORDABLE HOUSING POLICY

1. INTRODUCTION

- 1.1 This report explains how and why Government policy requires Local Plan policies on affordable housing to be subject to viability considerations which must be taken into account in considering planning applications.

2. BACKGROUND TO LOCAL PLAN POLICIES

- 2.1 Where there is evidence of affordable housing need, Government Policy allows local plan policies to seek affordable housing. Evidence of affordable housing need in Rushmoor is provided by the Strategic Housing Market Assessment, and evidence of overall viability to inform the percentage of affordable housing sought is provided by a Viability Study.
- 2.2 The adopted Rushmoor Core Strategy Policy includes an Affordable Housing (Policy CP6), which sets out: *“The delivery of affordable housing will be supported by requiring developments to provide: (a) A minimum of 35% of dwellings on sites of 15 or more net dwellings as affordable homes, subject to site viability...”* This wording was found to be sound by the Inspector examining the Rushmoor Core Strategy, to be consistent with the objective of increasing affordable housing delivery, and justified by the evidence of affordable housing need and the Viability Study which informed the preparation of the Core Strategy.
- 2.3 The Council is producing a new Local Plan, which will replace the Rushmoor Core Strategy once adopted. Cabinet will consider a report to approve the Draft Submission plan on 4 April 2017. The Draft Submission Rushmoor Local Plan includes an Affordable Housing Policy based on a new Strategic Housing Market Assessment and new Whole Plan Viability Study, and is therefore based on up to date evidence. The Affordable Housing Policy LN2 will be considered at the Local Plan Member Steering Group on 22 March 2017 and the draft policy wording includes the phrase: *“subject to site viability”*.
- 2.4 To maximise affordable housing delivery, the Draft Submission Local Plan policy clearly sets out that any planning application that does not meet policy requirements must be supported by evidence explaining the viability of the development. The Draft Submission Local Plan states in the supporting text: *“Where schemes do not meet the policy requirements the Council will require applicants to submit an open book viability*

assessment, as part of the planning application submission, and this will be made available in the public domain. This will improve the review of evidence submitted and provide for transparency. In such cases, the Council will commission an independent review of the viability study, the cost of which should be met by the applicant. Such proposals will only be acceptable where the viability case is supported by the independent review and accepted by the Council.” This approach will ensure viability evidence is tested robustly.

3. AFFORDABLE HOUSING VIABILITY

- 3.1 Local Plan policies are required to be consistent with Government Policy as set out in the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG), unless evidence is provided to demonstrate that local circumstances justify an alternative approach. However, there are a number of key principles which all Local Plans reflect and one of these is the delivery of sustainable development. NPPF sets out: *“Pursuing sustainable development requires careful attention to viability and costs in plan-making and decision-taking.”* (NPPF Paragraph 173)
- 3.2 It is therefore a key principle of Government policy that Local Plan policies should not threaten the viability, and thus delivery, of development. In particular, the NPPF sets out that plans should be deliverable and that the sites and scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened.
- 3.3 The Government principle of protecting development viability is referred to explicitly in relation to affordable housing in the NPPG: *“Where local planning authorities are requiring affordable housing obligations or tariff style contributions to infrastructure, they should be flexible in their requirements. Their policy should be clear that such planning obligations will take into account specific site circumstances.”* (NPPG, paragraph 006 Ref ID:23b-006-20140306)
- 3.4 Government Policy is therefore absolutely clear that local plan policies must take account of the viability impacts of affordable housing requirements. Hence any local plan affordable housing policy not taking viability into account would be found unsound. In preparing local plans, the key is to secure a sound affordable housing policy in order to require developments to provide affordable housing within the parameters set by national policy.
- 3.5 As set out in section 2 of this report, the Local Plan affordable housing policies (Core Strategy and Draft Submission) are underpinned by recent evidence of the viability of development, and this is used to inform the percentage of affordable housing sought. However, this viability evidence does not take account of site specific circumstances, and so in order to meet the Government policy requirement to do so, the affordable housing policy must be flexibly worded. This is reflected by the policy wording “subject to site viability”.

- 3.6 The NPPG approach to viability applies also to decision-taking. It sets out that: “...*decisions must be underpinned by an understanding of viability, ensuring realistic decisions are made to support development and promote economic growth. Where the viability of a development is in question, local planning authorities should look to be flexible in applying policy requirements wherever possible.*” (NPPG paragraph 001 Ref ID: 10-001-20140306)
- 3.7 National Planning Policy Guidance (NPPG) provides further information on how the viability of planning obligations should be considered in decision-taking. “*Where an applicant is able to demonstrate to the satisfaction of the local planning authority that the planning obligation would cause the development to be unviable, the local planning authority should be flexible in seeking planning obligations. This is particularly relevant for affordable housing contributions which are often the largest single item sought on housing developments. These contributions should not be sought without regard to individual scheme viability.*” (NPPG paragraph 019 Ref ID:10-019-20140306)
- 3.8 The approaches of other Local Plans in relation to affordable housing viability have also been examined. We have undertaken a review of 14 recently adopted local plans. All these plans refer to the viability of affordable housing delivery and acknowledge the importance of ensuring developments are economically viable. There is not a single recently adopted local plan which does not refer to affordable housing viability.

4. CONCLUSIONS

- 4.1 Government Policy explicitly states that local plan affordable housing policy must take account of viability. To fail to take account of viability issues in the local plan policy, or in decision-making, is contrary to Government Policy, and could lead to the new Local Plan being found unsound at examination, or to planning decisions being overturned on appeal with the associated possibility of costs being awarded against the Council.

Keith Holland
Head of Planning

BACKGROUND DOCUMENTS:

Adopted Rushmoor Plan Core Strategy
Strategic Housing Market Assessment (2016)

CONTACT DETAILS:

Report Author – Jane Reeves jane.reeves@rushmoor.gov.uk 01252 398733

Head of Service – Keith Holland keith.holland@rushmoor.gov.uk 01252 398790

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Agenda Item 4

Development Management Committee
29th March 2017

Head of Planning
Report No. PLN1705

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 15

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

Section B – For the NOTING of any Petitions – Pages 15 to 16

Section C – Items for DETERMINATION – Pages 17 to 94

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 95 to 112

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.

	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>An extension of time for the consideration of the application until 31 May 2017 has been agreed. Amended plans are being prepared by the applicants seeking to address issues raised by consultees relating to the internal layout design of the proposed development. It remains too early to present this application to Committee.</p>
2	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>

		The Council has recently agreed to an extension of time for the determination of this application until 20 June 2017 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.
3	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>
4	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>Some statutory consultation responses in respect of this application have yet to be received. The applicants are currently seeking to address comments made by the Highways Authority. It is therefore too early to present this application to Committee.</p>

Section B

Petitions

Item	Reference	Description and address
	17/00118/FUL	<p>Conversion of 3-bedroom house (Use Class C3) into a 5-bedroom house in multiple occupation (Use Class C4)</p> <p>8 High View Road, Farnborough</p>

		<p>A petition has been received containing 35 signatures, objecting to the proposal on the following grounds;</p> <ul style="list-style-type: none">• There is insufficient parking to service the developed property;• The road is highly congested and the Local Fire service had significant issues access a recent fire. The proposal will exacerbate existing highway issues;• A densely populated HMO will be detrimental to local noise levels.
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The information, recommendations and advice contained in this report are correct as at the date of preparation, which is more than two weeks in advance of the Committee meeting. Because of these time constraints some reports may have been prepared in advance of the final date given for consultee responses or neighbour comment. Any changes or necessary updates to the report will be made orally at the Committee meeting.

Case Officer	David Stevens
Application No.	16/00905/FULPP
Date Valid	3rd November 2016
Expiry date of consultations	5th December 2016
Proposal	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
Address	Proposed Residential Development Wellington Centre Aldershot
Ward	Wellington
Applicant	London And Cambridge Investments Limited
Agent	D2 Planning
Recommendation	GRANT subject to completion of s106 Obligation.

Description

This application relates to the erection of extensions using the roof/airspace above parts of the Wellington Centre in Aldershot Town Centre. The Centre has elevations directly fronting Victoria Road to the south; and, apart from pedestrian entrances, is set behind other buildings on Union Street and Wellington Street to the north and east. Victoria House is a multi-storey office block located within the Centre complex, rising some 7-storeys above the main Centre roof level. This is adjoined to the west by a 13-level multi-storey car park, with vehicular access from Victoria Road. The Centre abuts Cross Street to the west, where there is a service entrance. The proposal comprises two parts:-

- (a) Erection of a support deck above the existing car parking level of the Boots store fronting Victoria Road, including build-outs of the deck over the multi-storey car park access and the Boots store Victoria Road street entrance, onto which would be added two-storey residential blocks; and
- (b) Erection of a new separating support deck above the top deck of the multi-storey car

park with a two-storey extension above to provide further residential units.

The proposals would provide a total of 43 flats, comprising 15 x 1-bedroom, 25 x 2-bedroom and 3 x 3-bedroom units.

Three core towers on the exterior of the Centre complex would provide lifts and staircase access to the proposed new flats from street level, independent of the Centre mall. Core 1 would be on the Victoria frontage at the south-west corner of Victoria House and would serve the proposed flats above the Boots store. Core 2 would stand at the west end of the multi-storey car park in Cross Street and would serve the proposed flats above the car park. Core 3 would extend an existing core near the north-east corner of the multi-storey car park and would provide a secondary pedestrian route and means of escape into the service area below.

43 parking spaces would be allocated to the occupiers of the proposed flats at ratio of 1 space per dwelling unit. Most of these spaces (36) are on the top deck (Level 13) of the multi-storey car park, with the remaining 7 at service deck level. Vehicular access to the development would be via the existing entrance to the Centre. The proposals would involve the re-allocation of some parking spaces currently available to the public for the use of residents. There would also be the loss of some private permit parking spaces currently allocated to occupiers of the Victoria House offices.

The proposed development would have a modern design emulating features of adjoining and nearby buildings. The design seeks to integrate the proposed new development with the existing Centre buildings, in part by adding additional interest and complexity to the elevations, but also by 'wrapping' portions of the elevations of the multi-storey car park with new finishes. A mixture of external materials are proposed including facing brickwork to match that used in the Centre buildings, together with painted render, metal and fibre-cement cladding, glass and metal balcony balustrades, mesh privacy screens, metal-framed double-glazed windows, timber cladding, textured paint to change the finished appearance of sections of the existing building elevations, and timber doors. The proposed roofs would be flat and are shown to comprise 'green' roofing. The plans indicate that concealed solar panels would be fitted on the roof.

Each flat would have a balcony or a terrace area providing some private amenity space. The design provides space for some landscape planting in raised beds to soften the appearance of the proposed development, including adjoining the Victoria House entrance on Victoria Road. The office block is also shown provided with an entrance canopy structure.

The application is accompanied by a Design & Access Statement, Planning Statement, Transport Statement, Economic Viability Appraisal Report, Air Quality Assessment, Planning Noise Report, Drainage Statement, Energy (Sustainability) Statement, Protected Species Assessment Report, and a statement of Community Engagement.

The applicant is preparing a s106 Planning Obligation to secure Special Protection Area, Transport and Public Open Space financial contributions, together with financial viability re-appraisal and overage clauses in the event that the completion of the development once implemented is protracted.

The Council formally confirmed in December 2016 that the current proposals did not require an Environmental Impact Assessment; 16/00930/SCREEN refers.

Consultee Responses

Transportation Strategy Officer	No highway objections: Subject to a Transport Contribution of £134,560 being secured; and satisfactory details being provided of sight lines at the multi storey car park entrance/ exit.
Environmental Health	No objection subject to conditions and informatives.
Parks Development Officer	No objections subject to a Public Open Space contribution of £43,362.75 being secured.
Community - Contracts Manager	Comment : Proposed residential bin store location appears to be accessible and sufficient in size. The number of necessary bins is correct. However we strongly advise against the proposed installation of a refuse-disposal chute. Such solution requires a caretaker on site to rotate the bins and deal with any blockage of the rubbish chute.
Ecologist Officer	No objections subject to the recommendations in the submitted ecology report being implemented.
Planning Policy	<p>Objection : Following pre-application engagement, the proposals relating to the Wellington Centre multi-storey car park have reduced modestly in scale to 2-storeys rather than 3-storeys of residential accommodation as a podium-style development atop the existing frame of the multi-storey car park. In order to support this development, a new residential core is proposed on the western side of the car park with pedestrian access from ground floor on Cross Street. This element of the scheme has also been reduced in mass following pre-application engagement and the variation in material treatment goes some way to lessening the visual impact. These points are appropriately covered in the supporting Design and Access Statement.</p> <p>However, there remain concerns that the bulk and massing of the proposed development by virtue of its location above the multi-storey car park will be detrimental to views into and around the town centre due to its visual prominence, particularly when sighted from Frederick Street in an immediate context and from wider views across the town centre. The proposed core, albeit reduced in scale/massing remains visually dominant from the pedestrianised Union Street/Cross Street and overbearing in appearance.</p> <p>Whilst it is acknowledged that a larger block does adjoin the site in question (Victoria House), Planning Policy considers this as being out of keeping with the townscape setting. It does not amount to, or provide appropriate justification for, a desirable precedent for further development in either scale or design.</p>

Given its orientation, the development will also dominate wider vistas of the town, in particular the view from Hospital Hill when approaching the town centre from the north. The existing multi-storey car park is considered detrimental to the appearance of the wider townscape and whilst it is noted that the applicant has engaged with the Council seeking to address the facades in a comprehensive manner with a number of revisions, this does not overcome concerns outlined above in respect of the appropriateness of scale to the established townscape.

On the basis of the above observations, Planning Policy raises concerns in relation to the proposed scheme. It is not considered to add to the overall quality of the area or respond to the local character as required by the NPPF, Policies SP3 and CP2 of the Core Strategy. It does not respond to the distinctive character established by building forms and local character and fails to respect the existing skyline as recommended by the NPPG and required by policy ENV16 of the RLPR. Whilst not within a Conservation Area, it is considered that Victoria Road offers an important view (as set out in the Aldershot Prospectus) towards the Aldershot West Conservation Area, the focal point of which is the Former Methodist Church tower. The height/scale of this aspect of the proposed development has the potential to diminish this view and detract from an important built feature within the town contrary to Policy ENV37 of the RLPR.

Natural England	No objections subject to an appropriate Special Protection Area mitigation and avoidance financial contribution being secured with a s106 Planning Obligation. Standing advice to be applied in respect of any site specific impact on protected species.
Hants & I.O.W Wildlife Trust	No comments received during the consultation period, thereby presumed to have no objections.
Environment Agency	No comments received during the consultation period, thereby presumed to have no objections.
Thames Water	No objections.
Lead Local Flood Authorities	More information required concerning the proposals for surface water drainage of the site.
Crime Prevention Design Advisor	No comments received during the consultation period, thereby presumed to have no objections.
Hampshire Fire & Rescue Service	No objections, but provides generic fire safety precautions advice.
Estates Officer	No planning objections.

Neighbours notified

In addition to posting a site notice and press advertisement, 141 individual letters of notification were sent to properties in The Wellington Centre, Victoria House, Union Street, Cross Street, Union Terrace, Frederick Street and Victoria Road, including all properties opposite and adjoining the application site.

Neighbour comments

A total of seven representations have been received from Aldershot Civic Society, Cllr Roberts; and the occupiers of 1 York Crescent (x2), 22 Lysons Road (x2), 17 Cargate Avenue, and the offices on the 2nd Floor Victoria House.

Whilst generally acknowledging that there is a need for regeneration and more housing in the town centre, the following objections are raised:-

- (a) Adverse visual impact: Unacceptable design or appearance or visual harm. The proposed development would be ugly in appearance – no attempt has been made to create a modern and striking development that would enhance the town centre. The design is architecturally old-fashioned. Lack of ambition. Would make the existing buildings even taller and more of an eyesore. The proposed scheme would detract from the existing architectural qualities rather than building on them. It will be visible from most parts of the town, adversely affecting vistas, notably that from Elms Road to the south.
- (b) Unacceptable size, layout or density. Large and unattractive block. Would be very imposing. Would provide a landmark mistake to ruin Aldershot's future for generations. It would not be accepted in Farnham.
- (c) The proposals would have a significant detrimental impact on the Victorian town centre. It is totally lacking in sympathy with the town's Victorian character.
- (d) The scheme does not provide affordable housing in accordance with the requirements of Core Strategy Policy CP6. Affordable housing is badly needed in Aldershot and a scheme that would be so visually damaging to the town should be required to give something back to the town in recompense. Other s106 contributions should be sacrificed in order to make provision of affordable housing more viable and possible. Objection is maintained until independent economic analysis has been undertaken [Officer Note: the Council has commissioned (at the applicant's expense) an independent assessment of the applicant's Economic Viability Appraisal Report as submitted with the application : the results are reported in the Commentary section of this report].
- (e) The scheme will surely become poorly respected in the future.
- (f) The proposed scheme touches one corner of the Aldershot West Conservation Area and, as such, must be of high quality design and make a positive contribution to the town.
- (g) Impact upon the continued operation of the retail sector in the town during the construction period [Officer Note: the likely various impacts of a development during the construction period are not matters that can be taken into account in determining planning applications].
- (h) Loss of parking spaces.

More detailed comments are made by an occupier of No.22 Lysons Road criticising the architectural design of the scheme, which is considered to fail this important town centre location on a number of counts as follows:-

- (i) The D&A statement says: "articulated façade to minimise impact on Victoria Road": Surely the proposed 'articulation' has a strong impact on the streetscape of Victoria Road. The blocky and squat architectural style, range of materials entirely out of keeping, 'vertical framed elements' completely out of character and with disregard for either the style of the existing building or the Victorian detail and articulation of nearby facades would all constitute serious damage to the townscape should this be granted planning permission.
- (j) Due to provision of new cores there will be an unacceptable net loss of public realm onto Victoria Road and Union Street.
- (k) The height, volume and massing of the scheme is unacceptable. The top of the existing building is already visible from a number of angles and locations as you move around the town centre, and with the proposed height it will become an even larger, more overbearing volume in the centre of the town. The scale and massing has no relation to a human scale, and the proposed bulky additions to the existing buildings will create an unacceptably large bulk in the form of a hodge-podge of boxes for living on top of a car park.
- (l) The existing 'plinth' onto Victoria Road is proposed "modified and extended to give a simple and uniformed look". It is completely unclear how this adds any value whatsoever to the scheme or streetscape, as the existing building has brick articulation that at least adds visual interest and ties it in with the style of the building.
- (m) This scheme will not stand the test of time. It will look terrible in 10-15-20 years' time, when the design approach will appear outdated and banal.

Only one of the representations received is from a resident of a residential block near the application site. The office occupiers of the 2nd Floor of Victoria House raise objections on grounds of (n) the noise and disruption whilst works take place; and (o) the potential impact on light and privacy to our office.

Councillor Roberts indicates that (a) although initially having strong concerns about the scale and visual impact of the proposals, it is now considered that the proposed external design is acceptable compromise; (b) no comments are made in respect of the proposed parking provision; (c) in terms of the affordable housing issue, the financial equation unfortunately does not stack up with this development and, accordingly the Council will have to accept a significant commuted sum instead that should not be a precedent for other schemes [Officer Note: the proposals, supported by an independently assessed Viability Appraisal, do not propose the provision of any affordable housing whether by actual provision of units within the scheme, or by a financial contribution to off-site affordable housing schemes elsewhere]; and (d) it is pleasing that the applicants are going to continue to be owners and investors in Aldershot rather than some other developers who are merely looking for profit before moving on.

Policy and determining issues

The site is located within the town centre area of Aldershot. It is not within or immediately adjoining a Conservation Area or adjoining a Listed Building.

Adopted Rushmoor Core Strategy (October 2011) Policies SS1 (Spatial Strategy), SP3 (Aldershot Town Centre), 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), CP8 (supporting economic development), CP10 (Infrastructure Provision), CP11 (Green Infrastructure Network), CP12 (Open Space, Sport and Recreation), CP13 (Thames Basin

Heaths Special Protection Area), CP15 (Biodiversity), CP16 (Reducing and Managing Travel Demand), and CP17 (Investing in Transport) are relevant to the consideration of the current proposals.

Whilst the Core Strategy has introduced a number of new policies that replace specific Local Plan policies, a number of Local Plan policies continue to be 'saved' and remain in use. In this respect, saved Local Plan Policies ATC1 (Aldershot town centre), ENV16 (general development criteria), ENV21 & 22 (access for people with disabilities), ENV26 (development adjoining and affecting the setting of Listed Buildings), ENV35 (development affecting views into or out of Conservation Areas), ENV41-44 (surface water run-off), OR4 & OR4.1 (public open space), TR10 (general highways criteria), and H14 (amenity space) are relevant to the consideration of this application.

The Council's adopted "Aldershot Town Centre Prospectus" Supplementary Planning Document (SPD) (January 2016) is relevant to the current application in setting out a vision for the future of Aldershot. The Council's other adopted SPDs on 'Housing Density and Design' (May 2006), 'Transport Contributions' (April 2008), 'Car and Cycle Parking Standards' (2012), "Housing Density & Design' (2006), the Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy (as updated February 2012); and the advice contained in the National Planning Policy Framework and Planning Practice Guidance are also relevant.

The main determining issues are considered to be:-

1. Principle of development;
2. The visual impact on the character and appearance of the area;
3. Heritage impact;
4. The impact on neighbours;
5. The living environment created;
6. Impact on wildlife;
7. Highway considerations;
8. Affordable housing;
9. Drainage issues;
10. Renewable energy and sustainability;
11. Access for People with Disabilities; and
12. Public open space.

Commentary

1. Principle -

The National Planning Policy Framework (NPPF) advises that the purpose of the planning system is to contribute to the achievement of sustainable development. There are three dimensions to sustainable development: economic, social and environmental. These roles are defined as

"contributing to building a strong, responsive and competitive economy by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and co-ordinating development requirements including the provision of infrastructure;

supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality

built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and

contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy."

The NPPF also advises that these roles should not be taken in isolation because they are mutually dependent, and the planning system should play an active role in guiding development to sustainable locations. Furthermore, it also advises that housing applications should be considered in the context of the presumption in favour of sustainable development to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities.

The proposals seek to make more efficient use of existing property within Aldershot town centre by using the air-space above existing buildings. The proposed development is clearly seeking to make more efficient use of previously developed land, which, within reason, continues to be a clear objective of both Government planning guidance in the NPPF and local planning policy. This approach is also acknowledged in the Council's "Housing Density and Design" SPD.

The key objective for Aldershot town centre in the Core Strategy is to consolidate and improve its viability and vitality; including through the provision of new residential development. Policy SP3 sets out a proactive approach to further revitalisation of the town centre area concentrating on development for retail, leisure, entertainment, cultural and other town centre uses, focus on bringing existing vacant units back into active use and support for diversification of town centre uses outside the primary shopping area, encouraging the development of the evening economy by supporting a new cinema, family restaurants, cafes and bars and to support the development of good quality housing that contributes to the vitality of the town centre.

Policy SP3 is supported by the adopted Aldershot Town Centre Prospectus SPD, which sets out a strategy for revitalising the town centre and surrounding areas, based on objectives for improvements linked to key development areas and opportunities for public realm enhancements. The application site is central the main areas examined by the Prospectus, although there are no specific proposals identified for the application site in the SPD. Nevertheless it is considered that the proposals follow the basic balance of objectives set out in the SPD.

In the circumstances, having taken into account Core Strategy policies it is considered that the proposals are acceptable in principle (subject to all usual development control issues being satisfactorily resolved in detail) since the proposals are in line with Government objectives and the overall objectives of the Council's own adopted planning policies.

2. Visual Impact –

The site is not located within a Conservation Area nor directly adjoining Listed Buildings. The appropriate test for the consideration of impact upon the character and appearance of the area is therefore whether or not the proposed development would cause material harm to the visual character and appearance of the area as a whole; and whether it does this to such an extent that this would justify and sustain the refusal of planning permission. In this respect, it

is necessary to consider the visual harm likely to be caused by the proposed development over and above any harm already considered to be caused by the existing Wellington Centre. Indeed, it is noted that the general opinion appears to be that the existing Wellington Centre complex has a poor appearance and gives Aldershot a poor image. Whilst it is also clear from the representations that there are aspirations for Aldershot to attract high quality regeneration schemes, the Council must objectively consider the planning merits or otherwise of the scheme that is submitted with the planning application. Planning permission cannot be refused simply because it is considered that a 'better' scheme would be preferred.

The vicinity has a mixed urban character typical of a town centre, with a variety of land uses and buildings of different types, ages, conventional external materials and extensions and alterations. In this overall context, the existing Wellington Centre complex is a relatively modern design built in the 1970s and is not untypical of many town centre shopping centre developments. Despite its age, the Wellington Centre buildings appear to be in a good state of repair and decoration.

Due to its size, height and central town centre location, the Wellington Centre complex is readily visible from a variety of short, medium and long-distance publicly accessible vantage points from most directions within and beyond the town centre. Specific views in this respect have been identified in the representations as being along Victoria Road, from Cross Street and Frederick Street, and from Hospital Hill. The existing complex is widely visible, notably including even from the A31 road near Runfold, from where it is evident that the entire Aldershot town centre area has an elevated position in the wider landscape. The Wellington Centre is seen by many people daily and the rooftop element of the proposed development would also be similarly readily visible. The element of the scheme above Boots would be less visible, principally from within the immediate town centre area. The visual impact of the Boots element of the proposed development, although significant in the context of the street scene in the vicinity in Victoria Road, is therefore not considered to have an impact on medium and longer distance views.

Respondents and consultees have suggested the height, mass and bulk of the proposals are unacceptable given the substantial visual prominence of the Wellington Centre complex. The respondents consider the proposals to be unattractive and poorly designed, to fail to enhance the overall quality of town centre architecture, and to be unsympathetic to the locally distinctive Victorian heritage and buildings of the town. Other concerns expressed are of a more aspirational nature, suggesting the scheme lacks ambition, and would not further the Council's objectives to regenerate the town centre. Further comments focus on the legacy of the proposals, expressing concern about the projection of the image of Aldershot Town Centre in the future; the undesirable precedent or exemplar the scheme would set for any future regeneration proposals for the town centre of inappropriate height and scale; that the proposals would not stand the test of time well; and the scheme would be a further 'landmark mistake' that, once made, would remain in place for many years to come to the detriment of the town.

In considering this proposal the Council must balance its statutory duty to consider the planning application on its merits against the aspirations of policies which seek to encourage regeneration. In doing so a realistic view must be taken of the prospects and financial realities of attracting investment.

In this case the original schemes discussed at the pre-application stage were significantly taller and contained a larger number of dwelling units than that now under consideration. The scheme has been significantly reduced to seek to address visual impact concerns and this has had implications for its financial viability.

The design of the proposed building has been criticised in some objections for not seeking to reflect the Victorian heritage of the town. However, since the character and appearance of the area is mixed, it is not considered that the existing 1970's shopping centre could be successfully extended using a design following a 'Victorian' theme. Efforts have been made to better integrate the scheme with the car park building below through elevation changes. The proposed external materials would be sympathetic and appropriate to the proposed design.

It is considered that the proposal would not cause sufficient visual harm to justify refusal of planning permission on that ground.

3. Heritage Impact –

The site does not physically adjoin the boundary of the Aldershot West Conservation Area, the nearest section being on the west side of the Cross Street/Upper Union Terrace junction opposite the existing service entrance for the Wellington Centre. The nearest section of the Conservation Area comprises the rear of properties fronting Union Street and Grosvenor Road. It is not considered that the character and appearance of this area would be significantly altered as a result of the proposed development, given that this area is already dominated by the existing mass and bulk of the Wellington Centre. The proposed development is considered unlikely to be readily visible from the adjoining streets within the Conservation Area due to the relative narrowness of these streets and the height of the adjoining buildings. Whilst concern is specifically expressed about the impact on views from the Conservation Area down Victoria Road, the proposed development is not considered to impinge significantly into these views since it is located above and beyond street level. The proposed development would not therefore cause material harm to the special character or appearance of the Aldershot West Conservation Area.

The town centre contains a number of Listed buildings, none of which adjoin the application site. The nearest is the former Methodist Church at the junction of Grosvenor Road with Victoria Road and Queens Road, approximately 100 metres to the west. Given the degree of separation involved, it is not considered that the proposed development would have any material negative impact upon the setting of nearby heritage assets.

4. Impact on neighbours -

The application site has a variety of different neighbours, most are located on the opposite sides of streets adjoining the site. To the north are residential flats and ancillary offices/storerooms above shop units fronting Union Street. To the east are offices in Victoria House. To the south are shops and upper floor offices in a three-storey block at 149-155 Victoria Road. Russell Court, on the corner of Victoria Road and Frederick Street, is a relatively recent 4-storey development comprising ground floor shop units below residential flats. Nos.139-147 Victoria Road to the east of the junction of Victoria Road with Heathland Street are two-storey terraced properties comprising ground floor commercial use, some of which have some residential accommodation above. To the west on the opposite side of Cross Street, are ground floor commercial properties and some vacant upper floor offices at Nos.182-192 Victoria Road and a takeaway hot food shop at No.3 Cross Street. Due to a combination of the design, orientation and degree of separation it is not considered that any nearby residential properties would be subject to a material or harmful loss of privacy. Neighbouring flats to the north of the application site would not be affected by loss of light or outlook as a result of the proposed to the extent that refusal of planning permission would be justified. The resulting relationships would be conventional and typical of an urban

environment such as this.

The office occupiers of the 2nd Floor of Victoria House have objected to the loss of light and privacy arising from the proposed development specifically in respect of the impact of the east end of the element of the scheme above the Boots store. It is not considered that the impact of loss of light and privacy to these office premises would be so significant and undue as to justify refusal of planning permission. The scheme is designed to minimise windows facing directly towards Victoria House and a mesh privacy screen is also proposed to prevent any loss of privacy.

The demolition and construction phases of the proposed development have the potential to cause significant noise, vibration and dust emissions which could impact on the amenities of existing nearby residential properties. Environmental Health have therefore recommended that a Demolition and Construction Method Statement be submitted prior to ground works commencing setting out measures to be employed to minimise noise, vibration, dust and other emissions from the site. Notwithstanding the objection from the office occupiers of the 2nd Floor of Victoria House in terms of construction phase impact, such impacts cannot be taken into account in the consideration of planning applications.

5. The living environment created –

The proposal would provide 43 new dwellings of acceptable size and internal accommodation. Although the proposed flats would have limited external amenity space, this is not unusual for flats in town centre and central urban locations. All the flats would be provided with balconies or terrace areas.

The proposed residential development would be affected by noise from road traffic, external plant, and from nearby properties. A submitted Noise Report has investigated the existing noise environment and specified the level of acoustic performance necessary for each element of the proposed building façade, to provide a satisfactory internal noise environment within the proposed new flats. Glazing and ventilation specifications have been recommended separately for the units to be located above Boots and the car park in recognition of the fact that the proposed residential units above Boots would be affected to a greater extent by road traffic noise. There remain concerns about the impact of amplified entertainment noise emanating from the nearby Queen Victoria public house, since it is considered that the submitted Noise Report may not have recorded a representative sample of noise emissions from this source. The Head of Environmental Health & Housing raises no objections subject to the imposition of a condition to require the post-completion acoustic performance testing of the likely affected units.

The submitted Air Quality Assessment has determined that concentrations of nitrogen dioxide and particulates, in the vicinity of the proposed development, are well within air quality targets, and that the impact of emissions from vehicles using the existing carparks will not be significant. In addition, the design incorporates a separating slab/wall between the existing car park and the new residential units which will provide a significant barrier to noise and air/fume flow. Environmental Health are therefore satisfied that future occupants will not be adversely affected by poor air quality.

The internal layout and amenity space provision of a development is a functional matter between a developer and his client and is to some extent covered by the Building Regulations. It is therefore a matter for prospective occupiers to decide whether they choose to live in the proposed development. Subject to appropriately-worded conditions, it is considered that the living environment created would be acceptable in planning terms.

6. Impact on Wildlife -

The Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy is in place. This comprises two elements. Firstly the provision of Suitable Alternative Natural Greenspace (SANG) at Rowhill Copse in order to divert additional recreational pressure away from the Thames Basin Heaths Special Protection Area (TBHSPA); and secondly the provision of a range of Strategic Access Management and Monitoring Measures to avoid displacing visitors from one part of the TBHSPA to another and to minimize the impact of visitors on the TBHSPA. The proposal meets the criteria against which requests to allocate capacity at the Rowhill Copse SANG will be considered. In accordance with the strategy, the applicant has agreed to make a financial contribution of £215,618.00 to provide and maintain the SANG at Rowhill Copse that is to be secured by way of a s106 planning obligation. Natural England raises no objection to proposals for new residential development in the form of Standing Advice provided that it is in accordance with the above strategy. Subject to the necessary s106 Agreement being completed in this respect, the proposal is therefore considered to have an acceptable impact on the Thames Basin Heaths Special Protection Area and to comply with the requirements of Core Strategy Policies CP11 and CP13.

The Ecology Report submitted with the application concludes that the application property has very limited ecological potential and the Council's Ecology & Biodiversity Officer concurs.

7. Highways considerations -

The application is accompanied by a Transport Report examining the highway implications of the proposed development compared with the existing situation. The site is highly accessible by all modes of transport and Aldershot town centre is well served by public transport in the form of both buses and trains, and is supported by a good pedestrian network. There are bus stops in the vicinity providing access to regular bus services from Aldershot to Farnborough and to Camberley. The Centre has a substantial multi-storey car park where the upper levels in particular are not fully used.

(a) Parking -

43 spaces are to be allocated to the occupiers of proposed residential development at ratio of 1 space per dwelling unit. This involves the re-arrangement and re-allocation of existing public and permit holder parking; such that 36 spaces (including 4 disabled bays) are provided on car park Level 13 from a re-arrangement of 38 existing standard public parking bays there (a net reduction of 2 spaces). The remaining 7 residents' parking spaces would be provided from a re-arrangement of existing parking spaces provided to permit holders at the Service Deck Level. Although some new spaces are created here, there would still be a net reduction of 4 permit parking spaces. The existing roof-top parking area over the Boots unit (Boots Parking Level) containing 42 spaces for permit holders would be re-arranged and 32 spaces retained, a net loss of 10 permit holder spaces arising from the need to provide structural support and servicing for the proposed new residential access deck and dwellings to be constructed above. A further 2 public parking spaces would be lost as a result of needing to provide pedestrian access into the proposed development from the adjoining car park levels, a single space each on Levels 6 and 8.

In summary, 40 existing car parking spaces would cease to be made available for public use mainly by allocation to residents of the proposed development : 36 spaces would be re-assigned to the occupiers of the proposed development on Level 13; with 2 spaces here also to be lost altogether due to creation of disabled parking bays from standard width bays. Also

one space each on Levels 6 and 8 also to be lost altogether. 14 permit holder spaces would be lost altogether : 10 above Boots and 4 at the Service Deck Level.

The submitted Transport Statement and observations of the use of the car park demonstrate that the upper levels are not well used. It is not considered that the reduction in the availability of parking spaces for public use and permit parking within the Centre would give rise to any material detriment.

It is considered that acceptable provision is made for bicycle parking on-site. Bin storage arrangements would also be acceptable.

Given the very accessible location the proposed level of parking is considered acceptable to meet the functional needs of the development in this sustainable location. This conclusion is supported by the Council's Transportation Strategy Officer.

(b) Traffic Generation -

The proposal involves the redevelopment of an existing commercial use that, although dormant, could currently be resumed without the need for planning permission. The Council's Transportation Strategy Officer has considered the likely traffic generation of the proposed development and calculated a Transport Contribution requirement of £134,560. Subject to this contribution being secured with the s106 Planning Obligation, it is considered that the traffic generation impacts of the proposed development would be satisfactorily addressed.

(c) Access/Egress Arrangements -

The proposed development would be served by the Wellington Centre's existing vehicular accesses. Subject to a satisfactory sight-line being demonstrated in respect of the proposed revised MSCP access into Victoria Road, these access arrangements are considered to be acceptable to serve the proposed development in terms of capacity.

It is considered that, subject to a planning condition concerning the car park access sight-line, the proposals are acceptable in highways terms and thereby acceptable having regard to Rushmoor Core Strategy Policies CP2 and CP16.

8. Affordable Housing –

Core Strategy Policy CP6 requires provision of 35% affordable housing with developments of 15 or more net dwellings **subject to site viability**. As such, provided that an applicant is able to demonstrate (and the Council independently verify) that the financial viability of the support cannot support some or all of the affordable housing requirement of the policy, the scheme would remain compliant with the policy. This approach, which is set out with adopted Core Strategy Policy CP6 is also fully in accordance with Government Planning Policy & Practice Guidance.

In this case, the applicants have stated that the proposed development is not financially viable if a requirement to provide affordable housing were to be included. Accordingly, to address the requirements of Policy CP6, the application is accompanied by a Viability Assessment carried out on behalf of the applicants making the case that the current proposals cannot sustain affordable housing provision on viability grounds. This submission has been assessed independently on behalf of the Council by DVS Property Specialists, the commercial arm of the District Valuer's Office. The conclusion of this report is that DVS concurs with the

applicant's Viability Assessment that the development cannot support the provision of affordable housing on viability grounds. In this respect the scheme is currently assessed as only yielding a developer profit of 11% where a 20% profit is considered appropriate reflecting the financial risks associated with the proposed development scheme. Furthermore, even if the Council were to waive the requirements for Transport and public open space contributions, this would only marginally increase developer profit to approximately 13%, still well below the 20% level that the developer would be entitled to before any affordable housing contribution could be justified.

As any planning permission granted on this site could take some time to build-out once implemented, DVS recommend that the development should be subject to a financial re-assessment clause to be secured by the s106 Planning Obligation. This would ensure that the applicant/developer does not benefit from any improvement in the market value of the scheme that could justify provision of affordable housing or an equivalent financial contribution in the event that completion of the proposed development were to be protracted.

Therefore, subject to this provision being secured with the s106 Planning Obligation, it is considered that the proposed development is fully compliant with the requirements of Policy CP6 and, furthermore, the Council's position is protected to re-examine project viability should it appear that economic conditions improve in the future whilst the scheme remains unfinished.

9. Sustainable Development and Renewable Energy -

Following the Royal Assent of the Deregulation Bill 2015 (on 26 March 2015) the Government's current policy position is that planning permissions should no longer be granted requiring or subject to conditions requiring compliance with any technical housing standards such as the Code for Sustainable Homes. This is other than for those areas (such as Rushmoor) where Councils have existing policies referring to the attainment of such standards. In the case of Rushmoor this means that we can still require energy performance in accordance with Code Level 4 as set out in policy CP3 of the Rushmoor Core Strategy. Such measures may be secured by way of condition and on this basis no objection is raised to the proposal in terms of Policy CP3.

10. Surface Water Drainage -

Core Strategy Policy CP4 requires all new buildings and the development of car parking and hard standings to incorporate Sustainable Drainage Systems (SUDS). The site is located on land at least risk of flooding and, as existing, the site is entirely hard-surfaced and reliant on off-site surface water drainage. The applicants indicate that a SUDS system would be incorporated into the development to control and reduce the amount of surface water draining from the site drainage on site including provision of a 'green' roof, however this statement lacks details. The Lead Local Flood Authority (Hampshire County Council) has, therefore, requested details and calculations from the applicants to demonstrate that the proposed scheme would be effective. The applicants are currently preparing the necessary information as required. Subject to the receipt of satisfactory information in this respect, it is considered that the requirements of Core Strategy Policy CP4 would be met.

11. Access for People with Disabilities –

The proposed residential development would be provided with lift access to all floors and disabled parking spaces are also shown to be provided within the scheme. It is considered that there is no reason why development would be unable to provide access for people with

disabilities in accordance with the Building Regulations. In the circumstances it is considered that adequate facilities would be provided for people with disabilities using the proposed development.

12. Public open space -

The Local Plan seeks to ensure that adequate open space provision is made to cater for future residents in connection with new residential developments. Core Strategy Policy CP10 and saved Local Plan Policies OR4 and OR4.1 allow provision to be made on the site, or in appropriate circumstances, a contribution to be made towards upgrading facilities nearby. The policy does not set a threshold of a particular number of dwellings or size of site above which the provision is required. The site is not big enough to accommodate anything other than the development proposed and any associated landscape planting.

This is a circumstance where a contribution (in this case £43,362.75 towards the off-site provision of public open space comprising landscaping, infrastructure and park furniture at Princes Gardens, Aldershot) secured by way of a planning obligation in the form of a Unilateral Undertaking would be appropriate. The applicant is seeking to submit a s106 Planning Obligation in the form of a Unilateral Undertaking in this respect to secure the necessary contribution. Accordingly, subject to the receipt of a satisfactory s106 Undertaking in this respect, the proposal is considered acceptable within the terms of Core Strategy Policies CP10, CP11 and CP12 and saved Local Plan Policy OR4.

Conclusions -

In conclusion it is considered that the proposal is acceptable in principle and, on balance, to have an acceptable impact on the character and appearance of the town centre and the Aldershot West Conservation Area. In these respects, it is necessary to weigh the regeneration benefit of the proposals against the visual impact that would arise. The proposals are considered to have no material harmful impact upon the setting of nearby Listed buildings, have no material and adverse impact on neighbours, and would provide an acceptable living environment. On the basis of the provision of a Transport Contribution, the proposed development is considered acceptable in highway terms. On the basis of the provision of a contribution towards the enhancement of existing public open space in the vicinity of the site, the proposals are considered to comply with the Council's policies concerning provision and enhancement of public open space. On the basis of the provision of a contribution towards the Rowhill Copse SPA mitigation and avoidance scheme, the proposals are considered to have no significant impact upon the nature conservation interest and objectives of the Thames Basin Heaths Special Protection Area. On the basis of the independent assessment of the submitted Economic Viability Appraisal Report, and subject to the re-appraisal should the implementation of the proposed development be protracted, it is considered that the proposals are compliant with the requirements of Core Strategy Policy CP6. The proposals are thereby considered acceptable having regard to Policies SS1, SP3, CP1, CP2, CP5, CP6, CP10, CP11, CP12, CP13, CP15, CP16, and CP17 of the Rushmoor Core Strategy; and saved Local Plan Policies ATC2, ENV16, ENV21 & 22, ENV26, ENV35, ENV41-43, TR10, OR4/OR4.1 and H14.

Full Recommendation

It is recommended that subject to:-

A. Satisfactory additional information concerning the proposed surface water drainage scheme for the site being received; and

B. the completion of a satisfactory Planning Obligation under Section 106 of the Town and Country Planning Act 1990 by 30 March 2017 to secure the following:-

- (a) A financial contribution of **£215,618.00** towards the maintenance of SPA avoidance and mitigation;
- (b) A **£134,560.00** Transport Contribution;
- (c) A **£43,362.75** Public Open Space Contribution; and
- (d) Financial viability re-assessment clauses in the event that the implementation and completion of the scheme is protracted and market conditions improve the value of the scheme

the Head of Planning in consultation with the Chairman be authorised to **GRANT** planning permission subject to the following conditions and informatives:-

However, in the event that a satisfactory s106 Agreement is not received by 30 March 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 Council's adopted 'Transport Contributions' SPD and Core Strategy Policies CP10, CP16 and CP17; does not make satisfactory provision for public open space in accordance with Core Strategy Policies CP10, CP11 and CP12 and saved Local Plan Policy OR4; 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.

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

Reason - As required by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, to reflect the objectives of the Council's Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy as amended July 2014 and to accord with the resolution of Rushmoor's Cabinet on 17 June 2014 in respect of Planning Report no PLN1420.

- 2 Unless agreed in writing by the Local Planning Authority, the permission hereby granted shall be carried out in accordance with the following approved drawings and details –

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

- 3 Notwithstanding any indication of materials which may have been given in the application, or in the absence of such information, no works shall start on site until a schedule and/or samples of all the materials and finishes for the development (including fenestration, roof eaves and soffits, rainwater goods and all elevational detailing) has been submitted to and approved in writing by the Local Planning Authority.

Reason - To ensure that the materials harmonise with the surrounding buildings and environment.

- 4 Notwithstanding any indication which may have been given in the application, or in the absence of such information, no works shall start on site until details and/or samples of all surfacing materials have been submitted to and approved in writing by the Local Planning Authority.

Reason - To secure a satisfactory appearance.

- 5 Before any construction works commence on site, details of all external lighting to be installed within the site and/or on the exterior of the building hereby permitted shall be submitted to and approved by the Local Planning Authority. The submitted details shall indicate the purpose/requirement for the lighting proposed and specify the intensity, spread of illumination and means of controlling the spread of illumination (where appropriate). The external lighting proposals as may subsequently be approved shall be implemented solely in accordance with the approved details and retained thereafter solely as such unless otherwise first agreed in writing by the Local Planning Authority. With the exception of lighting identified and agreed as being necessarily required solely for maintaining the security of the site/building during night-time hours, no other external lighting shall be used/operated during night-time hours (2300 to 0700 hours daily) unless otherwise first agreed in writing by the Local Planning Authority.

Reason - In the interests of the amenities of nearby residential properties; and to ensure that there is no unnecessary use of lighting at the site.

- 6 The dwelling units hereby permitted shall not be occupied until the parking spaces, bicycle storage and bin storage areas shown on the approved plans have been constructed, surfaced and made available to occupiers of the development. Thereafter these facilities shall be kept available at all times for their intended purposes as shown on the approved plans. Furthermore, the parking spaces shall not be used at any time for the parking/storage of boats, caravans or trailers.

Reason - For the avoidance of doubt and to ensure the provision, allocation and retention of adequate off-street car and bicycle parking, servicing, and bin storage within the development.

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

Reason - In the interests of visual amenity.

- 8 Prior to the first occupation of the flats hereby permitted, details for a communal aerial/satellite dish system shall be submitted to and approved in writing by the Local Planning Authority. The new flats hereby permitted shall not be occupied until the approved scheme has been installed and made operational.

Reason - In the interest of the visual amenity of the area by avoiding the unnecessary proliferation of aerial/satellite dish installations on the building.

- 9 Prior to the commencement of development and Construction Management Plan to be adopted for the duration of the construction period shall be submitted to and approved in writing by the Local Planning Authority. The details required in this respect shall include:

- (a) the provision to be made for the parking and turning on site of operatives and construction vehicles during construction and fitting out works;
- (b) the arrangements to be made for the delivery of all building and other materials to the site, including construction servicing/delivery routes;
- (c) the provision to be made for any storage of building and other materials on site;
- (d) measures to prevent mud from being deposited on the highway;
- (e) the programme for construction; and
- (f) the protective hoarding/enclosure of the site.

Such measures as may subsequently be approved shall be retained at all times as specified until all construction and fitting out works have been completed.

Reason - In the interests of the safety and convenience of adjoining and nearby residential properties and the safety and convenience of highway users.

- 10 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.

- 11 Prior to the first occupation of any of the dwellings hereby permitted, details of measures to achieve the energy performance standards in accordance with Code Level 4 of the Code for Sustainable Homes or equivalent for each of the dwellings hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. Such details as may be approved shall be implemented in full prior to the first occupation of the dwelling(s) to which they relate and retained in perpetuity.

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

- 12 Prior to first occupation of the development, the applicant is required to submit in writing to the Local Planning Authority the results of post-completion testing undertaken in bedrooms and living rooms of the flats, to demonstrate that the following design noise criteria will be achieved:

(i) Noise Rating Curve NR25 in bedrooms – 2300 to 0700

(ii) Noise Rating Curve NR35 in all habitable rooms – 0700 to 2300

(Note : noise rating curves should be measured as a 15 minute linear Leq at the octave band centre frequencies).

when amplified music is generated from the commercial and licensed premises in the vicinity.

Reason – In the interests of ensuring an acceptable living environment for potential occupiers of the proposed residential units.

INFORMATIVES

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

it is considered that the proposal is acceptable in principle and, on balance, to have an acceptable impact on the character and appearance of the town centre and the Aldershot West Conservation Area. The proposals are considered to have no material harmful impact upon the setting of nearby Listed buildings, have no material and adverse impact on neighbours, and would provide an acceptable living environment. On the basis of the provision of a Transport Contribution, the proposed development is considered acceptable in highway terms. On the basis of the provision of a contribution towards the enhancement of existing public open space in the vicinity of the site, the proposals are considered to comply with the Council's policies concerning provision and enhancement of public open space. On the basis of the provision of a contribution towards the Rowhill Copse SPA mitigation and avoidance scheme, the proposals are considered to have no significant impact upon the nature conservation interest and objectives of the Thames Basin Heaths Special Protection Area. On the basis of the independent assessment of the submitted Economic Viability Appraisal Report, and subject to the re-appraisal should the implementation of the proposed development be protracted, it is considered that the proposals are compliant with the requirements of Core Strategy Policy CP6. The proposals are thereby considered acceptable having regard to Policies SS1, SP3, CP1, CP2, CP5, CP6, CP10, CP11, CP12, CP13, CP15, CP16, and CP17 of the Rushmoor Core Strategy; and saved Local Plan Policies ATC2, ENV16, ENV21 & 22, ENV26, ENV35, ENV41-43, TR10, OR4/OR4.1 and H14.

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

- 2 INFORMATIVE - 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 - This permission is subject to a planning obligation under Section 106 of the Town and Country Planning Act 1990 (as amended).
- 4 INFORMATIVE - The applicant is recommended to achieve maximum energy efficiency and reduction of Carbon Dioxide emissions by:
 - a) ensuring the design and materials to be used in the construction of the building are consistent with these aims; and
 - b) using renewable energy sources for the production of electricity and heat using efficient and technologically advanced equipment.
- 5 INFORMATIVE - The planning permission hereby granted does not authorise the applicant, or his agents, to construct a new/altered access to, or other work within, the public highway. A separate consent for works within the highway must first be obtained from the highway authority who may be contacted at the following address:- Hampshire Highway Sub Unit, Council Offices, Farnborough Road, Farnborough, Hants. GU14 7JU.

- 6 INFORMATIVE - The applicant is advised to contact the Recycling and Waste Management Section at Rushmoor Borough Council on 01252 398164 with regard to providing bins for refuse and recycling. The bins should be:
 - 1) provided prior to the occupation of the properties;
 - 2) compatible with the Council's collection vehicles, colour scheme and specifications;
 - 3) appropriate for the number of occupants they serve;
 - 4) fit into the development's bin storage facilities.

- 7 INFORMATIVE - No materials produced as a result of site preparation, clearance, or development should be burnt on site. Please contact the Head of Environmental Health & Housing for advice.

- 8 INFORMATIVE - The applicant is advised that there may be a need to comply with the requirements of the Party Wall etc Act 1996 before starting works on site. The Party Wall etc Act is not enforced or administered by the Council but further information can be obtained from the Chief Building Control Officer.

- 9 INFORMATIVE - The applicant is advised that during the construction phase of the development measures should be employed to contain and minimise dust emissions, to prevent their escape from the development site onto adjoining properties. For further information, please contact the Head of Environmental Health.

- 10 INFORMATIVE - It is a legal requirement to notify Thames Water of any proposed connection to a public sewer. In many parts of its sewerage area, Thames Water provides separate public sewers for foul water and surface water. Within these areas a dwelling should have separate connections: a) to the public foul sewer to carry waste from toilets, sinks and washing machines, etc, and b) to public surface water sewer for rainwater from roofs and surface drains. Mis-connections can have serious effects: i) If a foul sewage outlet is connected to a public surface water sewer this may result in pollution of a watercourse. ii) If a surface water outlet is connected to a public foul sewer, when a separate surface water system or soakaway exists, this may cause overloading of the public foul sewer at times of heavy rain. This can lead to sewer flooding of properties within the locality. In both instances it is an offence to make the wrong connection. Thames Water can help identify the location of the nearest appropriate public sewer and can be contacted on 0845 850 2777.

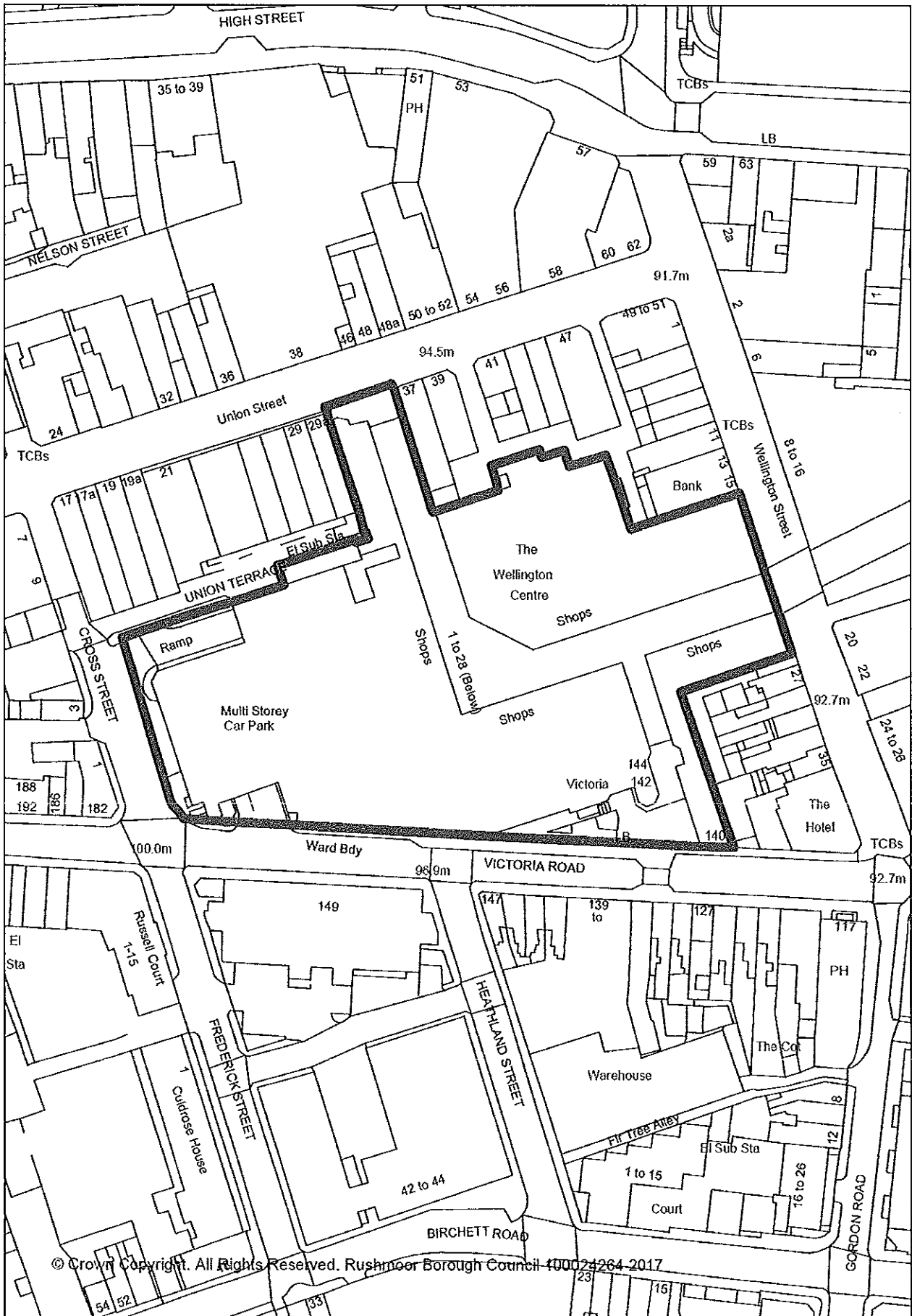
- 11 INFORMATIVE - In the UK all species of bats are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and under Schedule 2 of the conservation (Natural Habitats & c) Regulations 2004. Other species are also subject to statutory protection. The grant of planning permission does not supersede the requirements of this legislation and any unauthorised works would constitute an offence. If bats or signs of bats, or any other protected species, are encountered at any point during development then all works must stop immediately and local Natural England office and Rushmoor Borough Council must be informed.

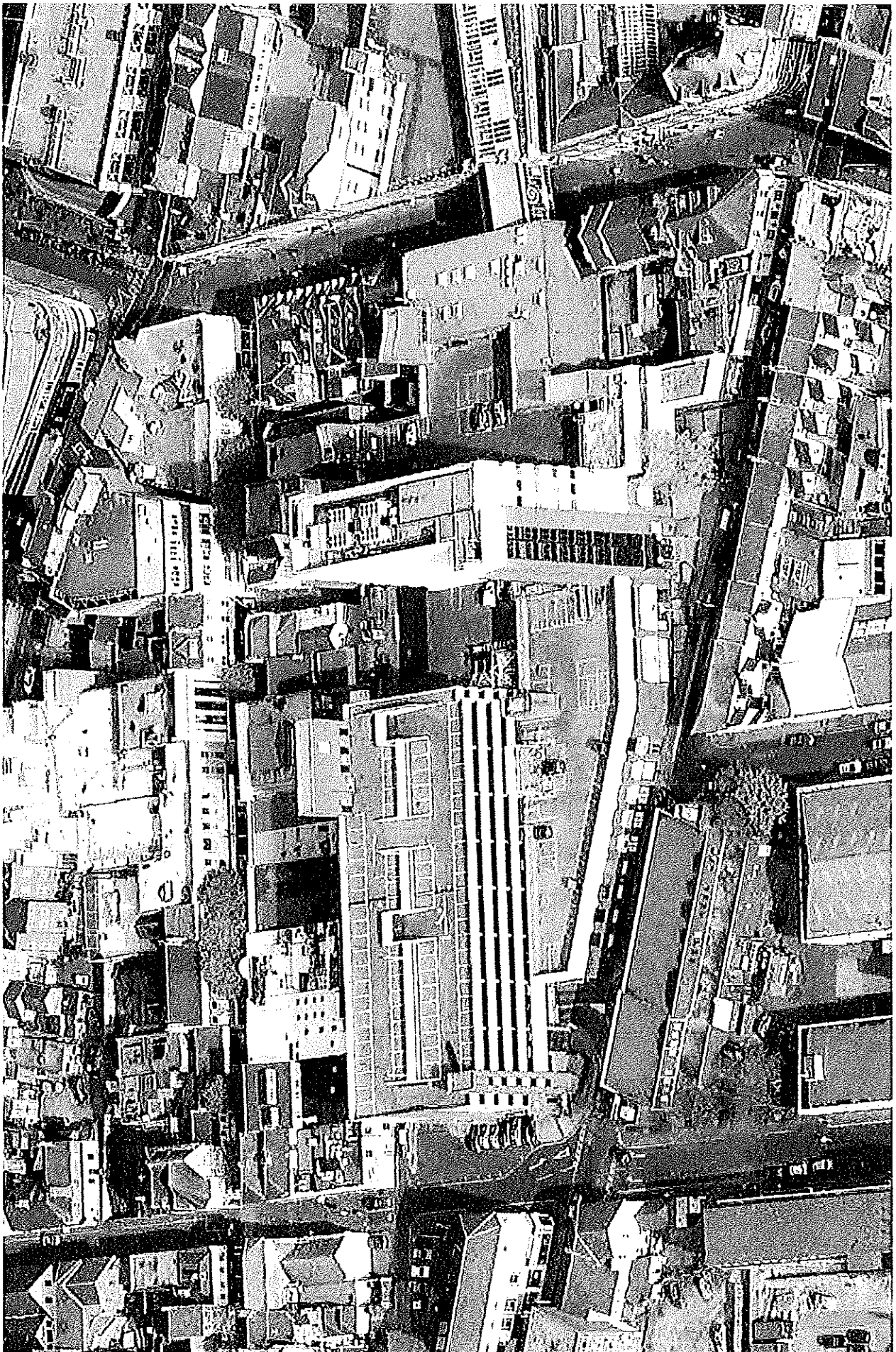
- 12 INFORMATIVE - The applicant is advised to follow good practice in the demolition of any part of the existing building on site including the re-use of all material arising from demolition as part of the redevelopment wherever practicable. Please contact Les Murrell, Strategy Co-ordinator (Sustainability) at Rushmoor Borough Council on 01252 398538 for further information.

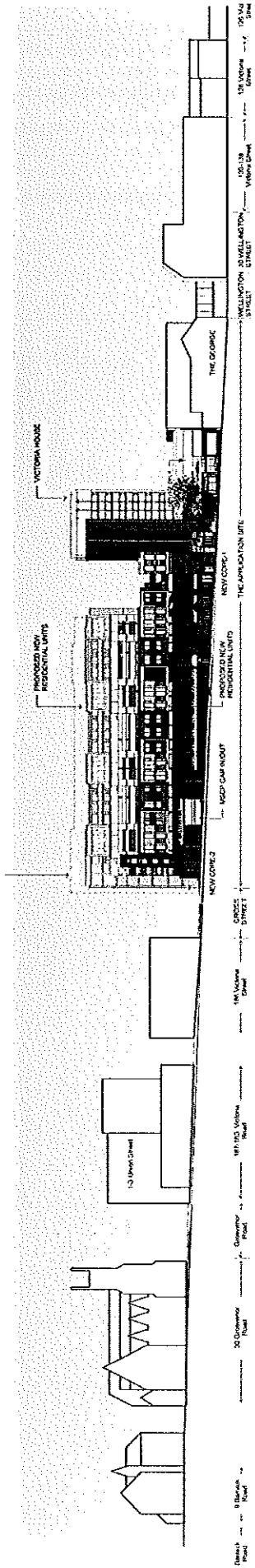
- 13 INFORMATIVE - The applicant is requested to bring the conditions attached to this

permission to the attention of all contractors working or delivering to the site, in particular any relating to the permitted hours of construction and demolition; and where practicable to have these conditions on display at the site entrance(s) for the duration of the works.

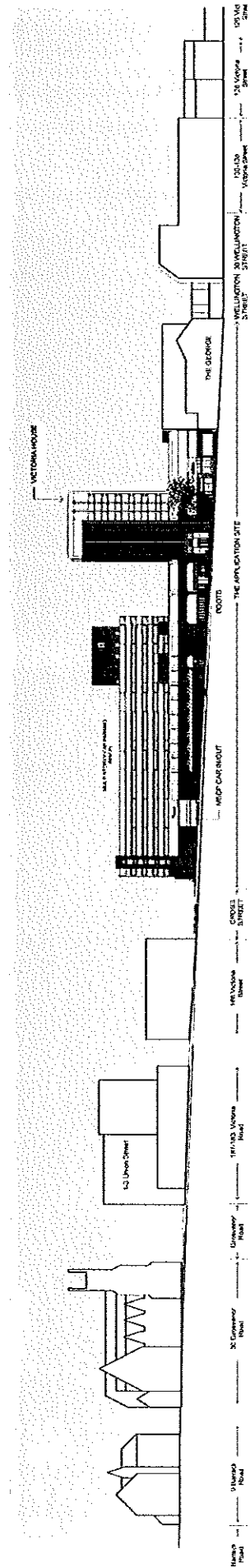
- 14 INFORMATIVE – The Local Planning Authority's commitment to working with the applicants in a positive and proactive way is demonstrated by its offer of pre-application discussion to all, and assistance in the validation and determination of applications through the provision of clear guidance regarding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



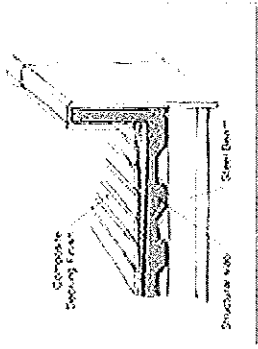




Proposed Street Elevation - Victoria Road



Existing Street Elevation - Victoria Road



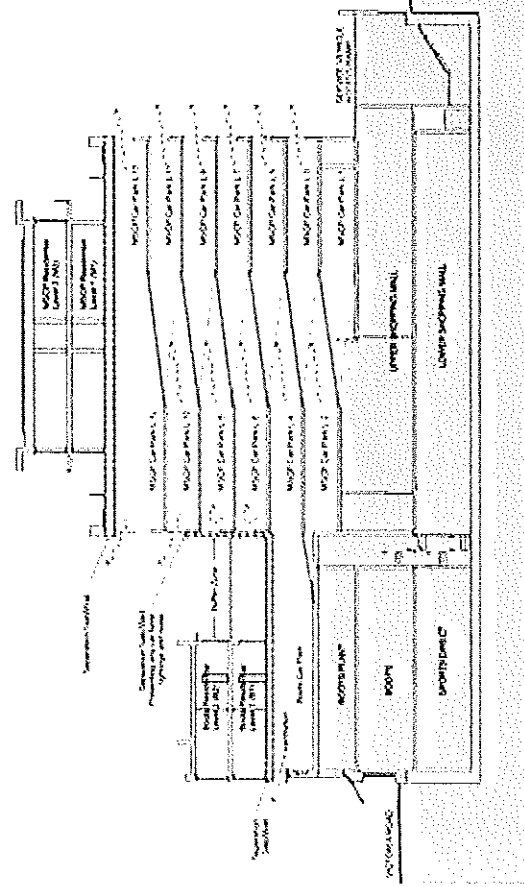
Parapet MSCP Detail

LEGEND

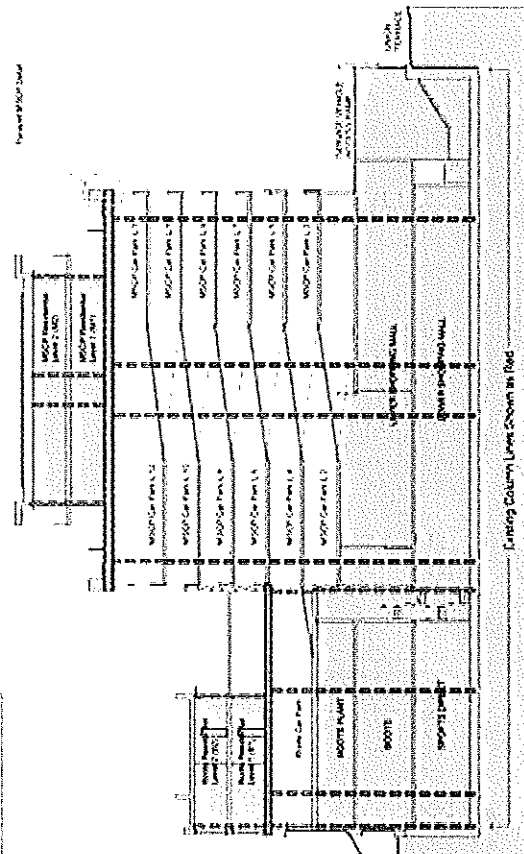
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Existing Structure	Structural 400
Existing Structure	Structural 400
Existing Structure	Structural 400

LEGEND

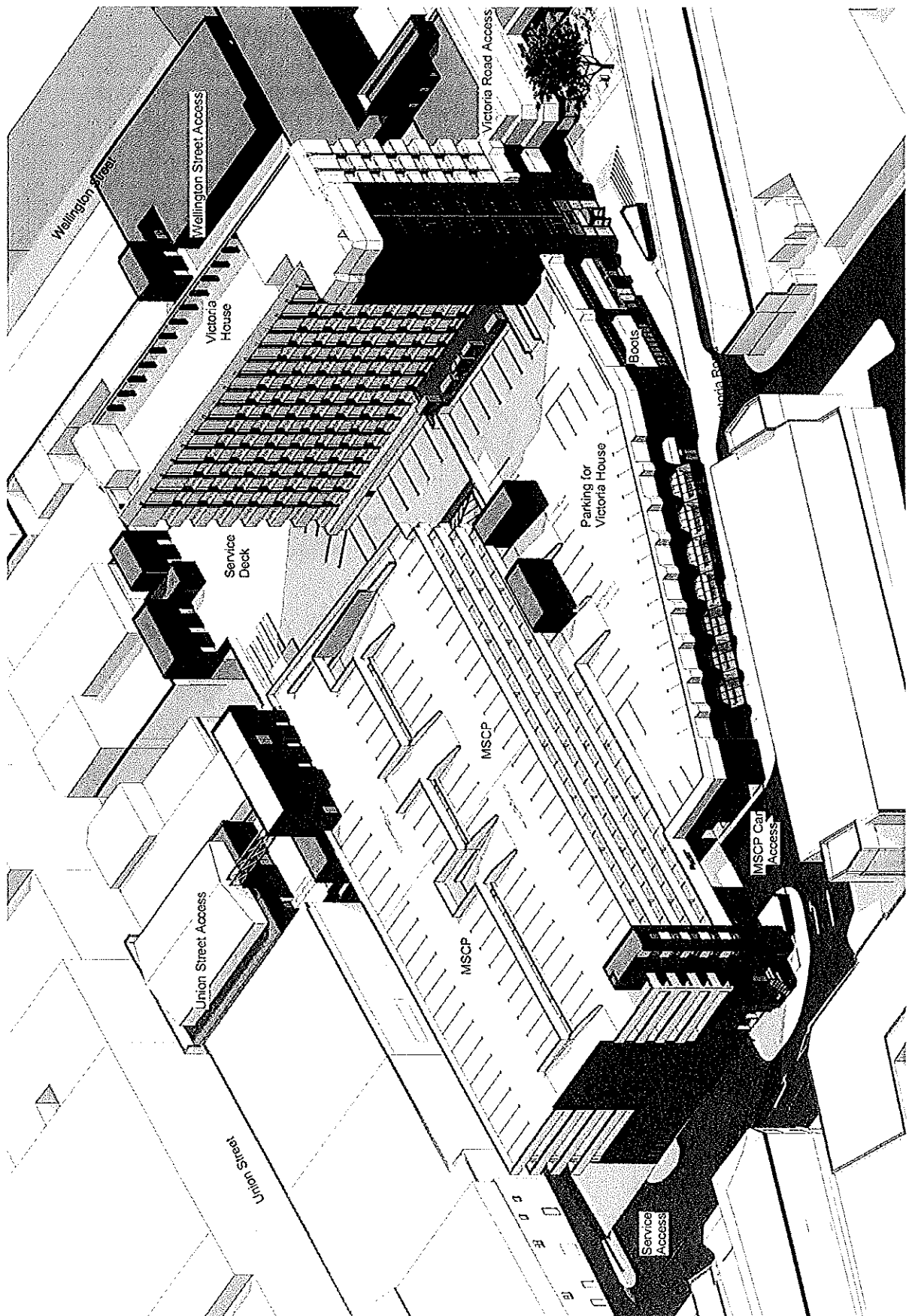
Proposed New Structure	Structural 400
Existing Structure	Structural 400
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Existing Structure	Structural 400

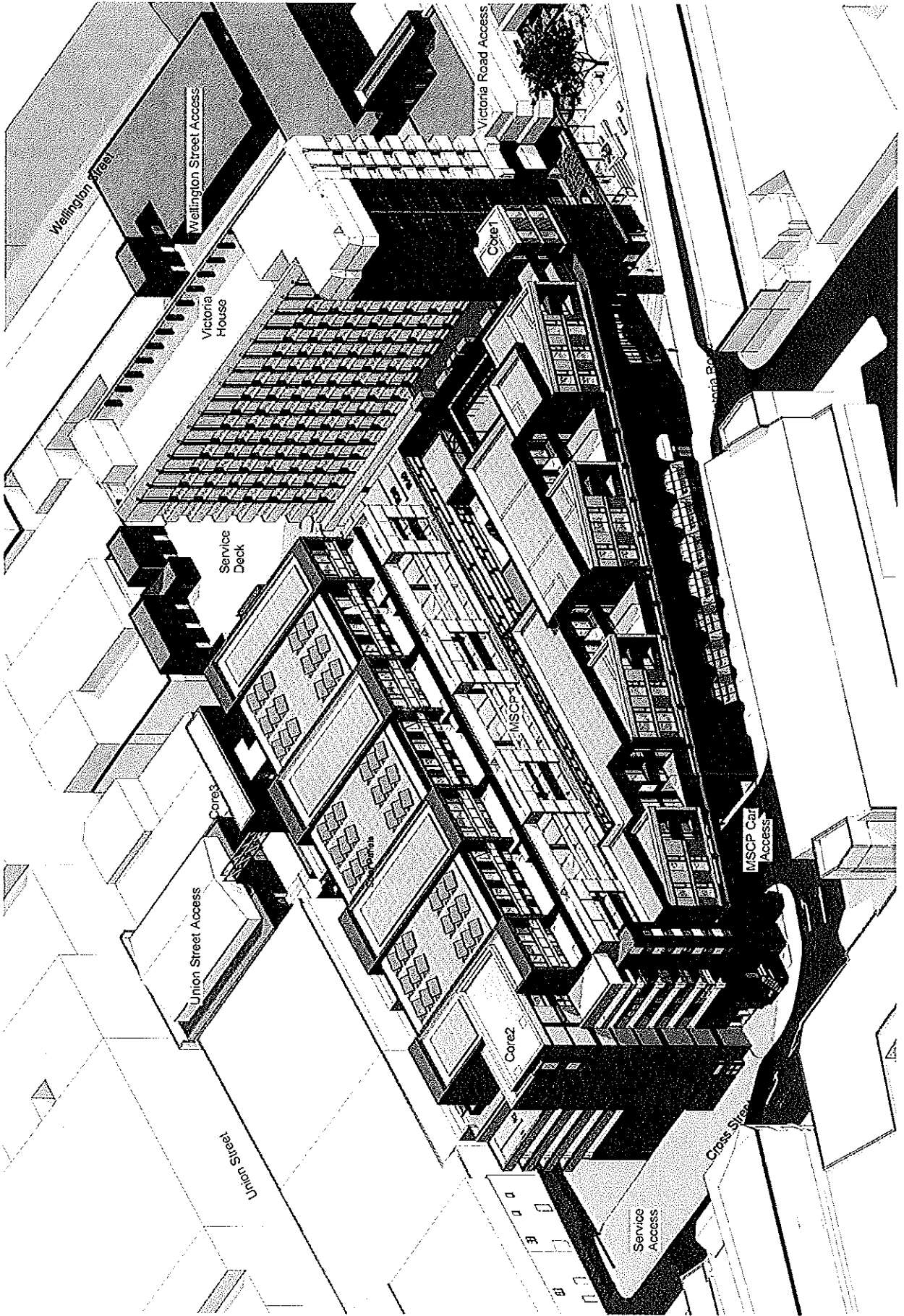


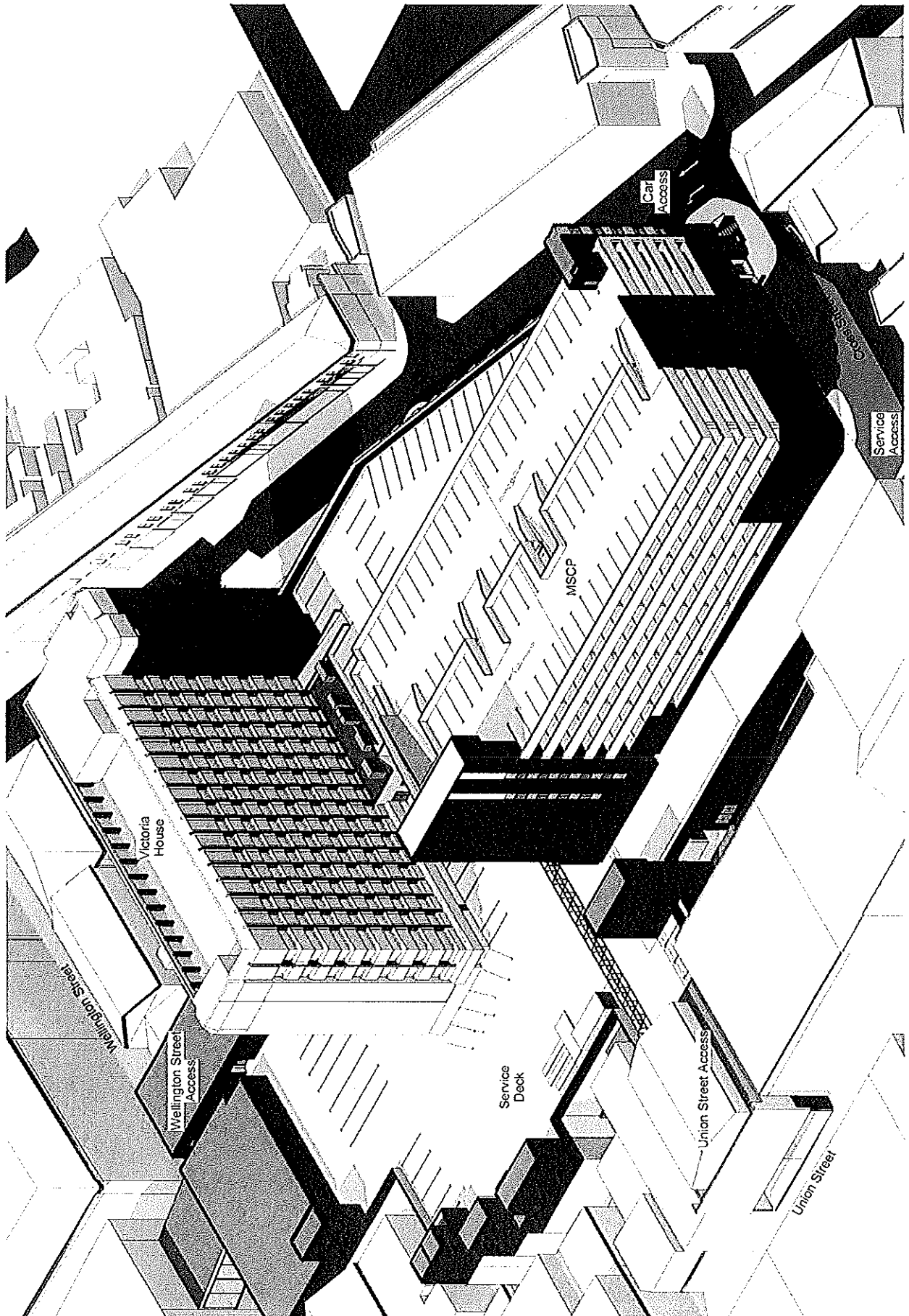
Separation Concept between Residential Area and Parking Area

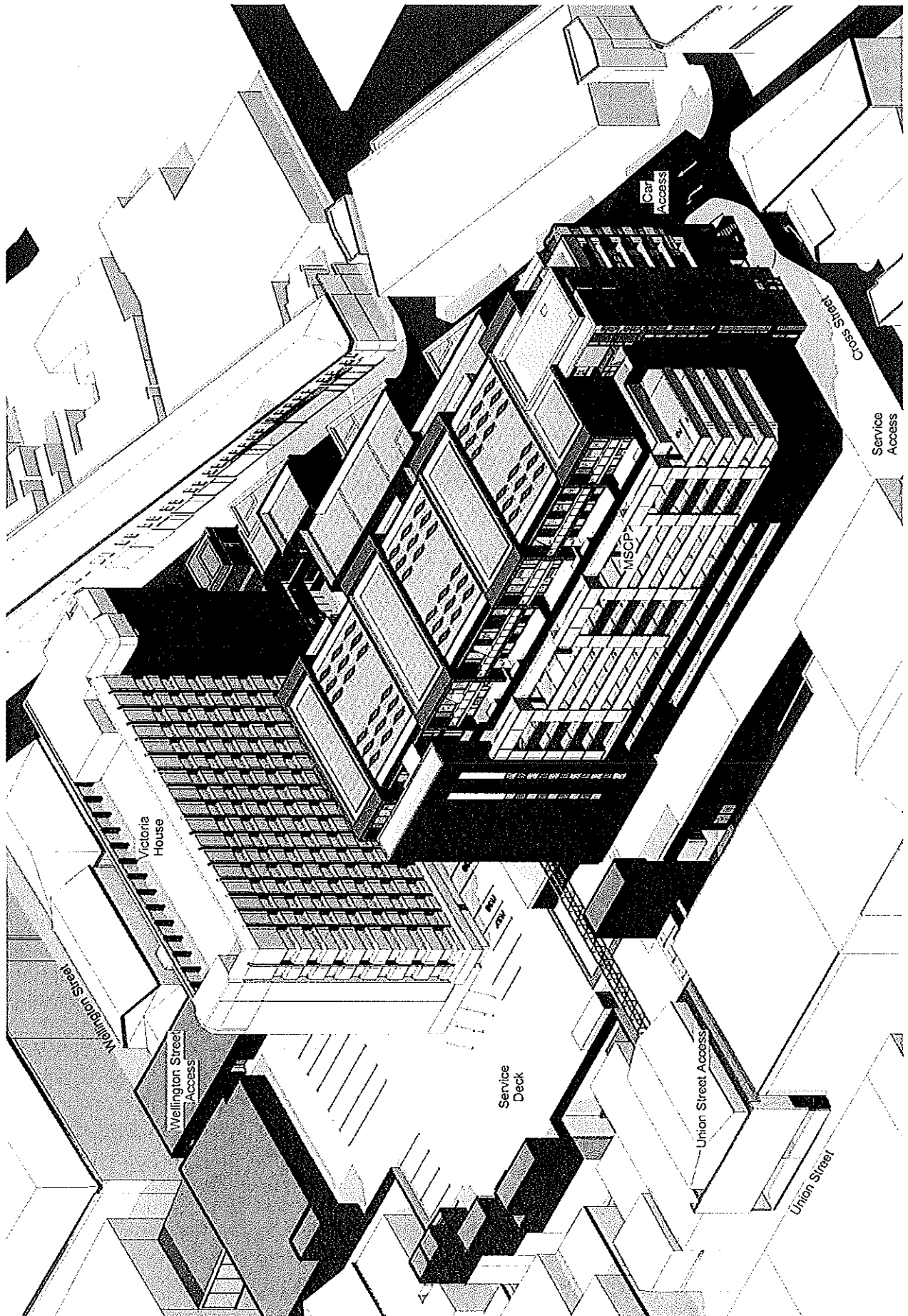


Structural Alignment Concept









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

Case Officer	Chris Jones
Application No.	17/00027/FULPP
Date Valid	23rd February 2017
Expiry date of consultations	15th March 2017
Proposal	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
Address	Grasmere House 33 Cargate Avenue Aldershot Hampshire GU11 3EW
Ward	Rowhill
Applicant	Mr Jan Mandozai & Mr Mohammed Choudhary
Agent	Mr Chanto Foo
Recommendation	GRANT subject to S.106 Planning Obligation

Description

The application relates to a substantial building located on the eastern side of Cargate Avenue. It is located within the Cargate Avenue Conservation Area and has been identified as a building of local importance in the Buildings of Local Importance Supplementary Planning Document. Originally a single dwelling, planning permission RSH05867 was granted in October 1988 for "Change of use of dwelling house to form residential care home for the elderly for 9 residents and accommodation for 2 staff." In October 2010, planning permission 91/00501/FUL was granted for "Variation of planning permission RSH/5867 to allow an increase from 9 to 10 residents." Finally, in August 1995, planning permission 95/00266/FUL was granted for "Demolition of existing garage and erection of two storey detached garage and storage building in rear garden." Vehicular access to this garage is obtained via a track running north to south behind the properties in Cargate Avenue, shown on older Ordnance Survey maps as Frog Lane.

In April 2015, a complaint was received that the property had been sold and had been converted into a House in Multiple Occupation without planning permission. In November 2015, further complaints were received that the garage and store building was also being used to provide residential accommodation. In July 2016, an Enforcement Notice was served upon the owners of the property to require the unauthorised use of the main building as a 14

bedroom House in Multiple Occupation and the use of the garage and store as an independent dwellinghouse to cease, with a six-month period for compliance. The owners submitted an appeal against this Enforcement Notice to the Planning Inspectorate on the grounds that planning permission ought to be granted for the use and also that the time period given for compliance was too short. The lodging of the appeal suspended the effect of the Enforcement Notice until a decision is made by the Planning Inspectorate or the Secretary of State as appropriate. A decision from the Inspectorate is awaited.

The current proposal is to demolish the existing modern outbuilding at the rear of the site, to convert the main building to form 3 one bedroom flats and 2 two bedrooms flats and to provide a car parking area at the rear. There would be no external alterations to the building apart from the insertion of a new window at first floor level on the rear elevation and the provision of frosted glazing to two existing ground floor windows on this elevation. A cycle store would be provided at the rear in an existing outbuilding. A refuse & recycling bin storage area would be provided at the front of the building.

Consultee Responses

Conservation Team	No Objection
Transportation Strategy Officer	No Objection
Community - Contracts Manager	No Objection
Environmental Health	No Objection

Neighbours notified

In addition to posting a site notice, individual letters of notification were sent to eight properties in Cargate Avenue, with a further notification of receipt of amended plans being sent to those properties and to others who had previously made representations in respect of this application.

Neighbour comments

Representations have been received from the occupiers of 1A, 30, Flat 3 32, 37 Cargate Avenue, Flat 1 The Hollies and 16 Cargate Grove, raising objections to the proposal on the grounds that the proposal is an overdevelopment of the site, which would adversely affect the character and amenity of the Cargate Avenue Conservation Area and the Building of Local Importance; that the proposal would not provide adequate parking; that the un-adopted road at the rear of the is inadequate to support the additional parking proposed and that no information is provided as to how the road will be upgraded to support the additional traffic and associated wear and tear; that the proposed parking facilities would increase noise and disturbance to residents adjoining the site and Frog Lane; that the Design and Access Statement and the Heritage Statement contain false or misleading statements; that the applicants have not indicated how they will improve and maintain the appearance of the premises at the front and will not adequately maintain the property; and that the proposed conversion is not a serious one, but an attempt to prolong the unauthorised use of the premises as a House in Multiple Occupation.

Councillors Alex Crawford and Mike Roberts have also raised objection to the proposal on

similar grounds.

The occupier of Brangwyn Mews, Cargate Avenue comments that he would welcome the proposal if it did not involve the demolition of the outbuilding, if it involved the conversion of the building into 5 proper flats and also involved a proposal to redecorate and restore the exterior of the building. However, he objects to the proposal as it stands due inadequate parking, noise and disturbance and an unacceptable level of development and poor layout. The occupier of 30 Cargate Avenue also objects to the demolition of the outbuilding as it might provide additional residential accommodation.

Policy and determining issues

The site is located within the built-up area as defined in the Rushmoor Core Strategy and is located in the Cargate Avenue Conservation Area. It is also designated as a building of local importance in the Buildings of Local Importance Supplementary Planning Documents. Policies SS1 (The Spatial Strategy), CP1 (Sustainable Development Principles), CP2 (Design and Heritage), CP4 (Surface Water Flooding), CP5 (Meeting Housing Needs and Housing Mix), CP10 (Infrastructure Provision), CP12 (Open Space, Sport and Recreation), CP13 (Thames Basin Heaths Special Protection Area), CP16 (Reducing and Managing Travel Demand) and CP17 (Investing in Transport) of the Rushmoor Core Strategy together with saved Policies ENV17 (General Development Criteria), ENV28 (Buildings & features of Local Importance), ENV33 (Demolition in Conservation Areas), ENV34 (Development in Conservation Areas), ENV37 (Preserving Important Views and Street Scenes, etc. in Conservation Areas), H8 (Conversion to flats, etc.) and OR4/OR4.1 of the Rushmoor Local Plan Review are relevant.

The advice contained in the Car and Cycle Parking Standards Supplementary Planning Document, the Buildings of Local Importance Supplementary Planning Document and the Planning Contributions: Transport Supplementary Planning Document are also relevant. The National Planning Policy Framework and the Technical Housing Standard - Nationally Described Space Standards are also relevant.

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

Commentary

Principle -

The premises are located in a predominantly residential area, including single dwelling houses, flats, both purpose built and conversions of larger dwelling houses, and Houses in Multiple Occupation. The principle of the residential conversion of these premises is considered to be acceptable, provided that the occupants of the premises are provided with a satisfactory living environment, the amenity of adjoining residents would be safeguarded, and that adequate provision would be made for car parking, refuse storage, etc. There is also the need to ensure that the amenity value of the Locally Listed building is maintained and that the character and amenity of the Cargate Avenue Conservation Area is maintained. Finally, there is a requirement to provide mitigation for the likely impact upon the Thames Basin Heaths Special Protection Area.

Impact upon the Character and Amenity of the Area, etc.-

The proposed change of use does not require any significant alterations to the exterior of the building and when viewed from Cargate Avenue, the proposal would have little impact upon the character of the Cargate Avenue Conservation Area. The contribution that this Building of Local Importance makes to this character would not be adversely affected. There is no proposal to replace the existing timber-framed windows with uPVC framed windows and this work would require separate planning permission. Further information in respect of any external alterations associated with the installation of new windows and bathrooms etc. has been requested. It is considered that this can be dealt with by means of a planning condition.

At the rear of the site, the demolition of the outbuilding and the formation of a parking area for 7 vehicles would have more impact, but this would only be apparent from Frog Lane and the properties immediately adjoining the site. The building to be demolished is a modern construction, which does not contribute positively to the character of the Conservation Area or the Building of Local Importance. While the reduction in the garden area at the rear of the premises to provide parking is not particularly desirable in itself, there are similar arrangements in the surrounding area. Since it is likely that any alternative use is likely to generate a need for additional parking, a balance needs to be struck between preserving the setting of the Locally Listed Building and providing adequate parking. It is considered that this proposal does strike the right balance. The alterations proposed would not adversely affect views into the Conservation Area as nearby properties to the east of Frog Lane are set at a much lower level.

Impact upon adjoining residents -

The proposed change of use of the building itself is unlikely to have any significant impact upon the amenity and outlook of the adjoining residents as no extensions or significant alterations are proposed. The level of activity at the premises is likely to be a little increased above that of the authorised use of the building as a care home for the elderly, and would be comparable with other flats in the surrounding area. Activity is likely to be substantially less than is associated with the current, unauthorised use of the property as a 14 bedroom House in Multiple Occupation with a separate dwelling at the rear.

The main impact upon residential amenity is likely to be through the demolition of the outbuilding at the rear and the formation of a parking area for 7 cars. This would primarily affect Brangwyn Mews, Cargate Avenue, where the dwelling (a former coach house) is located at the rear of its plot, facing on to Frog Lane. It is not considered that the demolition of the existing modern building would adversely affect the outlook and amenity of this property. According to the plans that were approved with the previous applications relating to the care home use, the area where parking is currently proposed was also shown to be used for parking - six spaces to be provided including one in the garage. Indeed, the area immediately adjoining Brangwyn Mews is currently used by tenants for parking, although no more than two cars can currently park here, due to enclosing fencing.

The requirements of the Enforcement Notice issued by the Council in respect of the unauthorised HMO use require that the fencing be removed and these parking spaces and the garage be reinstated for parking purposes, in accordance with the drawing approved under planning permission 95/00266/FUL. The impact of the arrangement proposed in the current application would be little different from that which will result if the applicant's appeal is dismissed. However, if the appeal is allowed, the appellant proposes to provide 5 spaces in this area. In the current proposal, only one or two additional parking spaces would be provided and it is considered unlikely that increased vehicle movements associated with

these spaces would have a significant impact on the amenity of the occupiers of Brangwyn Mews and other residents adjoining Frog Lane.

Living environment -

The proposed flats would comply with the requirements of the Government's Technical Housing Standard - Nationally Described Space Standards and would provide for an adequate outlook, natural daylighting and ventilation to create an acceptable living environment. A satisfactory shared amenity area would be provided to the rear property. Adequate provision is made for storage and removal of refuse and recycling. It is considered that the proposal would provide a satisfactory living environment.

Parking and Transport issues -

The proposal makes provision for two parking spaces for each of the two bedroom units and one space each for the one bedroom parking space for the one bedroom units in a manner that the Transportation Strategy Officer considers acceptable and this complies with the requirements of the Car & Cycle Parking Standards SPD. The layout includes two tandem spaces which would only be suitable for one of the two-bedroom flats, so a condition requiring the spaces to be allocated to particular flats before occupation is recommended. Access to and from the adopted highway at Church Lane West and Lansdowne Road is via the un-adopted Frog Lane from which the premises currently takes vehicular access. As previously approved, six parking spaces should be provided in this area and it is considered that the provision of a seventh space is unlikely to materially affect the wear and tear on this road. The issue of maintenance is a private legal matter between the parties concerned, but the current condition of the roadway appears to be satisfactory. Contrary to the suggestion of one of the objectors, use of this un-adopted road by vehicles has not been abandoned. The existing block paved parking area is partly raised relative to the adjoining roadway and further details will be required to show how these level differences will be addressed. This can be addressed by means of a condition. Full compliance with the parking standard would also require three visitor spaces, it is however considered that there would be sufficient capacity on-street to meet the need for visitor parking.

Although the proposal would result in an increase in the number of Multi-modal trips to and from the premises, the recent Court of Appeal decision and corresponding changes in Government Planning Practice Guidance in relation to s106 contributions, it is no longer possible for the Council to seek a Transport contribution for schemes of 10 dwellings or fewer.

The Thames Basin Heaths Special Protection Area -

The Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy is now in place. This comprises two elements. Firstly the provision of Suitable Alternative Natural Greenspace (SANG) at Hawley Meadows in order to divert additional recreational pressure away from the Thames Basin Heaths Special Protection Area (TBHSPA) and secondly the provision of a range of Strategic Access Management and Monitoring Measures to avoid displacing visitors from one part of the TBHSPA to another and to minimize the impact of visitors on the TBHSPA. A contribution of £ 17453 (£15730 SANG and £1723 SAMM) is required to mitigate the impact of the proposal on the TBHSPA. Provided that a satisfactory Planning Obligation is received to secure these payments it is considered that the proposal would comply with the requirements of Policy CP13.

Provision of Public Open Space -

No public open space is provided in the development within the terms of saved policy OR4, but Policy OR4.1 allows for financial contributions to be sought for off-site public open space works where they cannot be provided on site. However, the recent Court of Appeal decision and corresponding changes in Government Planning Practice Guidance in relation to s106 contributions, it is no longer possible for the Council to seek a Public Open Space contribution for schemes of 10 dwellings or fewer.

Other Matters -

Some objectors have suggested that the proposal is not a serious one, but is a tactic to prolong the unauthorised HMO use of the premises. However, since an Enforcement Notice has been issued and its effect is only being held in abeyance pending the determination of the Appeal, any decision on the current application will not have any impact upon the time-period for compliance with the Notice if the appeal is dismissed. Some objectors have also queried how the Council can ensure that the premises will not be converted into flats and those flats then being converted to individual Houses in Multiple Occupation. Since permitted development rights do exist for conversion of dwellings to Small Houses in Multiple Occupation (Use Class C4), a condition removing this permitted development right is recommended. Some objectors have referred to misleading or false statements contained in the Design and Access Statement and the Heritage Statement, such as referring to the building as a vacant care home rather than describing the current unauthorised use. However, there is little doubt about the authorised use of the premises or its current, unauthorised use, and any mistakes or omissions in the supporting documents do not affect the consideration of the current proposal on its planning merits.

Conclusions -

The existing building is a substantial building of local importance in a relatively prominent location within Cargate Avenue Conservation Area. In the absence of any continued demand for its authorised use as a care home, it is considered important that an alternative use is found for the building, to ensure that it is used and maintained, both in the interests of the owners and the adjoining residents. Given the size of the building, conversion to flats would appear to be the most appropriate form of use, with the availability of off-street parking provision being the major limiting factor. The Council as Local Planning Authority has already determined that the use of the premises as House in Multiple Occupation with the number of bedrooms and residents permitted under the Housing Act would be unacceptable, principally due to inadequate parking. The premises already has parking facilities at the rear and can provide residents with parking in accordance with the adopted standards. Demolition of the modern outbuilding is required to achieve this. It is considered that the application scheme strikes the right balance between providing sufficient parking to support the proposed use, safeguarding the character of the Conservation Area and the Locally Important Building and also the amenity of adjoining residents.

It is concluded that that the proposal would not adversely affect the character and amenity of the surrounding Cargate Avenue Conservation Area or the historic character of the Building of Local Importance, will create a satisfactory living environment for future occupiers, will have an acceptable impact on nearby residents and meet the functional requirements of the development. The proposal is acceptable in highway terms, and makes, subject to an appropriate planning obligation, will make an appropriate contribution towards SPA mitigation measures. The proposal accords with Policies SS1, CP1, CP2, CP3, CP4, CP5, CP13 and CP16 of the Rushmoor Core Strategy together with saved Policies ENV17, ENV28, ENV33,

FULL RECOMMENDATION

It is recommended that SUBJECT to the completion of a satisfactory agreement under Section 106 of the Town and County Planning Act 1990 by 11 April 2017 to secure:

A financial contribution of £ 17453 to mitigate the impact of the proposal on the Thames Basin Heaths Special Protection Area.

the Head of Planning in consultation with the Chairman be authorised to **GRANT** permission subject to the following conditions. However, in the event that a satisfactory agreement is not completed by 11 April 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 financial contribution to mitigate the effect of the development on the Thames Basin Heaths Special Protection Area in accordance with the Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy and Core Strategy Policies CP11 and CP13.

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

Reason - As required by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, to reflect the objectives of the Council's Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy as amended July 2014 and to accord with the resolution of Rushmoor's Cabinet on 17 June 2014 in respect of Planning Report no PLN1420.

- 2 The permission hereby granted shall be carried out in accordance with the following approved drawings - 1/12 Rev C, 1/13 Rev B, 2/12, 3/12, 4/12, 5/12, 6/12, 7/12 Rev B, 8/12 Rev B, 9/12 Rev B, 10/12 Rev B and 11/12 Rev B.

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

- 3 Detailed drawings of the following, shall be submitted to and approved in writing by the Planning Authority, before the works commence, and the works shall be carried out and thereafter retained in accordance with the approved details:-
 - (i) Typical details at a scale of 1:20 for elevations and 1:5 for sections of all new or replacement windows
 - (iv) A minimum 100mm setback of windows into the reveals
 - (v) Details of any new rainwater gutters and down-pipes
 - (vi) Details of all new external flues, soil or vent pipes or kitchen extraction systems
 - (vii) Details of any other external alterations to the building that may be required to support the flat conversion.

Reason - To safeguard the special architectural and historic character of the building and to preserve or enhance the character and appearance of the conservation area.*

- 4 No works shall start on site until further details of the proposed parking area and other hard surfaced areas have been submitted to, and approved in writing by, the Local Planning Authority. The submitted details shall include details of any level changes in the parking area and the transition between the parking area and the un-adopted highway, a schedule or samples of the surfacing materials and the provision to be made for surface water drainage. The development shall be completed and retained in accordance with the details so approved.

Reason - To ensure satisfactory external appearance, vehicular access and drainage arrangements.*

- 5 No residential unit within the development shall be occupied until the parking spaces shown on the approved plans have been completed and allocated to specified individual properties in accordance with details which have first been submitted to and approved in writing by the Local Planning Authority. These spaces shall be kept available at all times for parking and shall not be used for the storage of Caravans, boats or trailers.

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

- 6 No works shall start on site until a fully detailed landscape and planting scheme (to include, where appropriate, both landscape planting and ecological enhancement) has been submitted to and approved in writing by the Local Planning Authority. The development shall be completed and retained in accordance with the details so approved.

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

- 7 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the buildings or the practical completion of the development, whichever is the sooner.

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

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

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

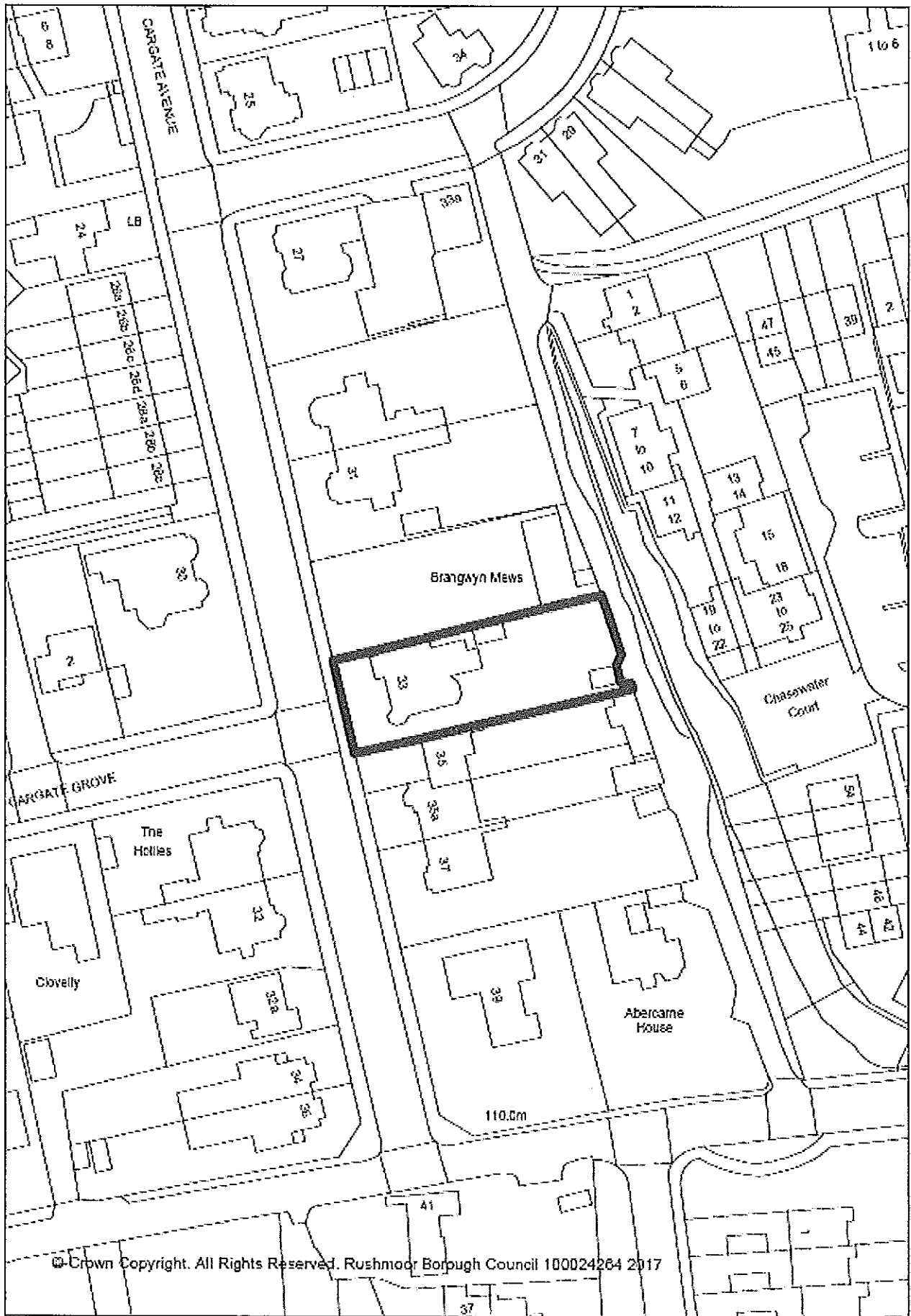
- 9 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England), Order 2015 (or any Order revoking and re-enacting that Order), no development falling within Class L of Part 3 of Schedule 2 shall be carried out without the prior permission of the Local Planning Authority.

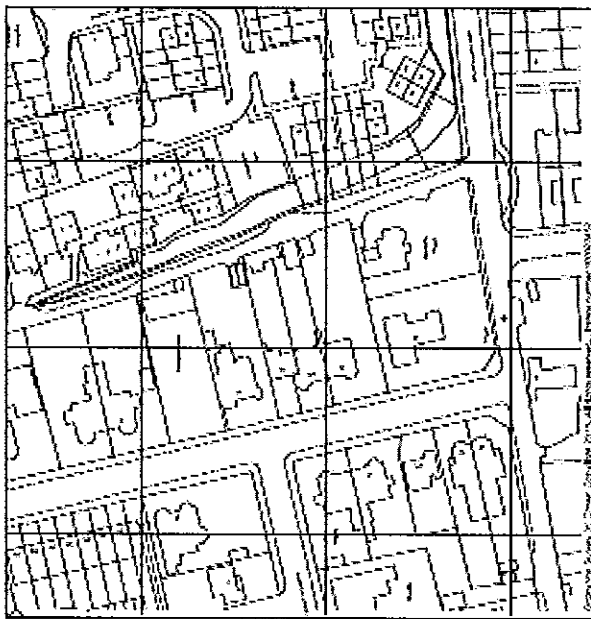
Reason - To protect the amenities of neighbouring residential properties and to prevent adverse impact on traffic and parking conditions in the vicinity.

Informatives

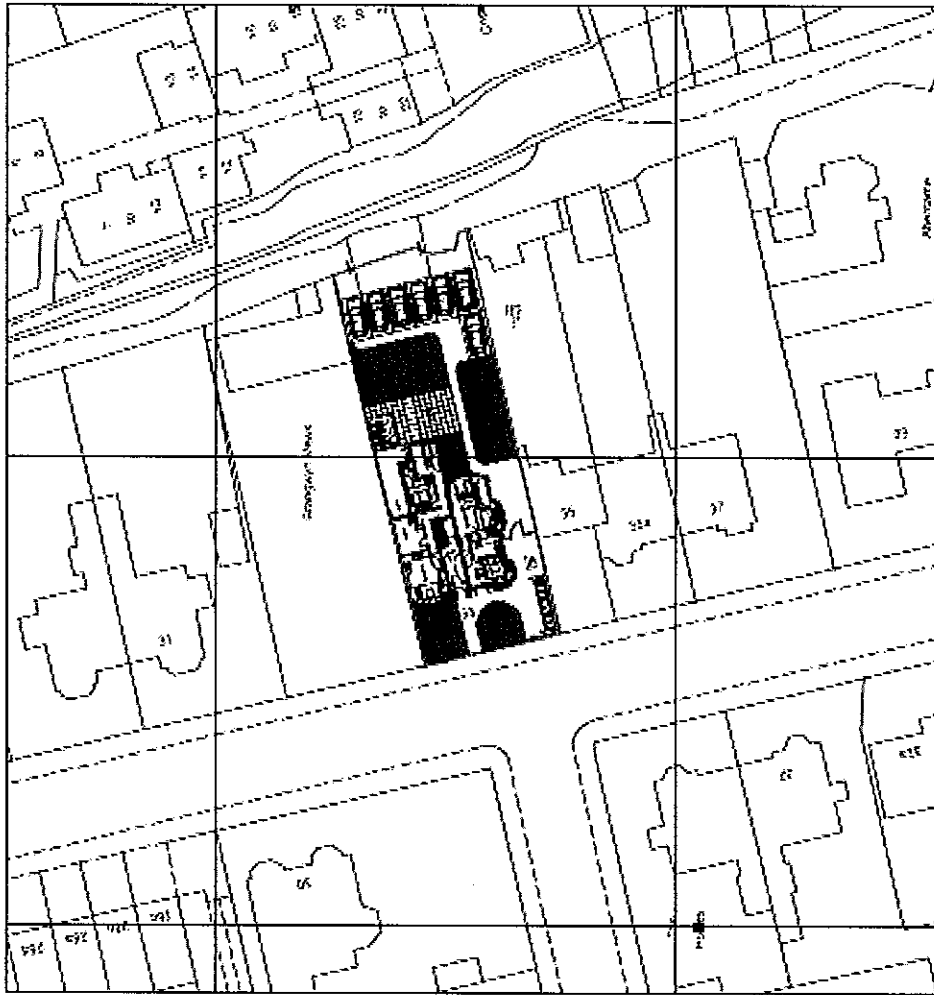
- 1 INFORMATIVE – The Local Planning Authority's commitment to working with the applicants in a positive and proactive way is demonstrated by its offer of pre-application discussion to all, and assistance in the validation and determination of applications through the provision of clear guidance regarding necessary supporting information or amendments both before and after submission, in line with the National Planning Policy Framework.
- 2 INFORMATIVE - REASONS FOR APPROVAL- The Council has granted permission because it is considered that that the proposal would not adversely affect the character and amenity of the surrounding Cargate Avenue Conservation Area or the historic character of the Building of Local Importance, will create a satisfactory living environment for future occupiers, will have an acceptable impact on nearby residents and meet the functional requirements of the development. The proposal is acceptable in highway terms, and makes an appropriate contribution towards SPA mitigation measures. The proposal accords with Policies SS1, CP1, CP2, CP3, CP4, CP5, CP13 and CP16 of the Rushmoor Core Strategy together with saved Policies ENV17, ENV28, ENV33, ENV34 and H8 of the Rushmoor Local Plan Review. It is therefore considered that subject to compliance with the attached conditions, and taking into account all other material planning considerations, including the provisions of the development plan, the proposal would be acceptable. This also includes a consideration of whether the decision to grant permission is compatible with the Human Rights Act 1998.
- 3 INFORMATIVE - Your attention is specifically drawn to the conditions marked *. These condition(s) require the submission of details, information, drawings etc. to the Local Planning Authority BEFORE WORKS START ON SITE or, require works to be carried out BEFORE COMMENCEMENT OF USE OR FIRST OCCUPATION OF ANY BUILDING. Development started, carried out or occupied without first meeting the requirements of these conditions is effectively development carried out WITHOUT PLANNING PERMISSION. The Council will consider the expediency of taking enforcement action against any such development and may refer to any such breach of planning control when responding to local searches. Submissions seeking to discharge conditions or requests for confirmation that conditions have been complied with must be accompanied by the appropriate fee.
- 4 INFORMATIVE - This permission is subject to a planning obligation under Section 106 of the Town and Country Planning Act 1990 (as amended).
- 5 INFORMATIVE - The applicant is advised to contact the Recycling and Waste Management section at Rushmoor Borough Council on 01252 398164 with regard to providing bins for refuse and recycling. The bins should be:
 - 1) provided prior to the occupation of the properties;
 - 2) compatible with the Council's collection vehicles, colour scheme and specifications;
 - 3) appropriate for the number of occupants they serve;
 - 4) fit into the development's bin storage facilities.
- 6 INFORMATIVE - No materials produced as a result of site preparation, clearance, or development should be burnt on site. Please contact the Head of Environmental Health for advice.

- 7 INFORMATIVE - Measures should be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway throughout the construction period.
- 8 INFORMATIVE - It is a legal requirement to notify Thames Water of any proposed connection to a public sewer. In many parts of its sewerage area, Thames Water provides separate public sewers for foul water and surface water. Within these areas a dwelling should have separate connections: a) to the public foul sewer to carry waste from toilets, sinks and washing machines, etc, and b) to public surface water sewer for rainwater from roofs and surface drains. Mis-connections can have serious effects: i) If a foul sewage outlet is connected to a public surface water sewer this may result in pollution of a watercourse. ii) If a surface water outlet is connected to a public foul sewer, when a separate surface water system or soakaway exists, this may cause overloading of the public foul sewer at times of heavy rain. This can lead to sewer flooding of properties within the locality. In both instances it is an offence to make the wrong connection. Thames Water can help identify the location of the nearest appropriate public sewer and can be contacted on 0845 850 2777.
- 9 INFORMATIVE - The applicant is advised that there may be a need to comply with the requirements of the Party Wall (etc.) Act 1996 before starting works on site. The Party Wall (etc.) Act is not enforced or administered by the Council but further information can be found on the Planning Portal website <https://www.gov.uk/guidance/party-wall-etc-act-1996-guidance> and you are able to download The party Wall Act 1996 explanatory booklet.
- 10 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.
- 11 INFORMATIVE - The applicant is advised that during the demolition and construction phases of the development measures should be employed to contain and minimise dust emissions, to prevent their escape from the development site onto adjoining properties. For further information, please contact the Head of Environmental Health.

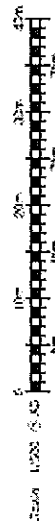
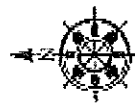




LOCATION PLAN 1:1250

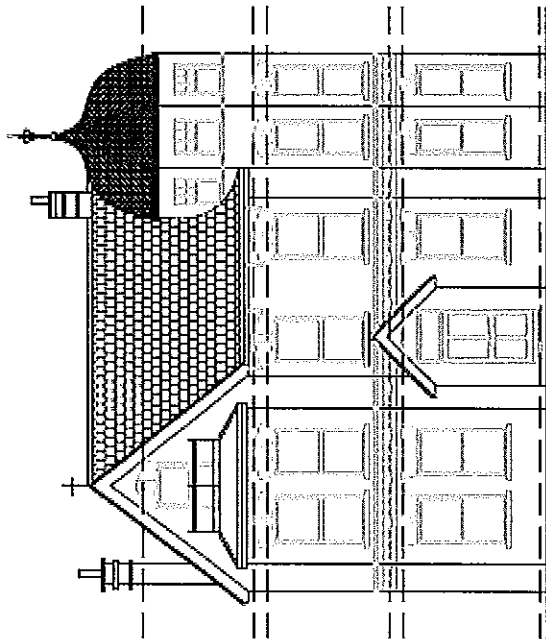


SITE PLAN 1:500

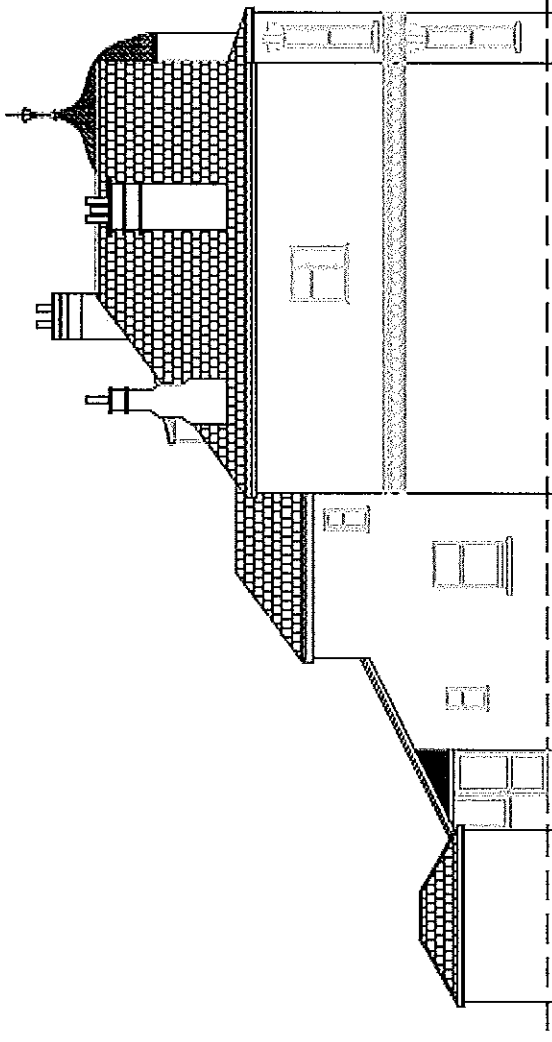


SITE AND LOCATION PLANS

<p>CTF CONSULTING ENGINEERS</p> <p>1000 GARDEN STREET, SUITE 200 BOSTON, MASSACHUSETTS 02148 TEL: 617-552-1100 FAX: 617-552-1101 WWW.CTFENGINEERS.COM</p>	<p>Project: Conversion of 55 Carpage Avenue, Alphabet City, New York City to provide 5 floors with car parking.</p> <p>Scale: AS SHOWN Job Number: 1032</p>	<p>Date: 04-13-2015 Drawn By: MA Checked By: MA Date: 07-27-2015 Drawing Number: 1172</p>
<p>ALL DIMENSIONS TO BE CHECKED ON SITE ONLY TO BE USED FOR PLACING AND BUILDING REGULATIONS</p> <p>Client: MR. JAY MARDIGIAN AND MR. M.F.C. DUDHARY</p>	<p>DATE: 04-13-2015 TIME: 10:30 AM</p>	<p>DATE: 04-13-2015 TIME: 10:30 AM</p>



PROPOSED FRONT ELEVATION (WEST)
(No changes)



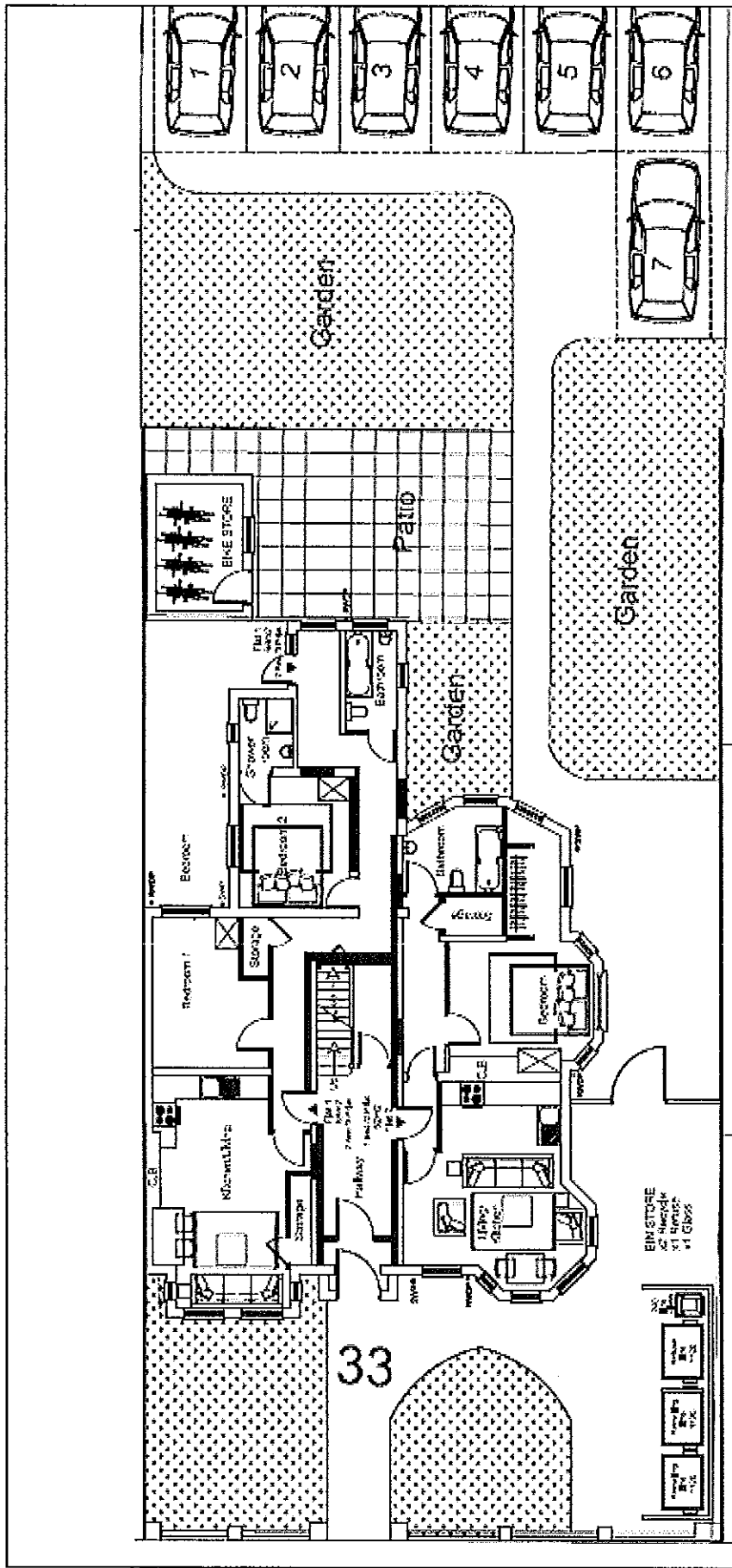
PROPOSED SIDE ELEVATION (NORTH)
(No changes)



PROPOSED ELEVATIONS

Sheet	Revision	Date	By
Sheet A	20150201 (01) (01) (01)	02-11-2015	MM
Sheet B	20150201 (01) (01) (01)	02-11-2015	MM

<p>CTIPco Commercial Design & Construction</p> <p>ALL DIMENSIONS TO BE CHECKED ON SITE ONLY TO BE USED FOR PERMITS AND BUILDING REGULATIONS</p> <p>CLIENT: MRS JAN YAMPOZA AND MR M.F.C. AUDHARY</p>	<p>Project: Conversion of 33 Carpage Avenue, Alderston, GU11 3EW to provide 5 flats with car parking.</p> <p>Scale: A3 @ 1:100</p> <p>Date: 27-01-2015</p>
<p>Drawn by: MM</p>	<p>Drawn by: MM</p>
<p>Checked by: MM</p>	<p>Checked by: MM</p>
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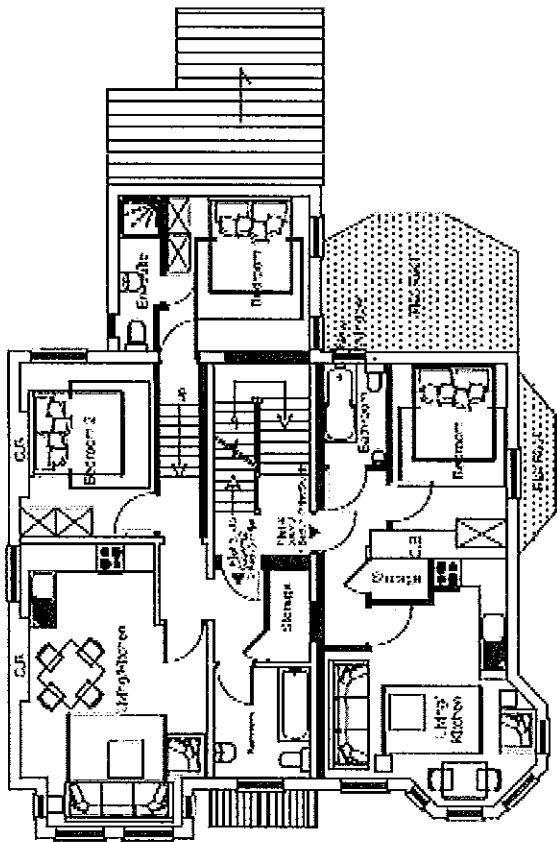


PROPOSED GROUND FLOOR PLAN

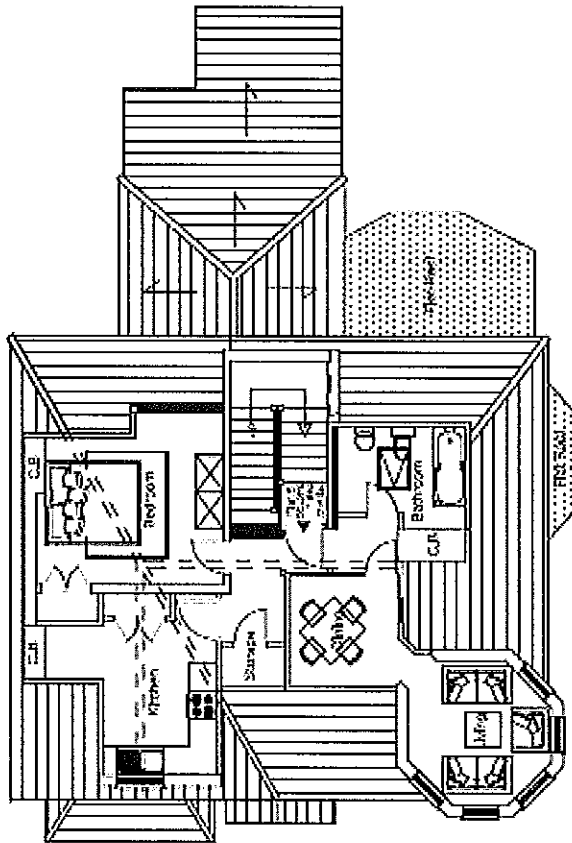


PROPOSED PLANS

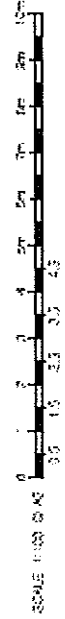
RAL RAJIBAR 2nd/3rd 11/12/13/14/15/16/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100	Date 27-11-2015	Dr RAJIBAR
Project Conversion of 33 Cargate Avenue, Albersham, GU11 3EW to provide 5 (50) car parking.	Scale 1:500	Drawn by MA
Client MR JAN WANDOSKI AND MR M.F.E. OUDHARY	Job number 1222	Revision Nov 15



PROPOSED FIRST FLOOR PLAN

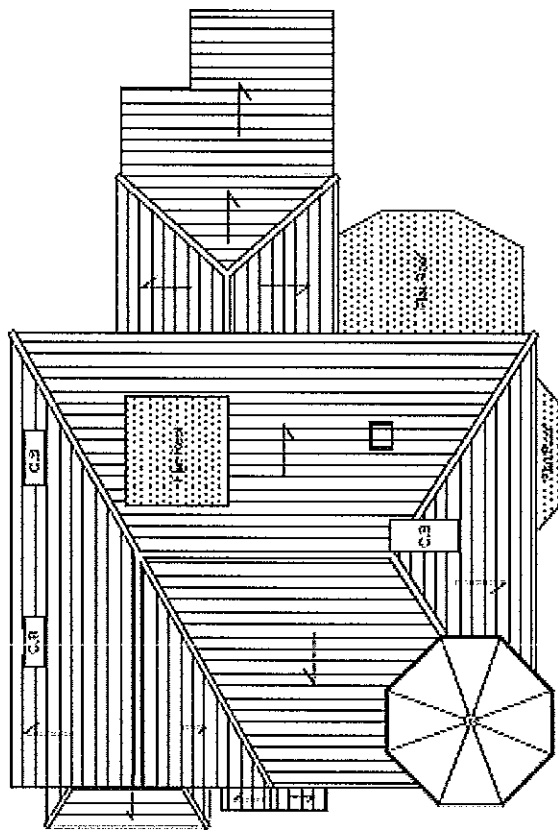


PROPOSED SECOND FLOOR PLAN

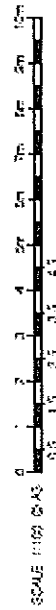


PROPOSED PLANS

<p>CTFC CONSULTANTS CONSULTANTS 111 BURNINGWOOD DRIVE WEST BURNINGWOOD, MASSACHUSETTS 01906-2015 ONLY AS BE SEALLED FOR PLANS AND BUILDING REGULATIONS (MS JAN 2010) AND MS V.F.C.-OUDHARY</p>	<p>Project: Conversion of 33 Carpage Avenue, Aldenham, G011 3EW to provide 6 flats with car parking.</p>	<p>Scale: A3 @ 1/100 Job Number: 1002</p>	<p>Date: 27.01.2015 Drawing Number: 012</p>	<p>Drawn by: MA Checked by: NP/S</p>
<p>Rev. 1 27/01/2015 1002/012</p>	<p>Rev. 1 27/01/2015 1002/012</p>	<p>Rev. 1 27/01/2015 1002/012</p>	<p>Rev. 1 27/01/2015 1002/012</p>	<p>Rev. 1 27/01/2015 1002/012</p>

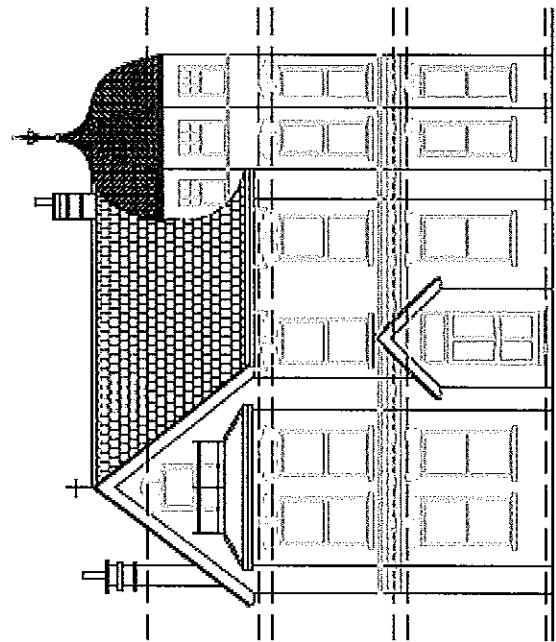


PROPOSED ROOF PLAN
(No changes)

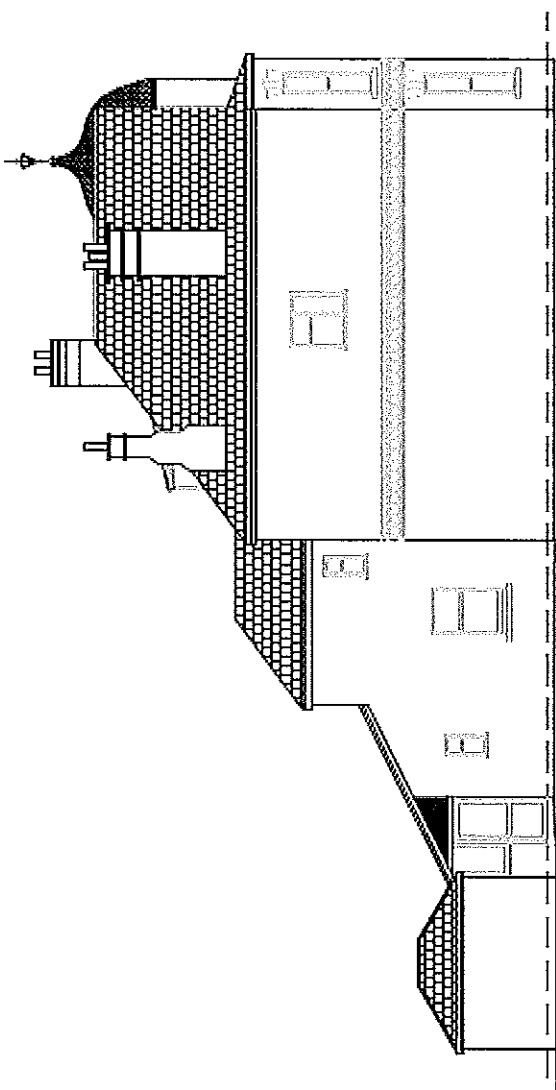


PROPOSED PLANS

Scale: AS 1/8" = 1'-0" Job Number: 1532	Date: 3-1-2015 Drawn by: MVA	Project: Conversion of 33 Cargo Avenue, Alhambra, CA 91801 to provide 5 lifts with car parking.	Client: MVA	Drawing No: 5/12	Drawing No: 5/12
ALL SURVAYORS TO BE PROVIDED WITH ONLY TO BE USED FOR PLANNING AND DESIGN REGULATIONS MR JAM MANDOZI AND MR MFC-VOUDHARY					
Date: 3-1-2015 Drawn by: MVA	Date: 3-1-2015 Drawn by: MVA	Date: 3-1-2015 Drawn by: MVA	Date: 3-1-2015 Drawn by: MVA	Date: 3-1-2015 Drawn by: MVA	Date: 3-1-2015 Drawn by: MVA



PROPOSED FRONT ELEVATION (WEST)
(No changes)



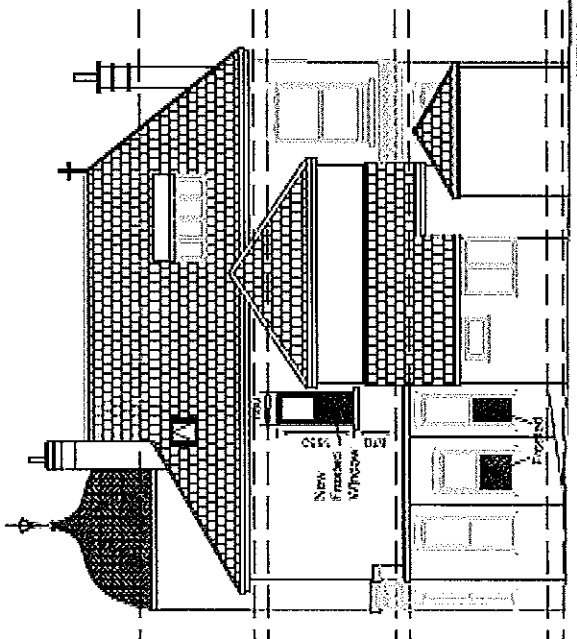
PROPOSED SIDE ELEVATION (NORTH)
(No changes)



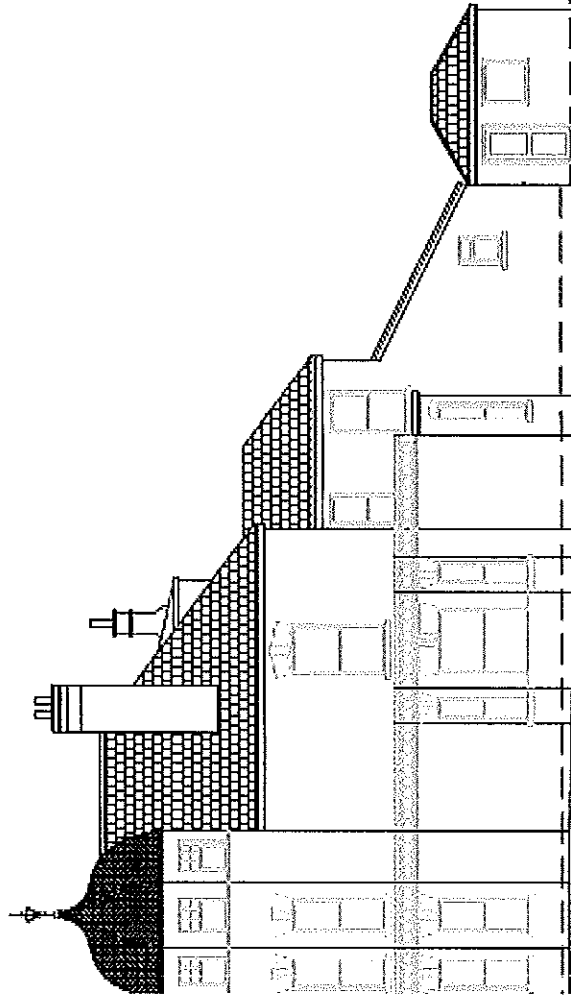
PROPOSED ELEVATIONS

Rev.	Revised	Date	By
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5	Revised	01/11/2015	MA
6	Revised	01/11/2015	MA
7	Revised	01/11/2015	MA
8	Revised	01/11/2015	MA
9	Revised	01/11/2015	MA
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45	Revised	01/11/2015	MA
46	Revised	01/11/2015	MA
47	Revised	01/11/2015	MA
48	Revised	01/11/2015	MA
49	Revised	01/11/2015	MA
50	Revised	01/11/2015	MA

CTFpo CONSULTANTS
 CONSULTANTS
 ALL ELEVATIONS TO BE CHECKED FOR THE
 ONLY TO BE SIGNED FOR PLANNING AND BUILDING REGULATIONS
 CLIENT: MR JAN MANDICAN AND MR AEF O'LOUGHARY
 PROJECT: Conversion of 33 Gargrave Avenue, Alchester, GUILDFORD
 to provide 5 flats with car parking.
 Scale: A3 @ 1:100
 Job number: 1532
 Date: 27-11-2015
 Drawing number: 16/12
 Designer: MA
 Revit: NWS



PROPOSED REAR ELEVATION (EAST)



PROPOSED SIDE ELEVATION (SOUTH)
(No changes)



PROPOSED ELEVATIONS

<p>CTF CONSULTANTS ARCHITECTS 1000 BROADWAY NEWTON, MA 02459 TEL: 781.552.1234 FAX: 781.552.1235 WWW.CTFCONSULTANTS.COM</p>	<p>Project: Conversion of 33 Cargate Avenue, Alderhulst, 02111 SEM to provide 5 flats with car parking.</p>
<p>Client: MR. JAN MARDOCH AND MR. M.F.C. AUDHARY</p>	<p>Scale: AS @ 1/8" = 1'-0"</p>
<p>Date: 07-21-2015</p>	<p>Drawn by: N/A</p>
<p>Project: 11 NEW FR. ST. 1ST FL. WITH PLANNED IMPROVEMENTS, NEWTON, MA</p>	<p>Date: 27-11-2015</p>
<p>Client: MR. JAN MARDOCH AND MR. M.F.C. AUDHARY</p>	<p>Drawn by: N/A</p>
<p>Scale: 1/8" = 1'-0"</p>	<p>Project number: 11172</p>
<p>Date: 07-21-2015</p>	<p>Project number: 1532</p>
<p>Project: 11 NEW FR. ST. 1ST FL. WITH PLANNED IMPROVEMENTS, NEWTON, MA</p>	<p>Project number: 11172</p>
<p>Client: MR. JAN MARDOCH AND MR. M.F.C. AUDHARY</p>	<p>Project number: 1532</p>
<p>Date: 07-21-2015</p>	<p>Project number: 11172</p>
<p>Project: 11 NEW FR. ST. 1ST FL. WITH PLANNED IMPROVEMENTS, NEWTON, MA</p>	<p>Project number: 1532</p>
<p>Client: MR. JAN MARDOCH AND MR. M.F.C. AUDHARY</p>	<p>Project number: 11172</p>

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

Case Officer	Sarita Jones
Application No.	17/00120/FULPP
Date Valid	13th February 2017
Expiry date of consultations	8th March 2017
Proposal	Change of use from B1 Office to D1 Educational use
Address	78 - 82 Victoria Road Aldershot Hampshire GU11 1SS
Ward	Wellington
Applicant	MYF Training
Agent	Mr Chanto Foo
Recommendation	GRANT

Description

The site is located on the north side of Victoria Road. It comprises a four storey office building in a terrace of three buildings comprising the former court building at 84-86 Victoria Road, to the west and the National Caravan Council building at 74-76 Victoria Road, to the east. The building was built in the 1980s. The front and rear elevations have regular window patterns with the third floor of accommodation on the Victoria Road frontage being provided within a dormer construction. The building is currently occupied by a firm of solicitors. Whilst the existing owners are only prepared to deal with the building as a whole, the solicitors did not want to renew their lease on the whole building. Given this the owners have agreed to continue to let the whole building to the solicitors on a mutual 4 month break notice, with the solicitors likely to vacate the building in Summer 2017. Vehicular access is from the rear of the site via Crimea Road. This leads to an enclosed surface car park which provides 30 spaces to serve the building. 84-86 Victoria Road is a four storey building which is currently vacant. It was built at a similar time to the application building and is comparable in design terms. 74-76 Victoria Road is a two storey building occupied by the National Caravan Council. It appears to have been built in the mid 20th century and has a utilitarian appearance. 36 Crimea Road lies to the north of the site. This is a four storey building comprising youth development centre with short stay overnight sleeping accommodation, staff car park, cycle and refuse storage is operated by Step by Step. There is terraced development to the south of the site on Victoria Road, generally being three storeys in height, comprising a variety of commercial/residential uses at ground floor with flats above.

Planning permission, RSH 00082/4, was granted in 1979 for the erection of a four storey

office building. This was implemented.

The current proposal seeks permission for the change of use of the building from offices (Use Class B1) to education (Use Class D1) specifically for the training of veterinary nurses. No elevational changes are proposed, although a mono pitched cycle shelter for 12 cycles (4.436 metres by 1.8 metres) is to be provided at the rear of the building. Vehicular access and car parking provision remain as existing. The proposed accommodation will include a student common room with servery, staff office and private office on the ground floor, two classrooms and two meeting rooms on the first floor, a classroom, a clinical training room, briefing room, X-Ray storage room and equipment store on the second floor and a clinical training room, archive room, equipment storey and clinical waste secured store on the third floor. The building has two staircases, one lift, and toilet accommodation on all floors. The typical hours of use would be 9am to 5.30pm Monday to Friday. The core courses offered are day release courses with students attending one day per week for two and a half years. Intakes take place in September, January and April. The typical college day is between 10am and 5.30pm with monthly evening lectures and one evening meeting per term for Clinical Coaches. No animals would be treated on site.

Consultee Responses

Planning Policy raise no objection to the proposal.

Transportation Strategy Officer raises no objection to the proposal.

Environmental Health raises no objection subject to the imposition of a condition controlling construction hours.

Neighbours notified

In addition to posting a site notice and press advertisement as a departure from the development plan, 21 individual letters of notification were sent to properties in Crimea Road and Victoria Road

Neighbour comments

The Aldershot Civic Society writes in support of the application.

Policy and determining issues

The site lies within built up area on the edge of Aldershot town centre. As such policies SS1 (The Spatial Strategy), CP1 (Sustainable Development Principles), CP2 (Design and Heritage), CP8 (Supporting Economic Development), CP9 (Skills and Training), CP10 (Infrastructure Provision), CP16 (Reducing and Managing Travel Demand) and CP17 (Investing in transport) and "saved" local plan policies ENV16 (Development characteristics), ENV21 (Access for people with disabilities), ENV48 (Environmental Pollution and Control) and ATC2 (Area east of Aldershot town centre) are relevant to the consideration of this proposal as are the adopted supplementary planning documents on Planning Contributions - Transport 2008 and Car and Cycle Parking Standards 2012. Advice contained within the National Planning Policy Framework/Practice Guidance is also relevant.

The main determining issues are considered to be the principle of development, the impact on the character of the area, the impact on adjoining occupiers/residents, provision of disabled access and highway considerations.

Commentary

The principle of development

The current occupiers are likely to vacate the building in Summer 2017.

The applicant is an established business operating within Aldershot town centre. It currently has accommodation on the fourth and fifth floors of Hippodrome House in Station Road. The applicant sought to renew its existing lease and also expand the practice. However this was not successful. This has necessitated the search for new accommodation.

The site is situated within the built-up area of Aldershot, and the proposal is for the change of use from B1(a) office to D1 non-residential educational use. Whilst the existing owners are only prepared to deal with the building as a whole, the solicitors who currently occupy the building did not want to renew their lease on these terms. Given this the owners have agreed to continue to let the whole building to the solicitors on a mutual 4 month break notice.

The proposal is for the change of use to D1 non-residential educational use which is recognised as a departure from the development plan. Policy CP8 states that outside the designated key employment sites, B-class uses should be retained, unless it can be demonstrated that 'there is no demand for the site'. The applicant has provided limited information to demonstrate a lack of demand for B-Class usage at the site but has not detailed the current marketing process or the present level of interest from potential alternative B-Class occupiers. However, as explained below, it is recognised that there is low demand for office accommodation in Aldershot.

Since the adoption of the Core Strategy in 2011, the Government has published the National Planning Policy Framework (NPPF, March 2012). This sets out a 'presumption in favour of sustainable development' to which there are three dimensions: economic, social and environmental. In terms of the economic element, the NPPF (Paragraph 7) states that the planning system must contribute 'to building a strong, responsive and competitive economy by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation.' It also highlights that 'applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities' (Paragraph 22).

As part of the process for drafting the new Rushmoor Local Plan (anticipated adoption: summer 2018), the Council commissioned a Joint Employment Land Review (ELR) with Hart District Council and Surrey Heath Borough Council to assess future floor space needs and land requirements for B-Class employment uses within the Functional Economic Area (FEA) of Hart, Rushmoor and Surrey Heath. The ELR (published in 2016) concludes that there is strong demand for modern Grade A office stock located in prominent and accessible business park environments but limited demand and a large supply of lower grade stock within the FEA. It observes that Aldershot is not a significant office centre and that low demand for floor space has restricted new office development within the town and contributed to the old and generally poor quality of the current supply. It notes that 'rent levels are low in Aldershot because of the low demand for floor space and argues that 'this can benefit businesses seeking low cost accommodation in a town centre environment'.

Although Policy CP8 considers employment uses to be those that fall within Classes B1, B2

and B8 of the Town and Country Planning (Use Classes) (Amendment) (England) Order 2006, it aims to support existing businesses and to promote and maintain employment and economic development within Rushmoor. It is noted that the proposed occupier of the site is a current employer within Aldershot and wishes to re-locate to the site and expand their business. It is also noted that the proposed change of use will support a similar number of full-time jobs as the current B1-Class occupier and will likely generate employment opportunities going forward.

Policy CP9 states that 'planning permission will be permitted for development which, subject to compliance with other development plan policies, supports educational opportunities' by 'providing adult-learning opportunities', 'providing new training facilities' and 'supporting local skills providers'. Saved Policy ATC2 is also relevant and recognises that the area located to the east of the town centre bounded by Station Road, High Street and Windsor Way, an area in which the subject of the proposal is located, provides a range of opportunities for redevelopment to support the town centre. It states that 'the Council will support redevelopment proposals [in this area] which contribute to the regeneration of the town'. Given these comments and having regard to the fact that the applicant is an established business within the town, the proposal is considered to be acceptable in this location. No objection is therefore raised to the principle of development.

The impact on the character of the area

There are no changes proposed to the external appearance of the building. The cycle shelter is small scale and is generally hidden from public view by 72-74 Victoria Road and the rear site boundary wall. Given that it will be seen in the context of a four storey building it is considered to have a minimal impact on the character of the area.

The surrounding area is one of mixed character, featuring a variety of different uses reflecting the site's location on the edge of Aldershot town centre. The proposed education use is considered to be compatible with existing development and as such no objection is raised to the proposal in this regard.

The impact on adjoining occupiers/residents

The majority of the activity will take place during the course of a normal working day with limited evening lectures/meetings. Given the site's location on the edge of Aldershot town centre and the relationship to Victoria Road, a major road through the town, the proposal is not considered to have a material impact on the amenities of adjoining occupiers/residents.

Environmental Health has considered this application and raises no objection to the proposal subject to the imposition of a condition relating to hours of construction.

Provision of disabled access

The main entrance and secondary pedestrian entrances on the Victoria Road frontage have stepped access with stepped access provided to the rear from the car park. Having regard to "saved" local plan policy ENV21 which states, inter alia, that proposals for development which are used for education purposes shall include adequate access and facilities for all people with disabilities, and in the absence of any details submitted in this regard, it is considered appropriate to address this issue by way of condition. Subject to this no objection is raised to the proposal in terms of the provision of disabled access.

Highway Considerations

The Council's Transportation Strategy Officer has been consulted on this application. He confirms that the existing office building has a floor area in excess of 1205m² with a car park with 30 spaces to the rear with access from Crimea Road. The proposal is for a change of use to D1 Educational use to provide 3 classrooms and 2 training rooms with other ancillary accommodation.

The Council Car and Cycle Parking standard is not specific in terms of the number of parking spaces required for educational establishments for 16+ colleges and further education colleges (which may be the appropriate use for this development rather than a school). It does though suggest that the number of parking spaces required to be determined by a Travel Plan.

For the scale of this proposal the Transport Transportation Strategy Officer expects that the 30 space car park to be sufficient, also taking into account the accessibility of the location on the edge of the town centre with town centre car parking and short walking distance from the railway station.

The statement submitted with the application refers to the inclusion of 12 new cycle parking spaces, the site plan suggests that these are to be located within a shelter, details of which have now been provided. These details are considered to be adequate to provide secure and weatherproof facilities to encourage cycling.

The proposed change of use has no other highway impacts in terms of access from the highway and access for refuse collection and deliveries.

As the proposal is not considered to result in an increase in multi modal trips no transport contribution is sought for this development.

Having regard to the above no objection is raised to the proposal on highway grounds.

In conclusion the proposal is acceptable in that it meets the needs of an existing local employer to expand their business and provide valuable training facilities. It has an acceptable impact on the character of the area and adjoining residents and makes appropriate provision for car and cycle parking and disabled access.

FULL RECOMMENDATION

GRANT planning permission subject to the following conditions and informatives:

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

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

- 2 Prior to the commencement of development, details of disabled access shall be submitted to the Local Planning Authority for approval. Once approved the disabled access shall be provided in full prior to the first occupation of the development and thereafter retained for its designated purpose.*

Reason - To ensure that adequate access is provided to serve the building having regard to "saved" local plan policy ENV21.

- 3 Prior to the first occupation of the development, the cycle storage facilities shall be provided in full as shown on the approved and thereafter retained for their designated purpose.

Reason - To promote alternative modes of transport *

- 4 The permission hereby granted shall be carried out in accordance with the following approved drawings - 1/13, 2/13, 3/13, 4/13, 5/13, 6/13, 7/13, 8/13, 9/13, 10/13 rev A, 11/13, 12/13, 13/13 and 14/14

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

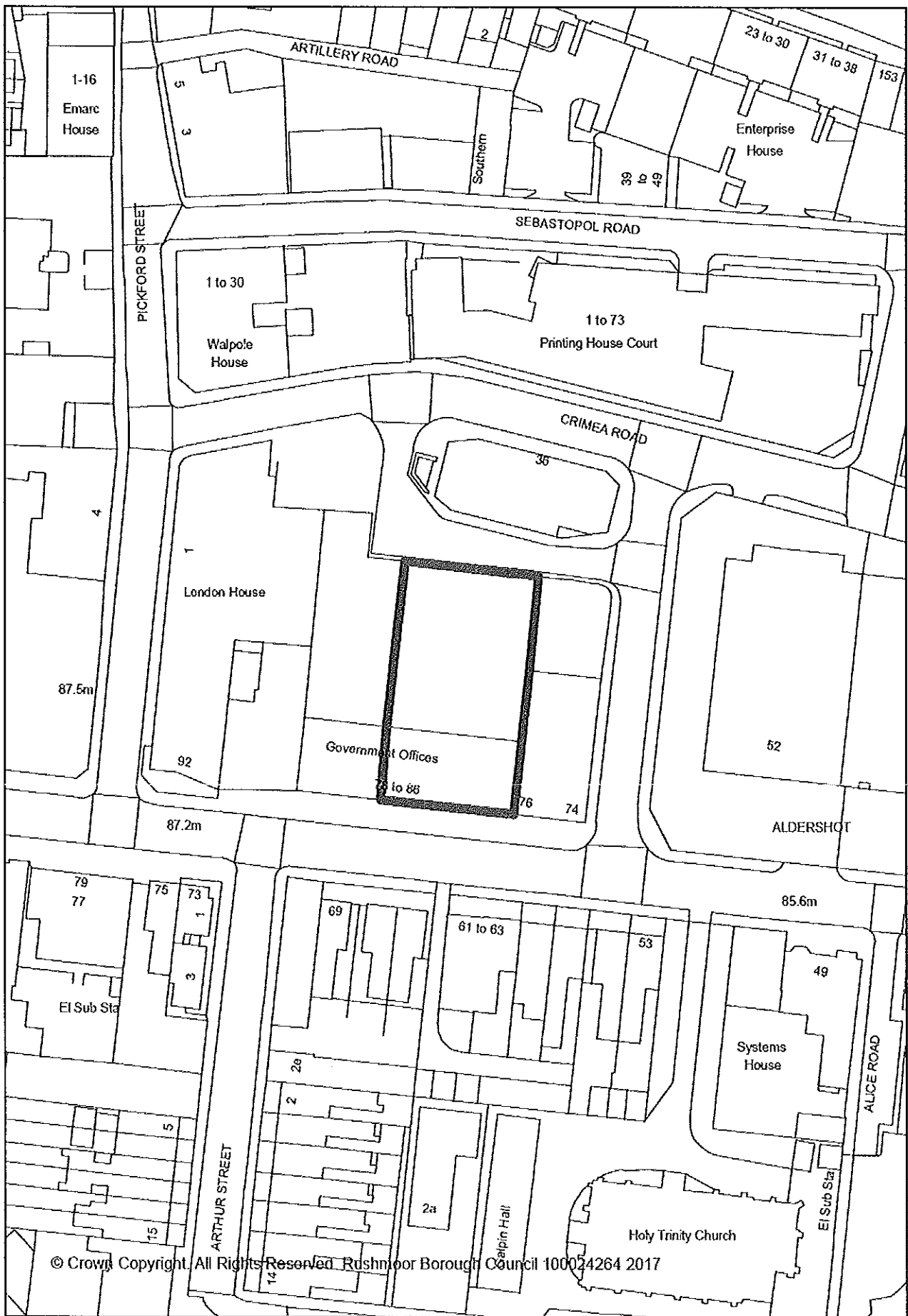
Informatives

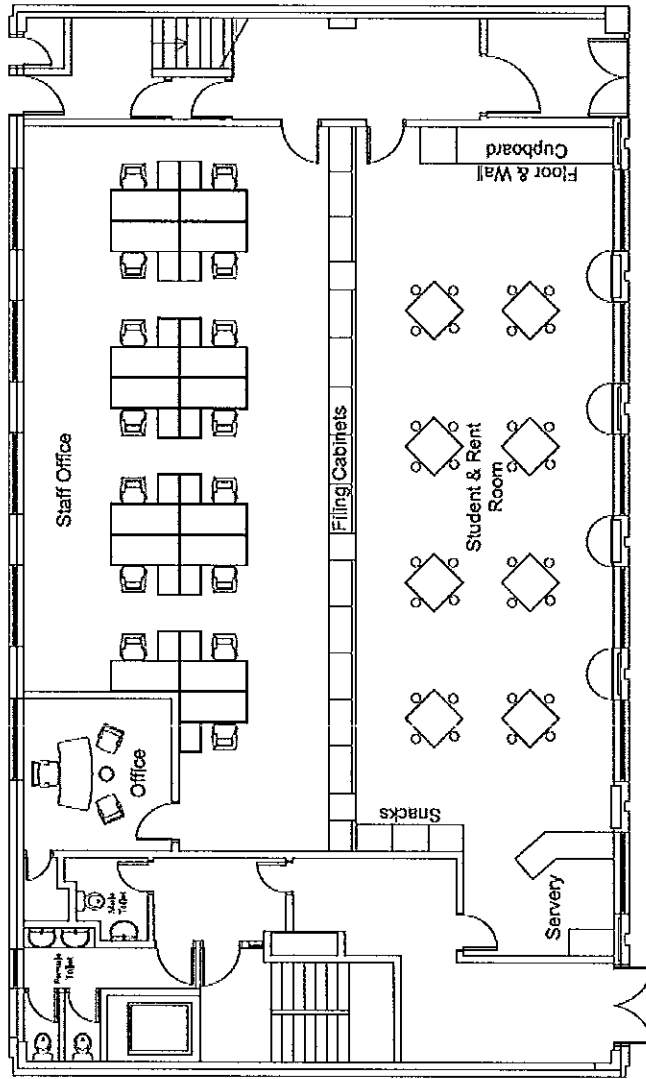
- 1 **INFORMATIVE** – The Local Planning Authority's commitment to working with the applicants in a positive and proactive way is demonstrated by its offer of pre-application discussion to all and assistance in the validation and determination of applications through the provision of clear guidance regarding necessary supporting information or amendments both before and after submission, in line with the National Planning Policy Framework.
- 2 **INFORMATIVE - REASONS FOR APPROVAL-** The Council has granted permission because the proposal is acceptable in that it meets the needs of an existing local employer to expand their business and provide valuable training facilities. It has an acceptable impact on the character of the area and adjoining residents and makes appropriate provision for car and cycle parking and disabled access. It is therefore considered that subject to compliance with the attached conditions, and taking into account all other material planning considerations, including the provisions of the development plan, the proposal would be acceptable. This also includes a consideration of whether the decision to grant permission is compatible with the Human Rights Act 1998.
- 3 **INFORMATIVE -** Your attention is specifically drawn to the conditions marked *. These conditions require the submission of details, information, drawings etc. to the Local Planning Authority **BEFORE WORKS START ON SITE** or, require works to be carried out **BEFORE COMMENCEMENT OF USE OR FIRST OCCUPATION OF ANY BUILDING**.

Development started, carried out or occupied without first meeting the requirements of these conditions is effectively development carried out **WITHOUT PLANNING PERMISSION**. The Council will consider the expediency of taking enforcement action against any such development and may refer to any such breach of planning control when responding to local searches. Submissions seeking to discharge conditions or requests for confirmation that conditions have been complied with must be accompanied by the appropriate fee.

- 4 **INFORMATIVE -** The applicant is reminded that the premises should be made accessible to all disabled people, not just wheelchair users, in accordance with the duties imposed by the Equality Act 2010. This may be achieved by following

recommendations set out in British Standard BS 8300: 2009 "Design of buildings and their approaches to meet the needs of disabled people - Code of Practice". Where Building Regulations apply, provision of access for disabled people to the premises will be required in accordance with Approved Document M to the Building Regulations 2000 "Access to and use of buildings". The Rushmoor Access Group would welcome the opportunity to give further advice and guidance.




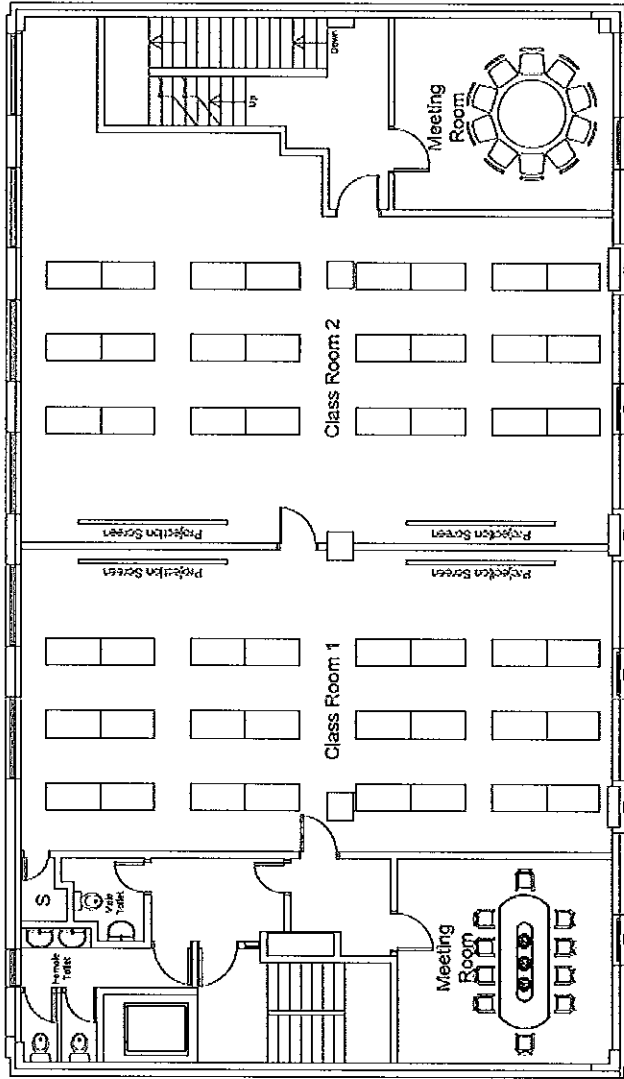


PROPOSED GROUND FLOOR PLAN

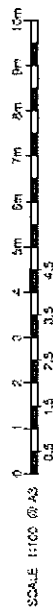
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PROPOSED FLOOR PLAN

Ref.	Revision	Date	By
		Project: Change of use from B1 Office to D1 Educational use at 79-82 Victoria Road, Aldershot, Hampshire, GU11 1SS Scale: A3 @ 1:100 Date: 07-02-2017 Drawn by: NC Job number: 1521 Drawing number: 10/13 Revisited:	
ALL DIMENSIONS TO BE CHECKED ON SITE ONLY TO BE SCALED FOR PLANNING AND BUILDING REGULATIONS		Client: MYF Training Ltd.	

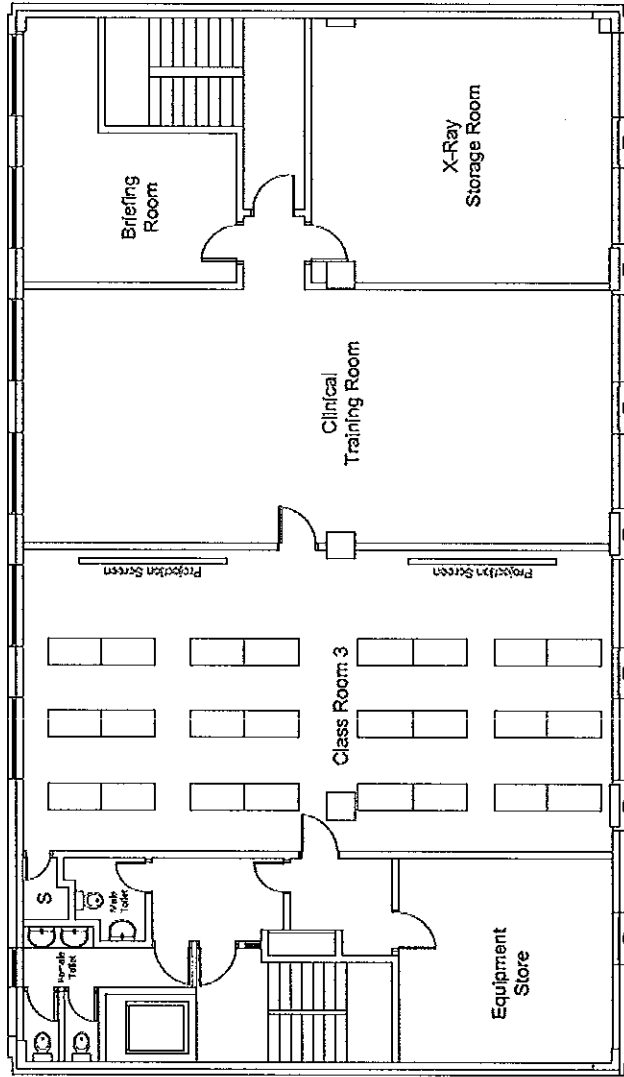


PROPOSED FIRST FLOOR PLAN

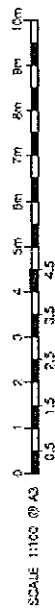


PROPOSED FLOOR PLAN


Ref.	Revision	Date	By
<p>Client: MYF Training Ltd.</p>			
<p>ONLY TO BE SCALED FOR PLANNING AND BUILDING REGULATIONS</p>			
<p>ALL DIMENSIONS TO BE CHECKED ON SITE</p>			
<p>CTF Education Director of Architecture 100 Victoria Road, Basingstoke, Hampshire, GU11 1SS</p>			
<p>Project: Change of use from B1 Office to D1 Educational use at 78-82 Victoria Road, Aldershot, Hampshire, GU11 1SS</p>			
<p>Scale: A3 @ 1:100</p>		<p>Date: 07-05-2017</p>	
<p>Job number: 1521</p>		<p>Drawing number: 11/13</p>	
		<p>Drawn by: NC</p>	
		<p>Revisions:</p>	

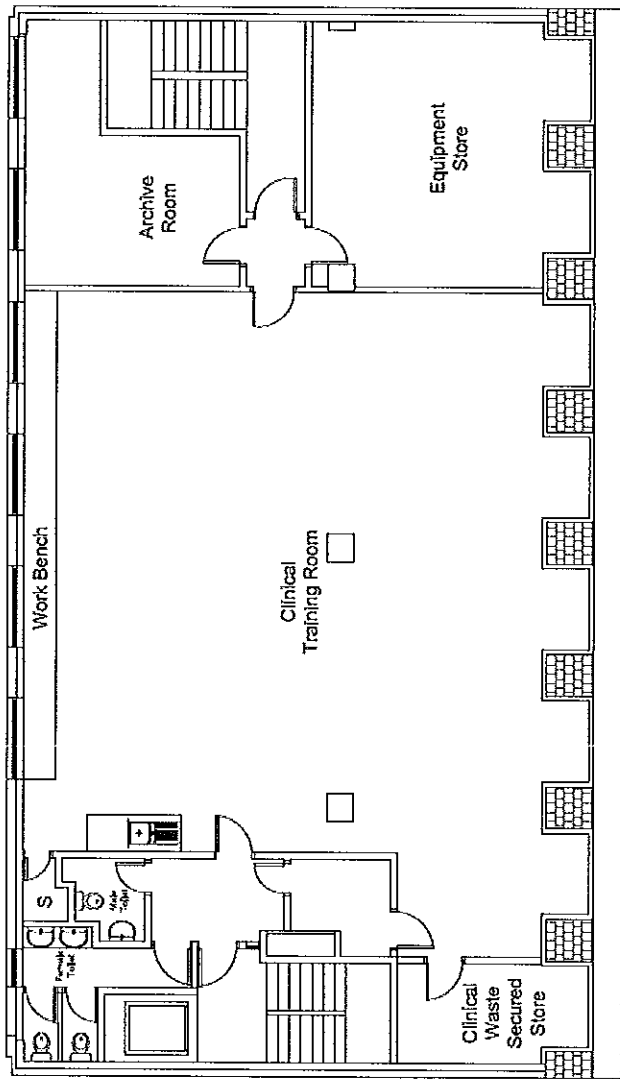


PROPOSED SECOND FLOOR PLAN



PROPOSED FLOOR PLAN

Ref.	Revision	Date	By
<p>  CTF <small>Construction Training Federation</small> <small>Chartered Association of Building Contractors</small> </p>			
<p> <small>ALL DIMENSIONS TO BE CHECKED ON SITE ONLY TO BE SCALED FOR PLANNING AND BUILDING REGULATIONS</small> </p>			
<p>Project: Change of use from B1 Office to D1 Educational use at 79-82 Victoria Road, Aldershot, Hampshire, GU11 1SS</p>		<p>Scale: A3 @ 1:100 Date: 07-02-2017 Drawn by: NC</p>	
<p>Job number: 1521</p>		<p>Drawing number: 12/13 Revisited:</p>	
<p>Client: MYF Training Ltd.</p>			

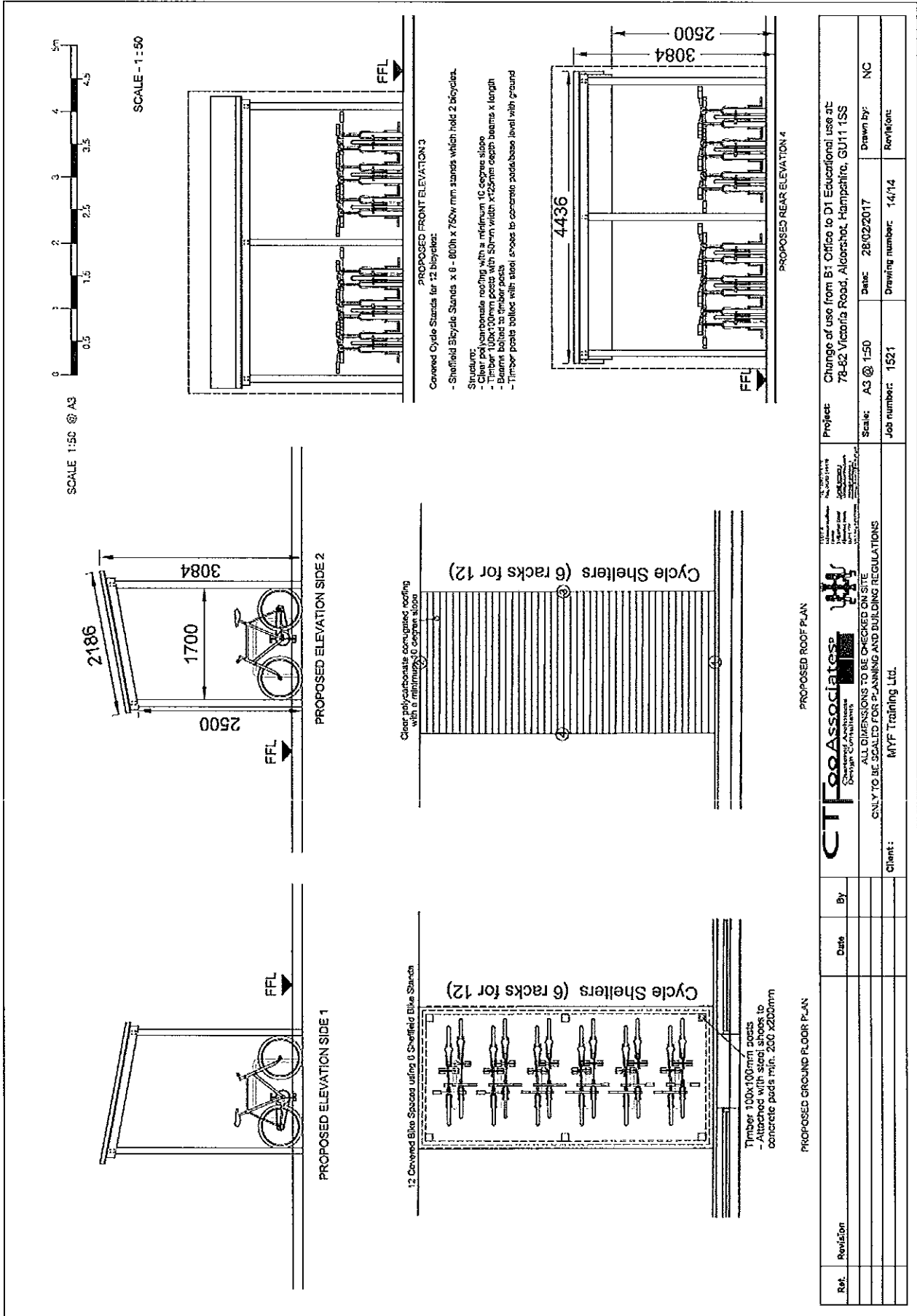


PROPOSED LOFT PLAN

SCALE 1:100 @ A3
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 0.5 1.5 2.5 3.5 4.5

PROPOSED FLOOR PLAN

Revised	By	Date	Client: MYF Training Ltd.
 <small>CTF100 Architecture & Planning</small> <small>Chartered Architectural Technicians</small> <small>Chartered Planning Institute</small>			Job number: 1521 Drawing number: 13/13
Project: Change of use from B1 Office to D1 Educational use at 78-82 Victoria Road, Aldershot, Hampshire, GU11 1SS			Drawn by: NC Revision:
Scale: A3 @ 1:100 Date: 07-02-2017			Date: 07-02-2017 Drawing number: 13/13
ALL DIMENSIONS TO BE CHECKED ON SITE ONLY TO BE SCALED FOR PLANNING AND BUILDING REGULATIONS			



Ref.	Revision	Date	By
Project		Change of use from B1 Office to D1 Educational use at 78-82 Victoria Road, Alcester, Warwick, CV11 1SS	
Scale:		A3 @ 1:50	Date: 28/02/2017
Job number:		1521	Drawing number: 14/14
Client:		MYF Training Ltd.	
Project		Change of use from B1 Office to D1 Educational use at 78-82 Victoria Road, Alcester, Warwick, CV11 1SS	
Scale:		A3 @ 1:50	Date: 28/02/2017
Job number:		1521	Drawing number: 14/14
Client:		MYF Training Ltd.	
Project		Change of use from B1 Office to D1 Educational use at 78-82 Victoria Road, Alcester, Warwick, CV11 1SS	
Scale:		A3 @ 1:50	Date: 28/02/2017
Job number:		1521	Drawing number: 14/14
Client:		MYF Training Ltd.	
Project		Change of use from B1 Office to D1 Educational use at 78-82 Victoria Road, Alcester, Warwick, CV11 1SS	
Scale:		A3 @ 1:50	Date: 28/02/2017
Job number:		1521	Drawing number: 14/14
Client:		MYF Training Ltd.	

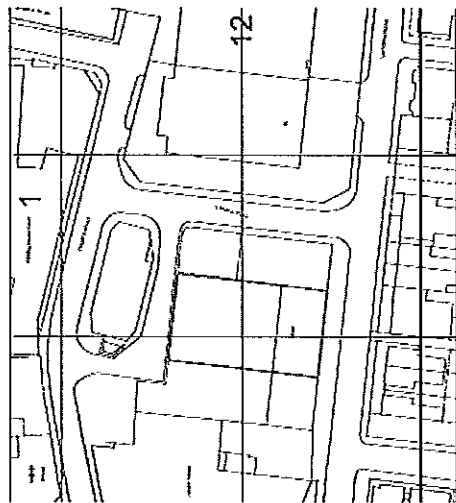
The information, recommendations and advice contained in this report are correct as at the date of preparation, which is more than two weeks in advance of the Committee meeting. Because of these time constraints some reports may have been prepared in advance of the final date given for consultee responses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

Case Officer	Sarita Jones
Application No.	17/00163/FULPP
Date Valid	27th February 2017
Expiry date of consultations	20th March 2017
Proposal	Change of use from B1a to C3 at ground and first floor levels to provide 2 two bedroom flats with associated external alterations.
Address	12 Arthur Street Aldershot Hampshire GU11 1HL
Ward	Wellington
Applicant	Rushmoor Borough Council
Agent	Mr James Marsh
Recommendation	GRANT subject to undertaking

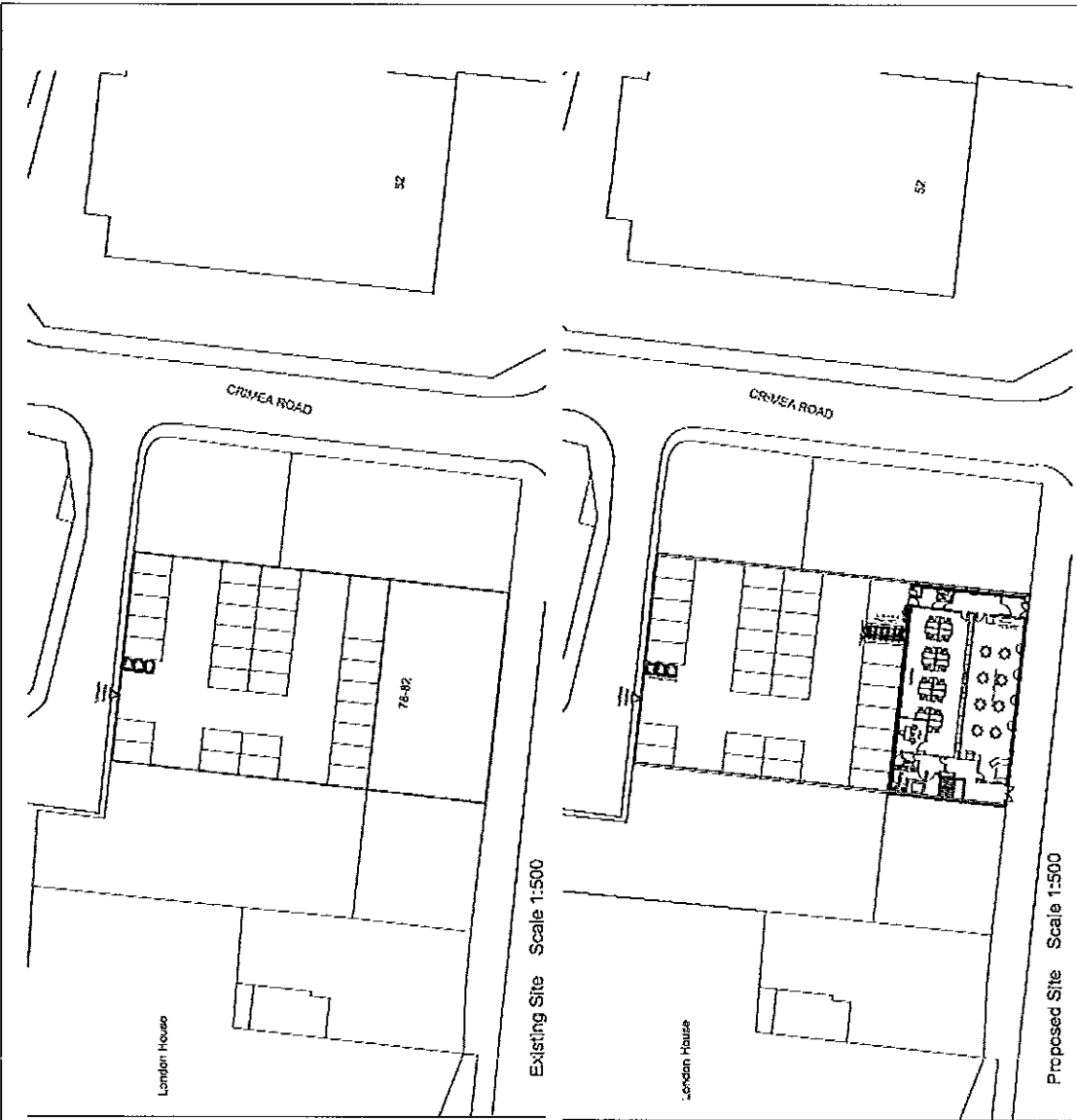
Description

The site is located on the east side of Arthur Street. It comprises a part two three storey terraced property with accommodation in the roof dating from the late Victorian/early Edwardian period. It is currently vacant and in a poor state of repair. The ground and first floor accommodation were last used as offices by Relate until they moved to new premises at 35-39 High Street Aldershot in 2011. The second floor and roofspace were last used as a one bedroom flat. There is a small area of hardstanding to the front of the building with an unkempt rear garden. There is rear pedestrian access to the property via Windsor Way. 10 Arthur Street adjoins the site to the north and is a house in multiple occupation, licensed for up to 10 people. 14 Arthur Street adjoins the site to the south and comprises 3 one bedroom flats. 10 and 14 Arthur Street are similar to the application property in both appearance and footprint. 5-15 Arthur Street lies to the west of the site. This building is a three storey terrace which dates from a similar period to the application site. Whilst there is no off-street car parking for existing properties, there is on street permit parking in operation in Arthur Street and Victoria Road. 2a Windsor Way is to the east of the site and comprises a vacant detached building formerly in use as a St John Ambulance hall/ambulance garage.

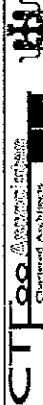
The current proposal relates to the conversion of the ground and first floor office accommodation into 2 two bedroom flats. It is also proposed to replace existing wooden doors and windows with white UPVC equivalents and to install a velux window in the rear roof plane to illuminate the staircase. Due to site constraints there is no opportunity to provide any on site car parking to serve the development. However off site permit parking on



Site Location Map Scale 1:1250



Rev.	Revision	Date	By

 ALL DIMENSIONS TO BE CHECKED ON SITE ONLY TO BE SCALED FOR PLANNING AND BUILDING REGULATIONS	Project: Change of use from B1 Office to D1 Educational use at 78-82 Victoria Road, Abersnod, Hampshire, GU11 1SS Scale: A3 @ 1:1250, 1:500 Date: 07-02-2017 Drawn by: NC Revision:
Client: MYF Training Ltd.	Job number: 1521 Drawing number: 1/13

the public highway is proposed in support of this application as set out in more detail below under highway considerations.

Consultee Responses

Transportation Strategy Officer	raises no objection to the proposal subject to the provision of cycle parking.
Environmental Health	raises no objection to the proposal subject to a hours of construction condition being imposed.
Thames Water	advises that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water will be required. No objection is raised to the proposal on grounds of sewerage infrastructure capacity.
Planning Policy	raises no objection to the proposal.

Neighbours notified

In addition to posting a site notice, 15 individual letters of notification were sent to properties in Arthur Street and Windsor Way.

Neighbour comments

At the time of writing no representations have been received in respect of this proposal.

Policy and determining issues

The site lies within the built up area with Aldershot town centre. As such policies SS1 (The Spatial Strategy), CP1 (Sustainable Development Principles), CP2 (Design and Heritage), CP5 (Meeting Housing Needs and Housing Mix), CP8 (Supporting Economic Development), CP13 (Thames Basin Heaths Special Protection Area), CP15 (Biodiversity) and CP16 (Reducing and Managing Travel Demand) of the Rushmoor Core Strategy and "saved" local plan policies ATC2 (Area east of Aldershot town centre), ENV17 (Development characteristics) and ENV49 (Environment Pollution and Noise) are relevant to the consideration of this proposal as is the advice in the National Planning Policy Framework/Practice Guidance.

The main determining issues are considered to be the principle of development, transport and highways impacts of the development, contamination risks on the site, flooding risks on the site, nature conservation and the impact of the external changes on the character of the area.

Commentary

The principle of development

Schedule 2 Part 3 Class O of the Town and Country Planning (General Permitted Development) Order 2015 as amended permits development consisting of a change of use of a building and any land within its curtilage from a use falling within Class B1(a) (offices) of the Schedule to the Use Classes Order, to a use falling within Class C3 (dwellinghouses) of that Schedule subject to a determination as to whether the prior approval of the authority will be required as to

- (a) transport and highways impacts of the development;
- (b) contamination risks on the site; and
- (c) flooding risks on the site

However as a result of the proximity of Rushmoor to the Thames Basin Heaths Special Protection Area, development within Class O is also subject to the provisions of regulations 73 to 76 of the Conservation of Habitats and Species Regulations 2010. This means that, in this case, a planning application has been submitted to address these issues and the changes to the external appearance of the building. Having regard to the above there is no objection to the principle of development.

Transport and highways impacts of the development

With regard to the issue of car parking, the development would generate a requirement for four car parking spaces. In this regard the applicant has advised that:

"Within easy walking distance there is a permit scheme in place for Arthur Street and Victoria Street (sic should be Road) contained within Zone A4 of the Permit Zones which owners of 12 Arthur Street are able to apply for.

Information has been provided on the current level of permit use etc in this zone by RBC's car parking department to give an idea of the level of use and whether there is still capacity for a higher level of parking.

Within the zone there are 55 properties eligible for a total of 102 parking permits, there are also available visitor passes, which have limited use and are typically used for visitors. However it is possible that where a household has limited the maximum number of permits (2 per dwelling) then they could potentially be using the visitor pass to allow for more permanent parking, it should be noted however that this would involve significantly higher cost.

The permanent permits currently cost £45 per annum for the first, while the second permit increases to £65 per annum. The visitor pass costs a total of £12 and allows 12 days in total.

Historically the level of parking permits sold in this zone has always been low, resulting in some spaces in Victoria Road being converted to pay and display to try to generate more use.

In the last 2 years the number of permits sold is a total of 16, with only 6 total being valid, there have also been 43 visitors passes sold.

Therefore, while the level of parking is subject to fluctuation there is currently enough

capacity for 4 or more permits."

The proposal is for the conversion of part of an existing property, last in commercial use, to form 2 x 2 bedroom flats. Similar to the adjacent properties the building was at one time in full residential use. There is a small forecourt in front of the property that has the benefit of a dropped kerb access where it is also proposed to store refuse bins. A standard parking space should be 4.8m x 2.4m. However to park parallel to the highway kerb it would need to be 6m in length. The frontage width of the property is only 5m and the space is also used for refuse storage. A separate 900mm width pedestrian access should also be available to the front door. Whilst a small car could possibly use this space to park, the Transportation Strategy Officer advises that it would not be correct to count it as a parking space.

It is therefore necessary to consider the parking requirements for a property that cannot practically provide off street parking in accordance with the Council Car and Cycle Parking Standard SPD. It is of relevance that the lawful commercial use had no car parking, however staff employed may have been more likely use public transport or town centre car parks. Residential use is different and our parking policy requires us to consider the potential for car ownership by residents.

The property is in a highly accessible location adjacent to the bus and rail stations and within a short walking distance of the town centre. Whilst residents might not need to own or use a car, our parking standard would require two car parking spaces for each two bedroom flat, in view of the central location this could reasonably be reduced to the minimum requirement of one space for each residential property. Arthur Street is subject to a residents permit parking scheme. The Transportation Strategy Officer has consulted with the Council Parking team who have confirmed that if they received an application for a resident from either one of these two new residential flats they would be entitled to two parking permits. On this basis he is satisfied that the parking demands for this proposed development could be satisfied by this provision.

No provision has been made for cycle storage which should be secure, weatherproof and accessible. The standard requires space to store two cycles for each 2 bedroom residential property. This provision can be secured by way of condition. Subject to this no objection is raised to the proposal on highway grounds.

The proposed development is not expected to generate more multi-modal trips than the existing use therefore a transport contribution is not required. Subject to the condition as referred to above, no objection is raised to the proposal in highway terms.

Contamination risks on the site

The site has no history of potential contaminated land use. Historic maps indicate that the site has been in residential use for over a century. Prior to this it appears to have been undeveloped land. Environmental Health raises no objection to the proposal in relation to contaminated land and as such no objection is raised to the proposal in this regard.

Flooding risks on the site

The Environment Agency has advised that the site is within a very low risk area for flooding ie less than 0.1% (1in 1000) in any given year and that there is no recorded history of flooding in this area. However it notes that the site is within 20 metres of an area at low risk of surface water flooding. With the exception of the changes to the windows and doors, the building remains unchanged. Thames Water has been consulted on this application and

raises no objection to the proposal in terms of the water environment.

Nature conservation.

The Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy is now in place. This comprises two elements - a Suitable Alternative Natural Greenspace (SANG) at Hawley Meadows to divert additional recreational pressure away from the Thames Basins Heaths Special Protection Area (TBHSPA) and secondly the provision of a range of Strategic Access Management and Monitoring Measures to avoid displacing visitors from one part of the TBHSPA to another and to minimize the impact of visitors on the TBHSPA. The proposal meets the criteria against which requests to allocate capacity at Hawley Meadows SANG will be considered. In accordance with the strategy the applicant has agreed to make a financial contribution of £10,672. This contribution is normally secured by way of section 106 obligation. However as the applicant is Rushmoor the mechanism to secure this contribution is an undertaking from the Head of Service proposing the works, in this case the Solicitor to the Council, to the Head of Planning that the contribution will be paid on implementation of the development. Subject to the completion of this this undertaking, no objection is raised to the proposal in this regard.

The impact of the external changes on the character of the area

The surrounding area has a mixed character, featuring a variety of different uses reflecting the site's location on the edge of Aldershot town centre. However this part of Arthur Street has a residential character with a combination of wooden and UPVC windows. No change to the pattern of overlooking is proposed. The proposed changes to the external appearance of the building are considered to be compatible with the existing streetscene and are acceptable in visual amenity terms.

Having regard to the material consideration of permitted development rights conferred by Schedule 2 Part 3 Class O of the Town and Country Planning (General Permitted Development) Order 2015 as amended, the development is considered to be acceptable in terms of highway considerations, contaminated land, flood risk and visual amenity terms and makes appropriate provision for mitigation in relation to the Thames Basin Heaths Special Protection Area.

FULL RECOMMENDATION

It is recommended that, subject to no adverse comments being received as a result of the publicity process which have not been previously considered by 20 March 2017 and the completion of an undertaking to secure a financial contribution towards SPA mitigation as set out above, the Head of Planning in consultation with the Chairman be authorised to **GRANT** planning permission subject to the following conditions and informatives:-

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

Reason - As required by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, to reflect the objectives of the Council's Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy as amended July 2014 and to accord with the resolution of Rushmoor's Cabinet on 17 June 2014 in respect of Planning Report no PLN1420.

- 2 Any making good of brickwork shall be finished in materials of the same colour and type as those of the existing building, and in the case of brickwork matching the existing bond and pointing. The development shall be completed and retained in accordance with the details so approved.

Reason - To ensure satisfactory external appearance.

- 3 Prior to the commencement of development, details of cycle parking to serve the development shall be submitted to the Local Planning Authority for approval. Once approved the cycle parking facilities shall be provided in full prior to the first occupation of the development and thereafter retained for their designated purpose.

Reason - To promote alternative modes of transport.*

- 4 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.

- 5 The permission hereby granted shall be carried out in accordance with the following approved drawings - 1507-001.P1, 002.P1, 100.P1, 101.P1, 130.P1, 140.P1, 141.P1, 200.0.P3, 201.0.P1, 300.0.P3 and 400.P3.

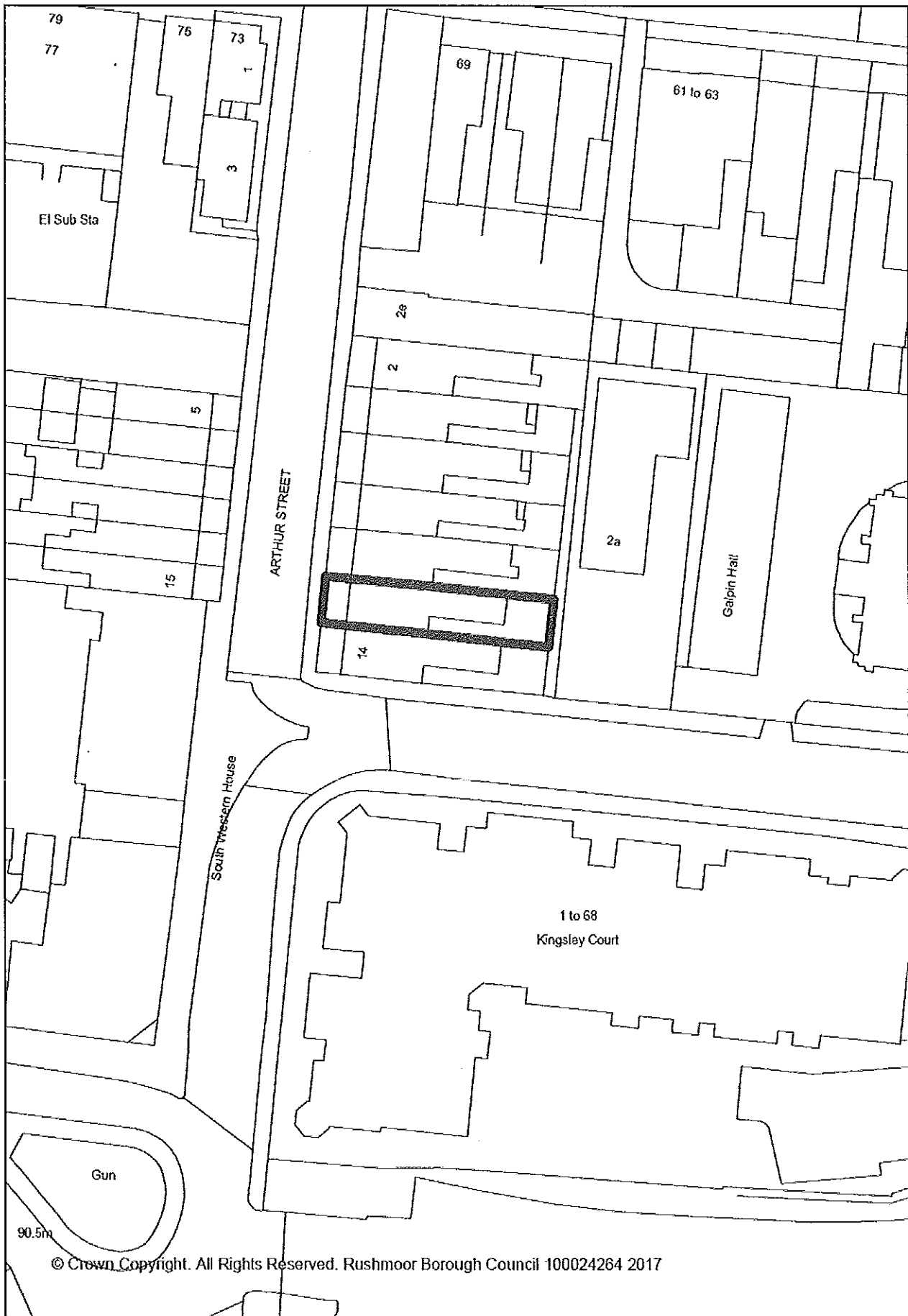
Reason - To ensure the development is implemented in accordance with the permission granted.

Informatives

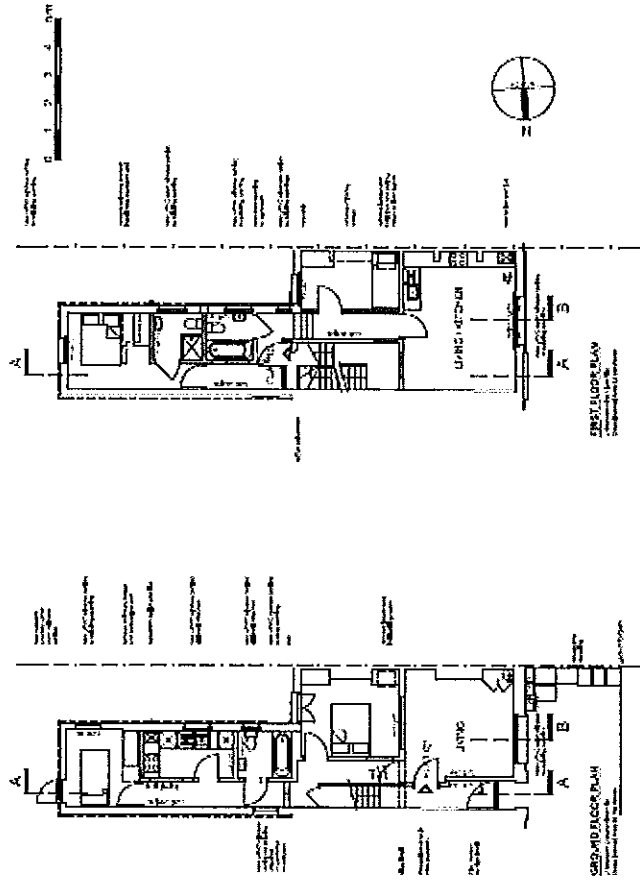
- 1 **INFORMATIVE** – The Local Planning Authority's commitment to working with the applicants in a positive and proactive way is demonstrated by its offer of pre-application discussion to all, free of charge, and assistance in the validation and determination of applications through the provision of clear guidance regarding necessary supporting information or amendments both before and after submission, in line with the National Planning Policy Framework.
- 2 **INFORMATIVE - REASONS FOR APPROVAL-** The Council has granted permission because having regard to the permitted development rights provided under Schedule 2 Part 3 Class O of the Town and Country Planning (General Permitted Development) Order 2015 as amended, the development is considered to be acceptable in terms of highway considerations, contaminated land, flood risk and visual amenity terms and makes appropriate provision for mitigation in relation to the Thames Basin Heaths Special Protection Area. It is therefore considered that subject to compliance with the attached conditions, and taking into account all other material planning considerations, including the provisions of the development plan, the proposal would be acceptable. This also includes a consideration of whether the decision to grant permission is compatible with the Human Rights Act 1998.
- 3 **INFORMATIVE** - Your attention is specifically drawn to the condition marked *. This condition requires the submission of details, information, drawings etc. to the Local Planning Authority BEFORE WORKS START ON SITE or, require works to be carried

out BEFORE COMMENCEMENT OF USE OR FIRST OCCUPATION OF ANY BUILDING. Development started, carried out or occupied without first meeting the requirements of these conditions is effectively development carried out WITHOUT PLANNING PERMISSION. The Council will consider the expediency of taking enforcement action against any such development and may refer to any such breach of planning control when responding to local searches. Submissions seeking to discharge conditions or requests for confirmation that conditions have been complied with must be accompanied by the appropriate fee.

- 4 INFORMATIVE - The applicant is advised that there may be a need to comply with the requirements of the Party Wall (etc.) Act 1996 before starting works on site. The Party Wall (etc.) Act is not enforced or administered by the Council but further information can be found on the Planning Portal website <https://www.gov.uk/guidance/party-wall-etc-act-1996-guidance> and you are able to download The party Wall Act 1996 explanatory booklet.



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PROJEKT ARCHITECTURE

CHANGING SPACES

Architect: [Name]
 Designer: [Name]
 Project Manager: [Name]
 Client: [Name]
 Location: [Address]
 Date: [Date]

GENERAL NOTES

1. All dimensions are in meters unless otherwise specified.
2. The architect is not responsible for the accuracy of the information provided by the client.
3. The architect is not responsible for the accuracy of the information provided by the client.
4. The architect is not responsible for the accuracy of the information provided by the client.
5. The architect is not responsible for the accuracy of the information provided by the client.

LEGEND

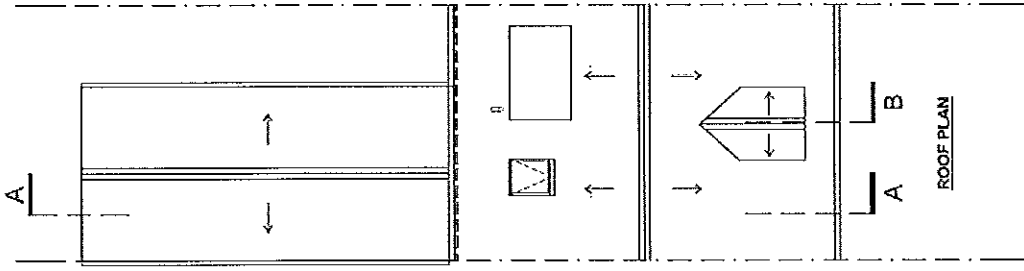
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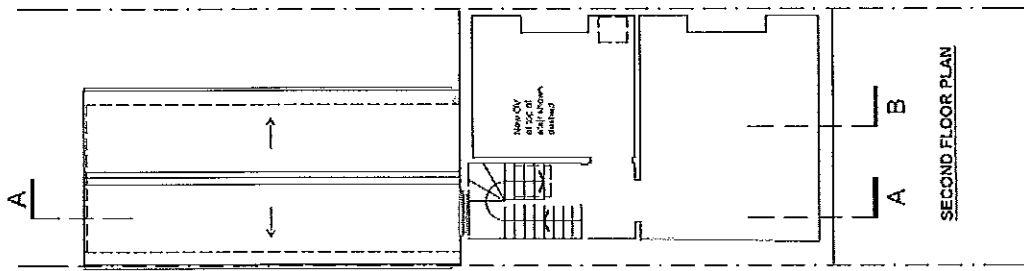
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ROOF PLAN



SECOND FLOOR PLAN

The Planning Council
 Planning Services
 12 Arthur Street
 Hamilton City 1701
 New Zealand
 Tel: 03 325 711746
 Fax: 03 325 711700
 www.emblemarchitect.co.nz

EMBLEM ARCHITECTURE
 Chartered Architects
 11, Cui Fergan Drive
 Derry, Co. DU
 T: 01257 711746
 F: 01257 711700
 www.emblemarchitect.co.uk

05/11/2018 10:23 AM
 P1 Preliminary
 DATE 17/03/18 EA
 REVISED BY Q

05/11/2018 10:23 AM
 P1 Preliminary
 DATE 17/03/18 EA
 REVISED BY Q

CONTRACT NO: 18/01/18
 ALL WORK TO BE CHECKED ON SITE
 CONTRACTOR TO CHECK ALL DIMENSIONS BEFORE WORK COMMENCES
 AND REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY
 THIS DRAWING SHALL NOT BE USED FOR ANY OTHER PURPOSES

EMBLEM ARCHITECTURE

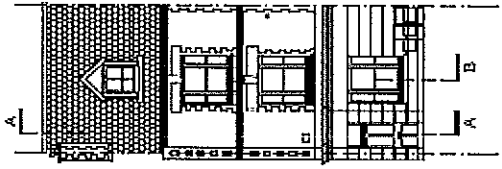
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MANIERE KVALITET



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INDRETS KVALITET



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ERIKSLEM ARCHITECTURE
 Ophavsret forbeholdt
 1177 København
 Arne Jacobsens Vej 15
 2300 København S
 Tlf: +45 44 44 44 44
 E-mail: info@erikslem.dk
 www.erikslem.dk

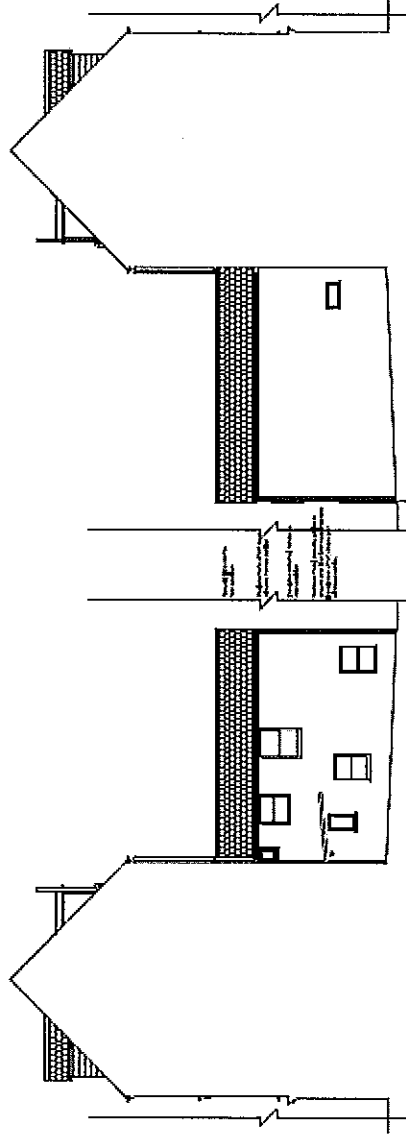
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SOUTH ELEVATION

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NORTH ELEVATION



Client: [Name]
 Project: [Name]
 Address: [Address]
 Date: [Date]
 Scale: [Scale]
 Drawing No: [Number]

WINBLAIR ARCHITECTURE
 Chartered Architects
 11-12 [Address]
 [City] [State] [Postcode]
 Phone: [Phone Number]
 Email: [Email Address]

Date: [Date]
 Scale: [Scale]
 Drawing No: [Number]

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

Case Officer	Rae Annette
Application No.	17/00127/FUL
Date Valid	9th February 2017
Expiry date of consultations	3rd March 2017
Proposal	Erection of single storey front extension 306 Pinewood Park Farnborough Hampshire GU14 9LJ
Ward	Fernhill
Applicant	Justine Davie
Agent	Mr Lawrence Parker
Recommendation	Grant

Description

This application relates to a property owned by a Council employee.

The property is a two storey end terrace house located on the west side of the Pinewood Park Estate. The front of the house faces west onto an amenity area with access to the rear garden from the main road. Adjacent to the side of the property is a car park. The house is finished with buff brick, white upvc windows and a dark concrete tiled roof. There is a small flat roofed porch to the front of the property which is original. The front garden is open plan with hedging and a large tree which is not covered by a Tree Preservation Order. The boundary of the rear garden is constructed with brick walling matching the main existing house.

This proposal is to erect a front extension across the entire front of the property with a mono pitched roof. It would measure 5 metres wide x 1.5 metres deep and 3.2 metres overall height. An additional flat roofed front porch on the north side would measure 2 metres wide x 2 meters deep and 2.4 metres in overall height. The proposed materials would match those used in the existing dwellinghouse.

Neighbours notified

In addition to posting a site notice and press advertisement, a letter of notification was sent to 308 Pinewood Park.

No representations have been received to date.

Policy and determining issues

The site is in the built up area of Farnborough as defined by the Rushmoor Core Strategy. Policy CP2 Design and Heritage and CP16 Reducing and Managing Travel Demands of the Rushmoor Core Strategy is relevant to the consideration of this application.

Whilst the Core Strategy introduces a number of new policies that replace specific Local Plan Policies, a number of Local Plan Policies continue to be 'saved' and will therefore remain in use for the time being until they are replaced. In this respect, Local Plan Policy ENV17 (Development on smaller sites) and H15 (Planning Applications for home extensions) is relevant to the consideration of this proposal.

The relevant determining issues are considered to be:-

Visual impact
Impact on neighbours
Highway consideration

Commentary

Visual Impact

The extension has been designed to be in keeping with the existing properties in terms of matching materials and scale and therefore is considered to be acceptable within the street scene.

Impact on neighbours

The adjoining property has a flat roofed porch which is of the same design and projection as that on the application site. The front extension would project to the same line as the neighbouring porch across the full width of the house with the additional new front porch on the opposite side of the front extension away from the shared boundary.

Highway considerations

The front extension does not affect any existing parking arrangements and is therefore considered acceptable in terms of Highway safety.

FULL RECOMMENDATION

GRANT planning permission subject to the following conditions:

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

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

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

Informatives

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

- 2 INFORMATIVE - REASONS FOR APPROVAL- The Council has granted permission because the proposal is considered to have no adverse visual impact on the appearance of the street scene or on the character of the area. It is acceptable in amenity, visual and highway safety terms and has no significant material or harmful impact on neighbours. The proposal is therefore considered acceptable having regard to policy CP2 and CP16 of the Rushmoor Core Strategy and "saved" policies ENV17 and H15 of the of the Rushmoor Local Plan, and the Council's supplementary planning document Car and Cycle Parking Standards 2012.It is therefore considered that subject to compliance with the attached conditions, and taking into account all other material planning considerations, including the provisions of the development plan, the proposal would be acceptable. This also includes a consideration of whether the decision to grant permission is compatible with the Human Rights Act 1998.

- 3 INFORMATIVE - The applicant is advised that there may be a need to comply with the requirements of the Party Wall (etc.) Act 1996 before starting works on site. The Party Wall (etc.) Act is not enforced or administered by the Council but further information can be found on the Planning Portal website <https://www.gov.uk/guidance/party-wall-etc-act-1996-guidance> and you are able to download The party Wall Act 1996 explanatory booklet.

Job no. 1701
 drg. no. 1
 rev. A

Job
 306 PINEWOOD PARK
 FARNBOROUGH GOLF JLI

Title
 PROPOSED EXTENSION

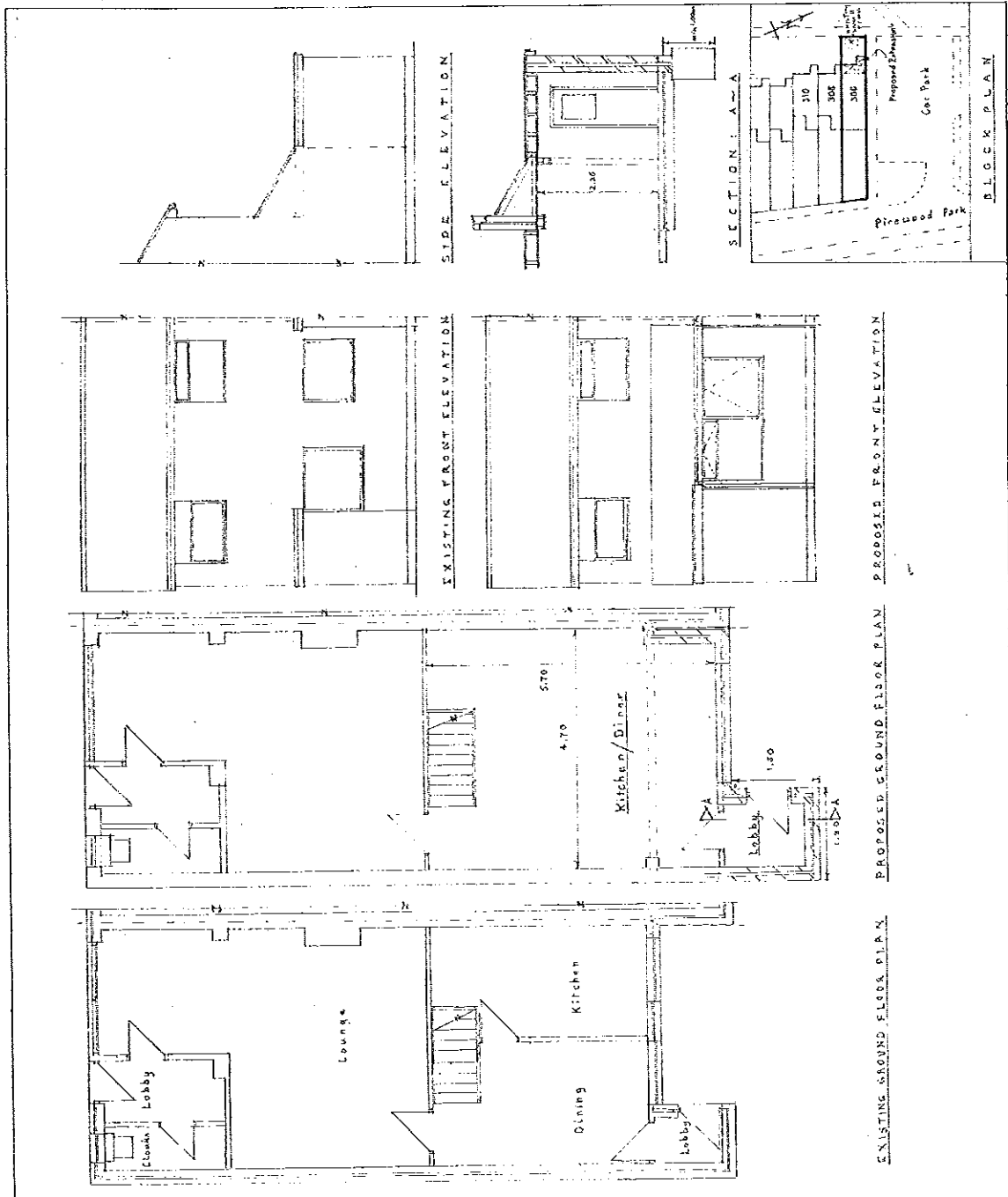
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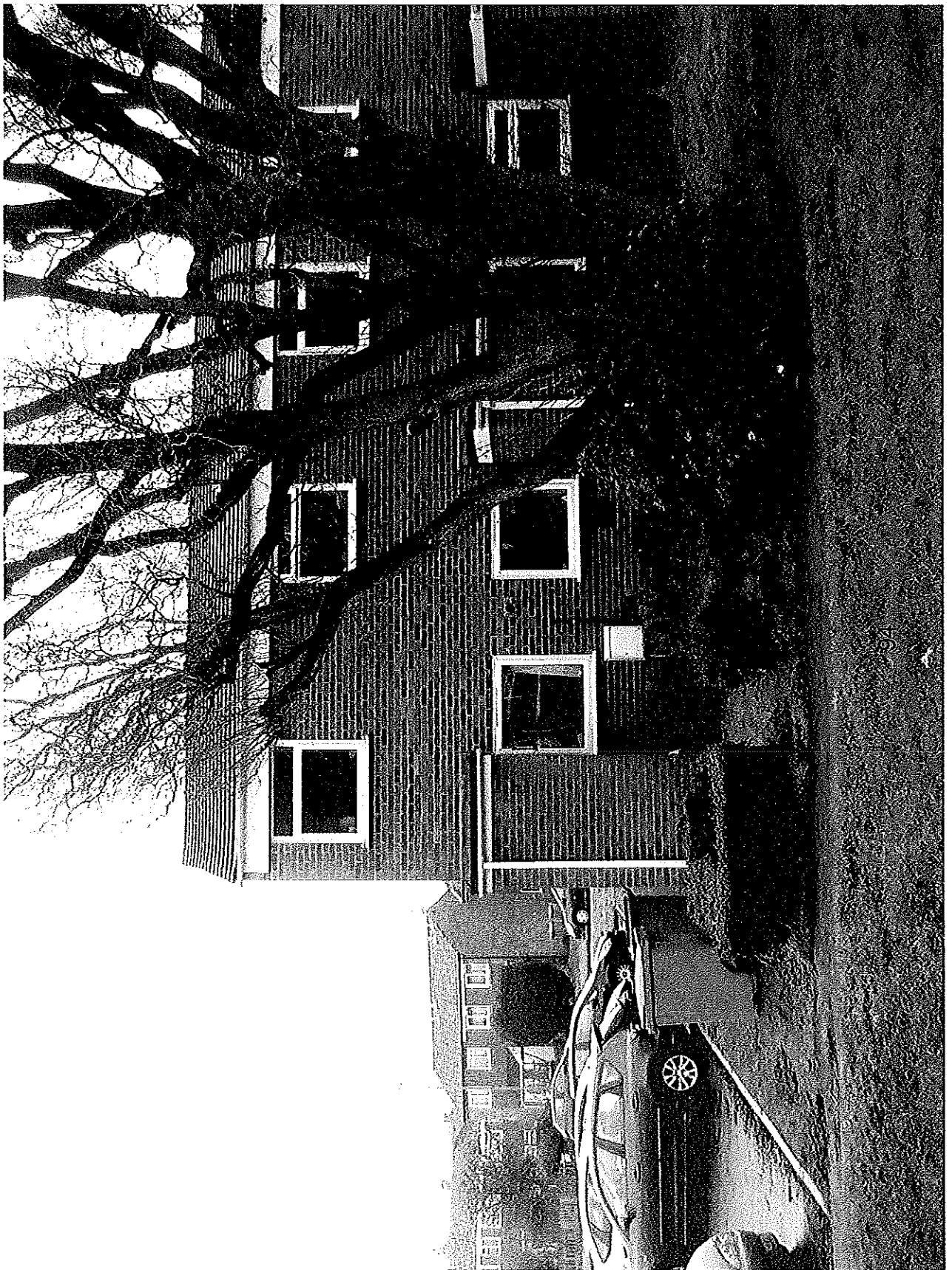
Laurence Parker FRICS
 Chartered Surveyor
 Tel: 01572 457805
 e mail lauriep719@btinternet.com

Notes
 For Planning and Building
 Control purposes only

Revisions
 no. date
 A Fair Block Plan Added

copy
 Job no. 1701
 drg. no. 1
 rev. A





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	15/00661/CONDPP	Ward: Rowhill
Applicant:	Mr P Davey	
Decision:	Conditions details approved	
Decision Date:	10 March 2017	
Proposal:	Submission of details pursuant to Condition Nos.3 (external materials), 4 (surfacing materials), 7 (means of enclosure details), 9 (landscaping scheme), 12 (levels), 14 (SUDS drainage details), 17 (tree protection measures), 19 (operatives parking & turning during the construction period) and 21 (bat roosting box details) of planning permission 15/00092/FUL dated 27th March 2015	
Address	Land To The Rear Of 16 Manor Road Aldershot Hampshire	

Application No	16/00922/FULPP	Ward: Manor Park
Applicant:	Mr Brendan Mcloughlin	
Decision:	Permission Refused	
Decision Date:	16 March 2017	
Proposal:	Erection of a first floor extension	
Address	Glebe Cottage Glebe House 110 Church Lane East Aldershot Hampshire GU11 3HN	

Application No 16/00968/FULPP Ward: Manor Park
Applicant: GROUP PROPERTIES LTD
Decision: **Permission Granted**
Decision Date: 17 March 2017
Proposal: Erection of a block of three two-bedroom houses at rear of site, fronting Cavendish Road and with parking to rear and vehicular access from the Grove
Address **Hockliffe House 14 The Grove Aldershot Hampshire**

Application No 16/00979/FULPP Ward: Cove And Southwood
Applicant: Oriel Housing
Decision: **Permission Granted**
Decision Date: 03 March 2017
Proposal: Demolition of existing former public house and erection of three 3-bedroom terraced dwellings (alternative to scheme for extension and conversion of existing former public house building into a terrace of three houses approved with planning permission 16/00307/FULPP dated 23 June 2016)
Address **The Potters Arms 182 Cove Road Farnborough Hampshire GU14 0HJ**

Application No 16/01010/ADVPP Cove And Southwood
Applicant: Marston's Plc
Decision: **Permission Granted**
Decision Date: 08 March 2017
Proposal: ADVERTISEMENT CONSENT : Display of two externally-illuminated Marston's logo signs and four externally-illuminated Pub/Restaurant name signs comprising individual letters with bevelled edges mounted on building elevations; and two free-standing ground-mounted externally-illuminated double-sided twin-post promotional signs and one ground-mounted LED-illuminated 5.2 metre high double-sided post-mounted pub/restaurant picture panel sign
Address **Southwood Summit Centre 1 Aldrin Place Farnborough Hampshire GU14 0NZ**

Application No	16/01016/FULPP	Ward: Fernhill
Applicant:	Mrs Susan Rushton	
Decision:	Permission Granted	
Decision Date:	14 March 2017	
Proposal:	Retention of use of outbuilding to rear of property as annex accommodation	
Address	21 Irvine Drive Farnborough Hampshire GU14 9HF	
Application No	16/01027/ADV	Ward: Wellington
Applicant:	Mrs Christine Butler	
Decision:	Permission Granted	
Decision Date:	24 February 2017	
Proposal:	Display of externally illuminated fascia sign at each premises	
Address	5, 7, And 9 Wellington Street Aldershot Hampshire	
Application No	16/01028/FUL	Ward: Wellington
Applicant:	Mrs Christine Butler	
Decision:	Permission Granted	
Decision Date:	24 February 2017	
Proposal:	Alteration and replacement of shop fronts	
Address	5, 7, And 9 Wellington Street Aldershot Hampshire	
Application No	16/01037/FULPP	Ward: Aldershot Park
Applicant:	Mr GRAHAME ELTON	
Decision:	Permission Granted	
Decision Date:	01 March 2017	
Proposal:		
Address	43 Oak Way Aldershot Hampshire GU12 4BB	

Application No	17/00001/CONDPP	Ward: Cove And Southwood
Applicant:	CHOUDHRY - ZAIN HUT LTD	
Decision:	Conditions details approved	
Decision Date:	13 March 2017	
Proposal:	Submission of details pursuant to Conditions 3 (details of extraction system), 4 (details of soundproofing and mounting of plant and machinery) and 7 (details of refuse storage) of planning permission 16/00667/FULPP dated 10/11/16 for change of use from A1 retail to A5 hot food takeaway and the installation of accompanying extraction system and condensers	
Address	34 Cove Road Farnborough Hampshire GU14 0EN	
Application No	17/00005/FULPP	Ward: St Mark's
Applicant:	ADS Group Limited	
Decision:	Permission Granted	
Decision Date:	20 February 2017	
Proposal:	Temporary planning permission (2 years) for the erection of a marketing suite to be used in connection with adjacent Hall 1/1A	
Address	Land Adjacent To Airshow Halls 1 And 1A ETPS Road Farnborough Hampshire	
Application No	17/00017/TPOPP	Ward: St John's
Applicant:	Mr Fear	
Decision:	Permission Granted	
Decision Date:	07 March 2017	
Proposal:	One Oak (part of group G1 of TPO 261) to rear of 10A Kenilworth Road, shape the front face by no more than 3 metres to a point behind apex of stable roof	
Address	Land Affected By TPO 261- To The North Of Whetstone Road And Melrose Close And East Of Trunk Road Farnborough Hampshire	

Application No 17/00018/LBCPP Ward: Wellington
Applicant: c/o Agent
Decision: **Permission Granted**
Decision Date: 07 March 2017
Proposal: LISTED BUILDING CONSENT: Removal of a single chimney stack from Cambridge Military Hospital (CMH).
Address **Zone C - Cambridge Military Hospital Aldershot Urban Extension
Alisons Road Aldershot Hampshire**

Application No 17/00020/FULPP Ward: St Mark's
Applicant: Gisborne Property Investments Ltd
Decision: **Permission Granted**
Decision Date: 08 March 2017
Proposal: External alterations to existing building comprising deletion of two existing door openings to form windows and the infilling of another existing door opening the on front (north) elevation; installation of two new windows on west side elevation; alteration of existing window opening on east side elevation to form two proposed new window; and alteration of existing window opening on east side elevation to form new entrance door/window set
Address **Alexandra House 1 Queens Road Farnborough Hampshire GU14 6DJ**

Application No 17/00023/FULPP Ward: Wellington
Applicant: Rev George Newton
Decision: **Permission Granted**
Decision Date: 03 March 2017
Proposal: Demolition and rebuilding of the North Porch
Address **Holy Trinity Church Victoria Road Aldershot Hampshire GU11 1SJ**

Application No 17/00028/FULPP Ward: St Mark's
Applicant: Britel Fund Trustees Ltd
Decision: **Permission Granted**
Decision Date: 15 March 2017
Proposal: Erection of a part three storey, part second floor front extensions, two second floor rear extensions, a single storey rear extension and installation of glazing to rear elevation
Address **York House Lakeside Road Farnborough Hampshire GU14 6XP**

Application No 17/00030/FULPP Ward: St Mark's
Applicant: Mrs Rubina Hussain
Decision: **Permission Granted**
Decision Date: 03 March 2017
Proposal: Erection of a first floor extension
Address **23 Somerset Road Farnborough Hampshire GU14 6DW**

Application No 17/00031/TPO Ward: West Heath
Applicant: Mr Chris Foster
Decision: **Permission Refused**
Decision Date: 07 March 2017
Proposal: Fell one Oak (T2 of TPO 282)
Address **Land To The Rear Of 42 To 44 Newfield Avenue Farnborough Hampshire**

Application No 17/00039/TPOPP Ward: St John's
Applicant: Mr James Wiggins
Decision: **Permission Granted**
Decision Date: 13 March 2017
Proposal: One Oak (T1 of TPO 101) crown reduce to give no more than 3 metres clearance from the house
Address **82 Dart Road Farnborough Hampshire GU14 9PF**

Application No 17/00047/LBC2 Ward: Wellington
Applicant: Aspire Defence Services Ltd - FAO Mr Da
Decision: **Permission Granted**
Decision Date: 15 March 2017
Proposal: LISTED BUILDING CONSENT: Replacement of roof coverings to match existing
Address **Garrison Church Of St Michael And St George Queens Avenue Aldershot Hampshire**

Application No 17/00048/CONDPP Ward: Wellington
Applicant: SeeAbility
Decision: **Conditions details approved**
Decision Date: 22 February 2017
Proposal: Submission of details to comply with condition 7 (landscaping) attached to planning permission 16/00286/REVPP dated 9 June 2016 in respect of a variation to conditions 2 and 17 attached to planning permission 15/00097/FUL dated 2 April 2015 for the demolition of existing community centre and erection of a 12 bed residential care and congregate living accommodation with associated car parking, bin and cycle storage and access from Victoria Road
Address **207 - 211 High Street Aldershot Hampshire**

Application No 17/00067/FULPP Ward: Rowhill
Applicant: Mr & Ms Andrew & Angela House & Marti
Decision: **Permission Refused**
Decision Date: 01 March 2017
Proposal: Erection of detached garage block providing garaging for four cars with summer room and ancillary loft storage and games room
Address **Friars Keep 41 Manor Road Aldershot Hampshire GU11 3DG**

Application No 17/00070/FULPP Ward: St John's
Applicant: Mr & Mrs Jason Hounslow
Decision: **Permission Granted**
Decision Date: 22 February 2017
Proposal: Erection of single storey side and rear extension
Address **76 Cripsey Road Farnborough Hampshire GU14 9QA**

Application No 17/00073/ADVPP Ward: Aldershot Park
Applicant: Mr Tristan Byrne
Decision: **Permission Granted**
Decision Date: 17 March 2017
Proposal: Replacement of existing non-illuminated fascia sign (Meridian Exhibitions) by two non-illuminated fascia signs (Meridian Exhibitions and Taylor'd Hair).
Address **94 Ash Road Aldershot Hampshire GU12 4EY**

Application No 17/00078/FULPP Ward: Cherrywood
Applicant: Miss C Kemeny
Decision: **Permission Granted**
Decision Date: 06 March 2017
Proposal: Single storey side extension following demolition of existing conservatory
Address **8 Croyde Close Farnborough Hampshire GU14 8UE**

Application No 17/00079/REXPD Ward: Manor Park
Applicant: Mr R Harvey
Decision: **Prior approval is NOT required**
Decision Date: 23 February 2017
Erection of a single storey rear extension measuring 4.65 metres deep from the original rear wall of the house x 3.35 to the eaves x 3.75 overall height
Address **20 Boxalls Lane Aldershot Hampshire GU11 3QJ**

Application No 17/00080/COND Ward: North Town
Applicant: Mr Ryan Pillay
Decision: **Conditions details approved**
Decision Date: 02 March 2017
Proposal: Approval of details of vehicle spray booth and extraction system pursuant to Condition 3 of planning permission 16/00750/COU for change of use of premises from light industrial (Use Class B1(c))/Storage and Distribution (use Class B8) to vehicle coachworks (Use Class B2) together with installation of air inlet and exhaust ducts at rear to facilitate provision of a vehicle spray oven
Address **Unit 2 Fairfax Industrial Estate Eastern Road Aldershot Hampshire GU12 4TU**

Application No 17/00081/FUL Ward: Aldershot Park
Applicant: Mr J Horton
Decision: **Permission Granted**
Decision Date: 02 March 2017
Proposal: Erection of a single storey rear/side extension
Address **46 Gillian Avenue Aldershot Hampshire GU12 4HT**

Application No 17/00083/FULPP Ward: Manor Park
Applicant: Mr & Mrs Whiteley
Decision: **Permission Granted**
Decision Date: 01 March 2017
Proposal: Erection of a single storey front extension and first floor side extension
Address **7 Warwick Close Aldershot Hampshire GU11 3SX**

Application No 17/00085/FULPP Ward: Empress
Applicant: Mr & Mrs Daniel Pratap
Decision: **Permission Granted**
Decision Date: 10 March 2017
Proposal: Erection of a two storey side, single storey front, side and rear extensions
Address **13 St Michaels Road Farnborough Hampshire GU14 8ND**

Application No 17/00086/COND Ward: Cove And Southwood
Applicant: Mr Andrew Cox
Decision: **Conditions details approved**
Decision Date: 09 March 2017
Proposal: Submission of surfacing materials for drive pursuant to condition 3 of planning permission 16/00236/COU dated 05/05/2016 for change of use of part of adjacent badger run to provide additional parking space
Address **31 Wisley Gardens Farnborough Hampshire GU14 0RS**

Application No 17/00087/CONDPP Ward: Wellington
Applicant: SeeAbility
Decision: **Conditions details approved**
Decision Date: 03 March 2017
Proposal: Submission of details to comply with condition 16 (noise measures) attached to planning permission 16/00286/REVPP dated 9 June 2016 in respect of a variation to conditions 2 and 17 attached to planning permission 15/00097/FUL dated 2 April 2015 for the demolition of existing community centre and erection of a 12 bed residential care and congregate living accommodation with associated car parking, bin and cycle storage and access from Victoria Road
Address **207 - 211 High Street Aldershot Hampshire**

Application No 17/00088/FUL Ward: Fernhill
Applicant: Mrs Black
Decision: **Permission Granted**
Decision Date: 23 February 2017
Proposal: Erection of 1 metre high boundary fencing
Address **281 Pinewood Park Farnborough Hampshire GU14 9JS**

Application No 17/00089/FUL Ward: St Mark's
Applicant: S & E Houghton-North
Decision: **Permission Granted**
Decision Date: 16 March 2017
Proposal: Erection of a conservatory to the rear
Address **29 Yeovil Road Farnborough Hampshire GU14 6LB**

Application No 17/00090/PDCPP Ward: Manor Park
Applicant: Mrs HICKLEY
Decision: **Development is Lawful**
Decision Date: 02 March 2017
Proposal: Formation of a dormer window to rear
Address **56 St Michaels Road Aldershot Hampshire GU12 4JJ**

Application No 17/00094/CONDPP Ward: Empress
Applicant: Knight Frank Investment Management
Decision: **Conditions details approved**
Decision Date: 16 March 2017
Proposal: Submission of details to comply with condition 8 (soundproofing plant and machinery) attached to planning permission 15/00813/FULPP dated 22 December 2015 in respect of the erection of an extension to existing shopping centre to provide two retail units to include external display areas to front, alterations to the external appearance of existing tower feature, creation of rear service yard with access from Hawthorn Road and alterations to existing car park layout and landscaping
Address **Unit A-B Princes Mead Farnborough Hampshire**

Application No 17/00095/FULPP Ward: Fernhill
Applicant: Mr & Mrs Ridge
Decision: **Permission Granted**
Decision Date: 01 March 2017
Proposal: Erection of a single storey rear extension
Address **42 Lakeside Gardens Farnborough Hampshire GU14 9JG**

Application No 17/00096/FULPP Ward: Manor Park
Applicant: Mr & Mrs L Stone
Decision: **Permission Granted**
Decision Date: 02 March 2017
Proposal: Erection of a single storey rear extension
Address **48 Boxalls Lane Aldershot Hampshire GU11 3QJ**

Application No 17/00097/PDCPP Ward: Manor Park
Applicant: Mr & Mrs L Stone
Decision: **Development is Lawful**
Decision Date: 02 March 2017
Proposal: Certificate of Lawfulness for Proposed Development: Formation of hip to gable roof conversion with dormer window in rear roof elevation and two roof lights within front roof elevation
Address **48 Boxalls Lane Aldershot Hampshire GU11 3QJ**

Application No 17/00099/ADVPP Ward: Empress
Applicant: Knight Frank Investment Management
Decision: **Permission Granted**
Decision Date: 16 March 2017
Proposal: Retention of three non-illuminated signs
Address **Proposed Extension To Princes Mead Westmead Farnborough Hampshire**

Application No 17/00110/NMA Ward:
Applicant: Mr Shujah Choudhry
Decision: **Permission Granted**
Decision Date: 08 March 2017
Proposal: Non-Material Amendment to planning permission 16/00667/FULPP dated 10/11/16 (for change of use from A1 to A5 hot food takeaway and the installation of accompanying extraction system and condensers) to allow repositioning of two condenser units
Address **34 Cove Road Farnborough Hampshire GU14 0EN**

Application No 17/00116/FULPP Ward: West Heath
Applicant: Mr Rajkumar Gurung
Decision: **Permission Granted**
Decision Date: 16 March 2017
Proposal: Erection of a single storey side extension
Address **115 Giffard Drive Farnborough Hampshire GU14 8QD**

Application No 17/00117/CONDPP Ward: St Mark's
Applicant: GB Builders Ltd.
Decision: **Conditions details approved**
Decision Date: 08 March 2017
Proposal: Submission of details pursuant to Condition Nos.12 (communal aerial system details) and 14 (acoustic protection details) of planning permission 14/00919/FULPP dated 13 March 2015
Address **Drakes Cottage 4 Queens Road Farnborough Hampshire GU14 6DH**

Application No 17/00119/REV Ward: Knellwood
Applicant: Mr And Mrs Davis
Decision: **Permission Granted**
Decision Date: 06 March 2017
Proposal: Variation of Condition 21 attached to planning permission ref: 93/00522/FUL dated 06 July 1995 (Erection of 253 dwellings) to allow the erection of a conservatory to rear following removal of existing conservatory
Address **8 Corfe Way Farnborough Hampshire GU14 6TS**

Application No 17/00121/HCC Ward: Wellington
Applicant: County Planning Officer
Decision: **No Objection**
Decision Date: 28 February 2017
Proposal: CONSULTATION FROM HAMPSHIRE COUNTY COUNCIL- Re-cladding and re-roofing of main building, including siting of a temporary classroom and contractors compound
Address **Talavera County Infants School Gun Hill Aldershot Hampshire GU11 1RG**

Application No 17/00124/FULPP Ward: St Mark's
Applicant: Mrs Lorraine Stevens
Decision: **Permission Granted**
Decision Date: 07 March 2017
Proposal: Erection of a single storey side/rear extension
Address **15 Cross Street Farnborough Hampshire GU14 6AB**

Application No 17/00125/FULPP Ward: St John's
Applicant: Mrs Beverley Martin
Decision: **Permission Granted**
Decision Date: 07 March 2017
Proposal: Erection of a single rear extension
Address **8 Comfrey Close Farnborough Hampshire GU14 9XX**

Application No 17/00129/FULPP Ward: St Mark's
Applicant: Colourlab Limited
Decision: **Permission Granted**
Decision Date: 17 March 2017
Proposal: Installation of double glazed windows in first floor side elevation
Address **17 Hercules Way Farnborough Hampshire GU14 6UU**

Application No	17/00130/NMA	Ward: Rowhill
Applicant:	Mr P Davey	
Decision:	Permission Granted	
Decision Date:	10 March 2017	
Proposal:	NON-MATERIAL AMENDMENT to development approved by planning permission 15/00092/FUL dated 27th March 2015 to amend layout including removal of hedges and trees, amended means of enclosure; and revised external materials	
Address	Land To The Rear Of 16 Manor Road Aldershot Hampshire	
Application No	17/00132/FULPP	Ward: St Mark's
Applicant:	Mr Graham Billington	
Decision:	Permission Granted	
Decision Date:	10 March 2017	
Proposal:	Erection of a detached garage to side	
Address	1 Etrick Court Cross Street Farnborough Hampshire GU14 6BQ	
Application No	17/00133/FULPP	Ward: Cove And Southwood
Applicant:	Mr Dean Chapman	
Decision:	Permission Granted	
Decision Date:	10 March 2017	
Proposal:	Erection of a first floor side extension	
Address	2 Lauderdale Farnborough Hampshire GU14 0RR	
Application No	17/00135/FULPP	Ward: Rowhill
Applicant:	Mrs Carolyn Fletcher	
	Permission Granted	
Decision Date:	10 March 2017	
Proposal:	Erection of a single storey side extension (Revised scheme to 17/0004/FULPP)	
Address	6 Stovolds Way Aldershot Hampshire GU11 3LR	

Application No 17/00136/FUL Ward: St Mark's
Applicant: Mr T Baimbridge
Decision: **Permission Granted**
Decision Date: 08 March 2017
Proposal: Erection of an attached single storey lean-to greenhouse to side of property
Address **Ridgemount 35 Southampton Street Farnborough Hampshire GU14 6AU**

Application No 17/00138/REV Ward: Knellwood
Applicant: Julia Short
Decision: **Permission Granted**
Decision Date: 15 March 2017
Proposal: Variation of Condition 21 attached to planning permission 93/00522/FUL 06 July 1995 dated to allow the erection of a single storey rear extension
Address **4 Rodmel Court Farnborough Hampshire GU14 6TY**

17/00139/FULPP Ward: Empress
Applicant: Mr Wesley Pritchard
Decision: **Permission Granted**
Decision Date: 14 March 2017
Proposal: Erection of a part single storey and part two storey rear extension
Address **33 High View Road Farnborough Hampshire GU14 7PU**

Application No 17/00151/FULPP Ward: St John's
Applicant: Mr & Mrs Prince
Decision: **Permission Granted**
Decision Date: 16 March 2017
Proposal: Variation of Condition 14 attached to planning permission 04/00968/FUL to allow the formation of two roof lights within both the front and rear roof elevation to form room in roof
Address **4 Trafalgar Villas Brownsover Road Farnborough Hampshire GU14 9UT**

Application No 17/00152/ADVPP Ward: Empress

Applicant: Smyths Toys

Decision: **Permission Granted**

Decision Date: 17 March 2017

Proposal: Revised location for existing sign on side elevation

Address **Unit C Princes Mead Farnborough Hampshire**

Application No 17/00155/FUL Ward: Rowhill

Applicant: Mr Barnley

Decision:

Decision Date: 15 March 2017

Proposal: Conversion of existing integral garage and erection of a first floor and single storey rear extension

Address **10 Cranmore Gardens Aldershot Hampshire GU11 3BE**

Application No 17/00158/CONDPP Ward: Empress

Applicant: Knight Frank Investment Management

Decision: **Conditions details approved**

Decision Date: 16 March 2017

Proposal: Submission of details to comply with condition 8 (soundproofing plant and machinery) attached to planning permission 15/00813/FULPP dated 22 December 2015 in respect of the erection of an extension to existing shopping centre to provide two retail units to include external display areas to front, alterations to the external appearance of existing tower feature, creation of rear service yard with access from Hawthorn Road and alterations to existing car park layout and landscaping

Address **Unit C Princes Mead Farnborough Hampshire**

Application No 17/00179/NMAPP

Ward: West Heath

Applicant: Mr Stuart Stiff

Decision: **Permission Granted**

Decision Date: 02 March 2017

Proposal: Non Material Amendment to planning permission Ref 16/00875/FULPP dated 23rd November 2016 to delete small window within side elevation and insert window within front elevation□

Address **146 West Heath Road Farnborough Hampshire GU14 8PL**

Application No 17/00181/NMA

Ward: St John's

Applicant:

Decision: **Permission Granted**

Decision Date: 02 March 2017

Proposal: Non-material amendment to planning application 16/00407/FUL dated 20 June 2016 to allow the moving of the front door forward by 880mm

Address **26 Howard Drive Farnborough Hampshire GU14 9TQ**

Development Management Committee
29th March 2017

Agenda Item 5
Head of Planning
Report No. PLN1706

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 Updates on Current Enforcement Cases

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	Land Adjacent to 16 Highfield Path, Farnborough
Ward	Cove and Southwood
Decision	Issue Enforcement Notice
Decision Date	13 March 2017
Reasons	Erection of 2m high fencing adjacent to the public highway, enclosing open amenity land and change of use to private domestic garden land.
Alternatives	No Action would fail to address the loss of open amenity land, which is contrary to Core Strategy Policy CP12 (Open Space, Sport and Recreation).
Case Officer	Mark Andrews
Associated Documents	Enforcement Reference 17/00024/COUGEN

Item 2 Updates on Current Enforcement Cases

Item 2.1

Site Location **The Beehive 264 High Street Aldershot**

Confirmed Breach

Without planning permission, the change of use of the land to a mixed use as a house in multiple occupation and self-contained studio units or flats.

Background

Following a decision made under delegated powers, an Enforcement Notice was served on 26 November 2015 on the owners of the above premises, requiring the unauthorised use of the premises to cease, with a 6 Month period for compliance.

An appeal was lodged by the owners, which was dismissed by the Planning Inspector on 2 September 2016, with amendments to the description of the alleged breach and the steps required. These are:

Cease using the property for the unauthorised use described in in the allegation above.

Remove all dividing partitioning, all kitchenettes and kitchens, all bathrooms and shower rooms and WCs (apart from customer and staff WCs and kitchen to serve the public house and two bathrooms on the first floor) from the premises including all materials and debris associated with the unauthorised use of the property.

The date for compliance was 2 March 2017.

Commentary

The premises were inspected on 7 March 2017 at which time no evidence was found that any of the flats or bedsits were being occupied. The electricity appeared to be turned off or disconnected.

For the flats – numbered as 2, 4, 6, 8, 10 and 12 Pound Road – the kitchens, toilets and shower rooms were still in-situ as were some items of furniture and appliances, but there was no indication of current occupation.

The partitions erected in the former bar area to divide up that part of the ground floor into flats was still in place, with a certain amount of debris. No apparent change had taken place since the Inspector's site visit.

It is therefore concluded that whilst the owners have complied with the requirements of the first part of the Enforcement Notice to cease the unauthorised use, they have not complied with the second part and it would be relatively simple to recommence the unauthorised use.

The owners have been advised in writing that further works are required to comply with the terms of the Enforcement Notice and they have given assurances that they will undertake these works. A further site inspection has been arranged and Members will be updated accordingly.

Recommendation

It is recommended that this report be **NOTED**.

Item 2.2

Site location **The Old Warehouse, Star Yard, Victoria Road, Aldershot**

Confirmed Breach

Unauthorised use of the property as a house in multiple occupation and some flats or studio flats.

Background

Members will recall that the requirements of an Enforcement Notice as served by the Council on 7 December 2015 in respect of this breach of planning control were modified slightly by the Inspector in considering and dismissing the property owner's appeal in a decision letter dated 2 September 2016. As a result, the requirements of the Notice following the unsuccessful appeal are as follows:-

- 1. Cease using the property as a house in multiple occupation and some flats or studio flats; and**
- 2. Remove : all dividing partitioning, all kitchenettes and kitchens, all bathrooms and shower rooms and WCs (apart from one WC), and all electricity meters/fuse boxes (apart from one), from the premises including all materials and debris associated with the unauthorised use of the premises.**

The period for compliance with the Enforcement Notice was 6 months, which commenced from the date the Enforcement Notice was upheld by the appeal decision of 2 September 2016, the requirements of the Notice were to be complied with by **no later than 2 March 2017**.

Commentary

An inspection of the property was made by appointment with a representative of the property owner on 13 March 2017. This revealed that the unauthorised residential occupation of the property has entirely ceased, thereby complying with Requirement No.1. of the Notice.

Considerable works had been undertaken seeking to comply with Requirement No.2. In this respect most of the partitions previously forming the individual residential units and w/c shower-rooms etc. within the building had been completely taken down. This was with the exception of some metal-framed partitions on the second floor of the

building. All furniture and appliances had been removed. Water and drainage pipes had been disconnected, with stubs and sections sticking out of the floor or ceiling. Electrical wiring had been disconnected.

Although all of the plasterboard used in the partitions had been removed from the building, there were some piles of insulation battens, electrical wall outlets, timber studs, skirting boards and door architraves, kitchen units/sinks and shower cubicles and a washing machine, mainly deposited on the ground floor.

The following photographs show the situation at the property during the inspection on 13 March 2017.

The property owner has indicated that they now intend to lock up the vacant stripped-out property pending an application to the Council for a conversion of the property into self-contained flats.

The property owner has been reminded that, whilst the works undertaken to date are significant, compliance with the requirements of the Notice remains to be completed by removing all of the piles of materials and equipment from the building.

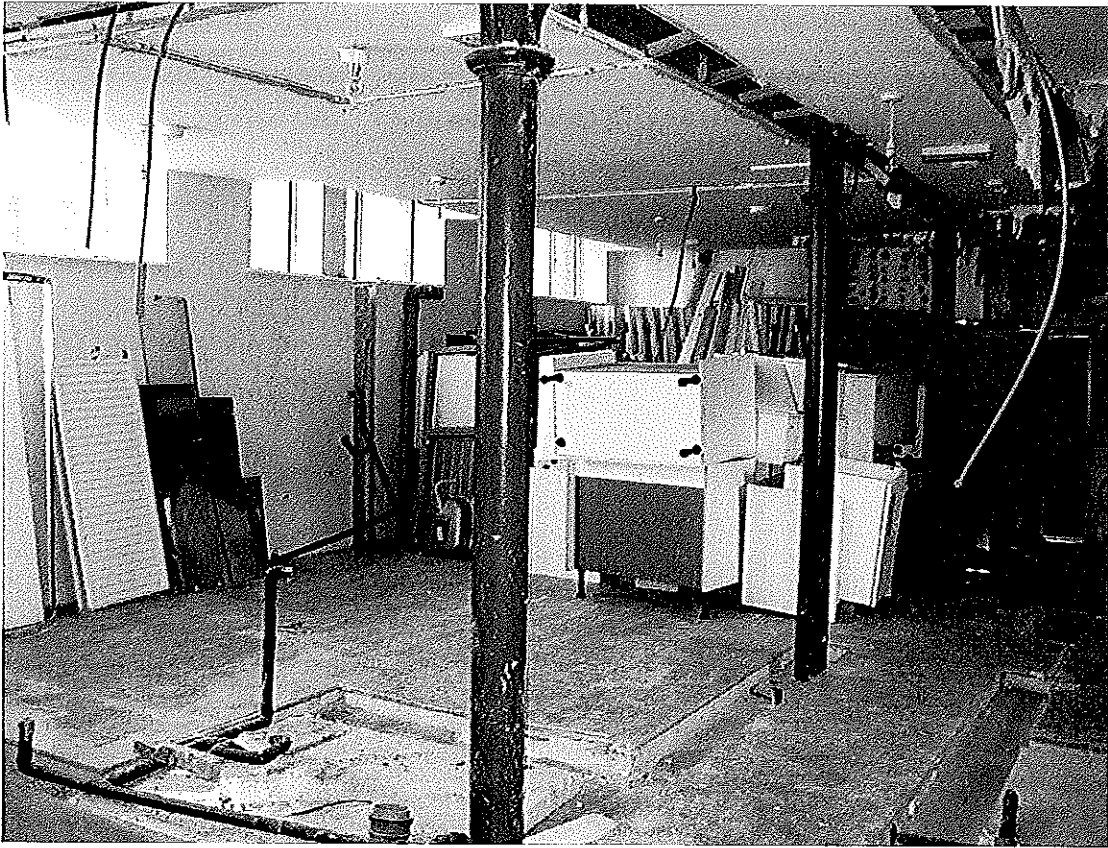
The requirements of the Notice are also considered to include the removal of the remaining pipes and wires forming part of the utility connections for the kitchenettes and shower-rooms. Whilst it is acknowledged that the metal-framed partitioning forming some rooms on the second floor was in situ before the property was acquired by the current owner, the property owner has been advised that the terms of the Notice require that these should also be removed. The owner has been requested to respond setting out his intentions with regard to completing compliance with the requirements of the Notice, together with a timescale within which it is envisaged that this further work will be done. At the time of writing this report the response is awaited. Members will be updated at the meeting in this respect.

Conclusions

Whilst technically an offence is being committed due to failure to fully comply with the terms of the Notice after the compliance date has expired, it is clear that substantial efforts and progress has been made in meeting the requirements of the Notice. Further, the property owner has been made aware of what remains to be done and a timescale for completion of the works has been requested. In the circumstances, it is not currently considered expedient for the Council to pursue the prosecution of the property owner for failure to complete the requirements of the Notice. However, in the event that the property owner fails to do so it is open to the Council to reconsider this matter.

Recommendation

It is recommended that this report be **NOTED**.

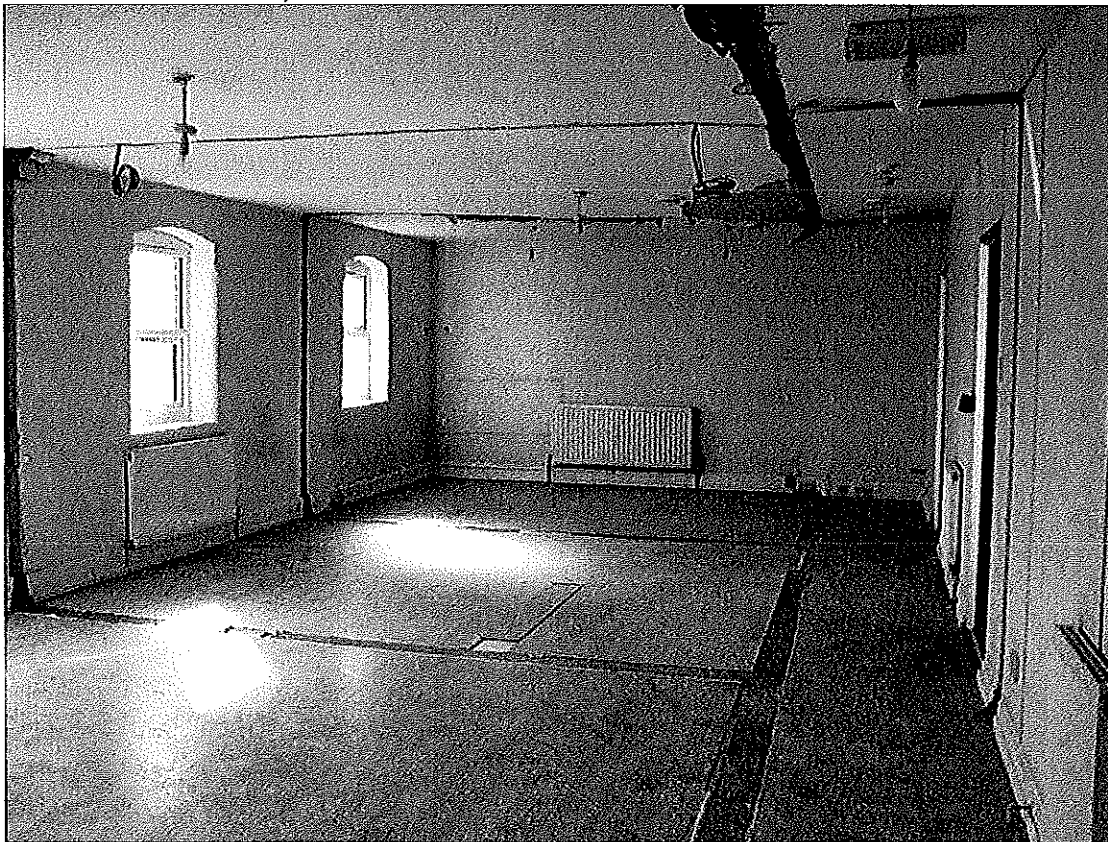


Above & Below: Ground Floor 13/03/2017





Above : First-Floor; Below : Second-Floor : 13/03/2017



AGENDA ITEM 6

**DEVELOPMENT
MANAGEMENT
COMMITTEE**
29th March 2017

**HEAD OF PLANNING
REPORT NO. 1703**

PROPOSED INCREASE IN PLANNING APPLICATION FEES

1. INTRODUCTION

- 1.1 The Department of Communities and Local Government (DCLG) have written to all local planning authorities allowing them to increase the nationally set planning application fees if they commit to invest the additional fee income in their planning department. DCLG required receipt of the Council intention to increase fees by 13 March 2017.

2. BACKGROUND

- 2.1 In the recent White Paper on Housing ("Fixing our broken housing market" February 2017), the government has included proposals for boosting local authority capacity and capability to deliver, improving the speed and quality with which planning cases are handled. This includes allowing local authorities to increase planning application fees.
- 2.2 Planning application fees are set nationally by the government, and were last increased in 2012 by 15% across the board.

3. THE GOVERNMENT'S OFFER

- 3.1 The following is extracted from the Housing White Paper and explains the government's offer to local planning authorities:

Boosting local authority capacity and capability to deliver

2.13 Developers consistently tell us that the lack of capacity and capability in planning departments is restricting their ability to get on site and build. Alongside funding, local authorities also report difficulties in recruiting and retaining planners and others with specialist skills. There may also be wider capacity and skills issues for local authorities.

2.14 We will take steps to secure the financial sustainability of planning departments; ensure that the planning system has the skilled professionals it needs to assess and make the tough decisions we expect; and provide targeted support to address areas of specialist weakness.

2.15 We will increase nationally set planning fees. Local authorities will be able to increase fees by 20% from July 2017 if they commit to invest the additional fee income in their planning department. We are also minded to allow an increase of a further 20% for those authorities who are delivering

the homes their communities need and we will consult further on the detail. Alongside we will keep the resourcing of local authority planning departments, and where fees can be charged, under review.

- 3.2 A letter has now been received from DCLG asking local authorities to respond to them to confirm, by 13 March 2017, their intention to raise planning application fees by 20% in July 2017. Due to this tight deadline, the decision was taken as a matter of urgency, by the Head of Financial Services as the Council's S.151 Officer, in consultation with the Leader of the Council, the portfolio holder for Business, Safety and Regulation, and the Chairman of the Environment Policy and Review Panel.
- 3.3 The reply was sent to DCLG on 10 March 2017 accepting the proposed 20% increase in planning application fees, and confirming that the amount raised through these higher fees will be spent entirely on planning functions.
- 3.4 The following table gives an indication of current fees and the increase from July 2017:

Type of development	Current fee	
Household extension	£172	£206
Development of 50 or fewer houses	£385 per house	£462 per house
Variation of condition	£195	£234
Advertisement (business or activity)	£110	£132
Approval of conditions	£97	£116

Whilst it is always difficult to accurately predict fee income from future planning applications, it has been estimated that the additional income generated from higher planning fees will be in the region of £45,000 for the financial year 2017-18.

- 3.5 Cabinet are due to receive a report on the urgency decision at its meeting on 4 April 2017.

4. RECOMMENDATIONS

It is recommended that the Committee note the action taken under the urgency decision.

BACKGROUND DOCUMENTS:

- "Fixing out broken housing market" Housing White Paper – February 2017
- Letter from Department of Communities and Local Government dated 21 February 2017 on Planning application fees: the government's offer.

CONTACT DETAILS:

**Report Author and
Head of Service** – Keith Holland. Head of Planning
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Development Management Committee
29th March 2017

Agenda Item 7
Head of Planning
Report No. PLN1708

**Urgent Action - Old Fire Station, Ordnance Road Aldershot.
Application Reference 16/00815/FULPP**

1.1 Background

- 1.1 On 1st February 2017 the Development Management Committee resolved to grant planning permission for redevelopment of the above site with 32 residential units in two blocks, in accordance with the application under the above reference. The decision was to grant subject to completion of a S.106 Planning Obligation by 9th March 2017 and, in the event the agreement was not completed, to refuse permission.
- 1.2 The applicants were unable to complete the agreement by the specified deadline because they experienced difficulty in obtaining confirmation that the former occupier of the land (BT) had fully surrendered their 999 year lease. They therefore needed additional time to obtain a statutory declaration to that effect.
- 1.3 The applicants requested an extension of the deadline until 27th March 2017 in order to complete the agreement.
- 1.4 The extension of time for a period of a further ten working days, and the amended recommendation were agreed as an urgent action by the Chairman of The Development Management Committee in consultation with the Head of Planning on 14th March 2017.
- 1.5 The amended recommendation in respect of Application 16/00815/FULPP now reads:

“Full Recommendation

It is recommended that subject to the completion of a satisfactory Agreement under s106 of the town and Country Planning Act 1990 by 27th 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 following conditions and informatives:-

However, in the event that a satisfactory completed agreement is not received by 27th March 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 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, on the grounds that 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 Basin Heaths Special Protection Area Avoidance and Mitigation Strategy (2014) and Core Strategy Policies CP11 and CP13, and on the grounds that an appropriate contribution to affordable housing provision has not been made as required by Policy CP6.”

2.0 Recommendation

2.1 That the report be NOTED

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

BACKGROUND PAPERS: Planning Application File 16/00815/FULPP

Agenda Item 8

Development Management Committee
29th March 2017

Directorate of Community
and Environment
Planning Report No. PLN1707

Appeals Progress Report

1. Appeal Decisions

- 1.1 Appeal against refusal to grant planning permission for refusal of planning permission for the change of use of rear ground floor from Use Class A2 (financial and professional services) to a one bedroom flat, with minor external alterations at: **Ground floor rear 41 Victoria Road Farnborough (16/00356/FULPP)**.
 - 1.1.1 Planning permission was refused on the grounds that no car parking provision had been made to serve the development, and the impact of an additional dwelling on the Thames Basin Heaths Special Protection Area (TBHSPA) had not been mitigated.
 - 1.1.2 The Inspector determined that the site is located in convenient proximity to both a range of shops, services and facilities along with public transport provision. It is therefore a location, in his view, where a future occupier of the flat would not necessarily need to rely on owning a private vehicle for his or her day to day requirements. The Inspector concluded that although Principle 5 of the Council's Car and Parking Standards Supplementary Planning Document (spd) (2012) requires the provision of at least one car parking space per dwelling it also recognises in the accompanying text that in some circumstances where there has been a change of use it would still be necessary to take into account the balance of parking provision from the previous use of the building (in accordance with Principle 2). He therefore considered it relevant to take into account the existing authorised office use in this respect. Whilst the Council argued that a resident might wish to own a car and keep it close to the residence, it appeared to the Inspector that given the limitations for parking in the vicinity of the site, a future occupier of the site is likely to be dissuaded from owning a car in this case.
 - 1.1.3 The Inspector found that no material harm from the absence of parking provision would arise in relation to the overall transport and parking aims of development plan policy and the Car and Cycle Parking Standards SPD.
 - 1.1.4 With regard to the impact of the development on the TBHSPA, the appellant submitted an unilateral undertaking to pay a "Special Protection Area Contribution" of £4039 towards the improvement of open space and towards Strategic Access Management as mitigation. As the proposal did not meet the Council's criteria for allocation of mitigation no offer was made and the

undertaking was submitted without Council input. Given this, and in the absence of details of how the sum would be split between the improvement of open space contribution and the SAMM contribution, details of the improvement works, how the mitigation would be secured and information to demonstrate that the contribution would not amount to the funding or provision of infrastructure (as restricted by Regulation 123 of the CIL Regulations), the Inspector could not be certain that the appeal scheme in combination with other development, would not adversely affect the integrity of the TBHSPA. He therefore found the appeal scheme unacceptable in relation to this issue and contrary to policy CP13 and dismissed the appeal on this ground.

1.1.5 A costs application was made by the appellant against the Council. The Inspector found that, although he had come to a different view in relation to the provision of on-site car parking provision, the Council's refusal of permission, based on the development plan and other material considerations including the National Planning Policy Framework did not amount to unreasonable behaviour and an award of costs was not justified.

1.1.6 Decision – Appeal **DISMISSED**. Costs Application – **REFUSED**

1.2 Appeal against refusal to grant consent to undertake work to a tree protected by a Tree Preservation Order at: **2 The Birches, Farnborough (16/00284/TPO)**.

1.2.1 The protected Oak tree is one of a group and located some 6m from the rear of the property within its rear garden. The Inspector found the tree to contribute to the amenity of its surroundings and that its removal would harm the character and appearance of the area.

1.2.2 The Inspector found the appellant's concerns regarding loss of light; falling debris and sap; the risk of the tree falling and damaging the property to be insufficient grounds to justify felling it.

1.2.3 Decision – Appeal **DISMISSED**.

2. Update Following Appeal Decision

2.1 Appeal against an Enforcement Notice dated and served on 28 September 2015 requiring the material change of use of the land from use for agriculture to a mixed use comprising: 1. sale of motor vehicles; 2. the storage of motor vehicles; 3. storage of de-polluted motor vehicles bodies and vehicle parts; 4. general storage; 5. siting of a mobile home; 6. siting of portable buildings; 7. the creation of earth bunds; 8. the creation of a hard-core standing area; 9. the creation of a tarmac car park; and 10. the erection of watchtower/camera gantry cease on: **Land at former Lafarge Site, Hollybush Lane, Aldershot**

2.2 In a decision dated 30 November 2016 the appointed Inspector upheld the Council's Enforcement Notice in respect of this site, with minor corrections and variations.

(A) Cease using any part of the land for:-

- motor vehicle sales;*
- storage of motor vehicles;*
- storage of de-polluted motor vehicle bodies;*
- general storage of motor vehicle parts;*
- the siting of the Mobile Home used for residential purposes [already removed];*
- the siting of the Portable Buildings marked "B" on the Notice Plan;*
- car parking;*
- the siting of the watchtower/camera gantry.*

(B) Remove from the land:-

- all motor vehicles;*
- all motor vehicle parts;*
- the Mobile Home * [already removed];*
- the Portable Buildings marked "B" on the Notice Plan *;*
- the earth bunds in the position shown marked "Y-Y" on the Notice Plan;*
- the hard core standing in the area marked "H" and shown hatched black on the Notice Plan;*
- the tarmac car park marked "C" and shown in black stippling on the Notice Plan;*
- all lighting columns; metal freight containers; skips; storage tanks; fork-lift; truck; fork-lift pallets and boxes; temporary metal mesh fence panels; refuse bins; advertising and other signage; scaffolding; assorted scrap machinery; metal; sanitary ware, furniture, tools, plant equipment and other materials;*
- the watchtower/camera gantry marked in the approximate position by a red circle on the Notice Plan.*

(C) Following the removal of the earth bunds, replant (and replace and replant any species which die or fail within five years of being replaced) the land shown marked "Y-Y" on the Notice Plan with a native mix of trees comprising oak, hawthorn, blackthorn, rowan, hazel and beech planted in a random order as young ("whip") saplings about 40 – 60cm in height at 1 metre separations into appropriately prepared soil.

2.3 The amended Enforcement Notice took effect from the date of the appeal decision and required the land owner to comply with the requirements of the Notice as follows:-

- Within 3 Months (i.e. by 28 February 2017) to remove from the land all of the portable buildings;*
- Within 6 Months (i.e. by 31 May 2017) to comply with the remainder of the the requirements in (A) and (B) above; and*
- Within 12 Months (i.e. by 30 November 2017) to undertake the planting of the cleared area Y-Y on the Notice Plan.*

- 2.4 The land owner took issue with one specific aspect of the requirements of the Notice. Solicitors acting for the appellant served notice on the Council by letter on 5 January 2017 of an application to the High Court for leave to appeal the Inspector's decision on the ground that the appellant believes the Inspector should have amended the requirements of the Notice to allow the material resulting from the demolition of the bunds Y-Y to be retained spread out over the land rather than being removed from the land; this was the entirety of the appellants Ground (f) appeal. The landowner asserted that the Inspector either failed to make the appropriate corrections to the Notice having concluded that they should be made; or, alternatively, did not provide any reasons for concluding that the bund material should be removed from the land having appeared to conclude to the contrary in his decision that this requirement exceeded what was necessary.
- 2.5 The appeal was lodged against the Secretary of State for Communities & Local Government (the 'First Respondent'), of which the Planning Inspectorate is an Executive Agency. The Council, being the authority whom served the enforcement notice, is the 'Second Respondent' also having the right to make representations and be heard in the High Court. Counsel was engaged by the Council to prepare a response to the appeal. It transpired that the Secretary of State did not wish to contest the appeal, leaving the clear likelihood that a Judicial Review would be allowed to proceed, with the Council alone facing the prospect and costs of contesting the case in the High Court. Although the appellant's appeal was technically lodged out of time, this point was considered unlikely to succeed in preventing a Judicial Review.
- 2.6 The Secretary of State and the Council both agreed to a Consent Order on 6 February 2017, confirming that the Ground (f) appeal should be re-considered. This was confirmed by the High Court on 13 February 2017. The effect of the Order is that the enforcement appeal has been remitted to the Planning Inspectorate for re-determination solely in respect of the Ground (f) appeal. As a result, the existing appeal decision upholding the Enforcement Notice and refusing planning permission for the unauthorised development will still stand. The response of the Planning Inspectorate, setting out how they propose to deal with the remitted Ground (f) appeal is awaited. It is possible that this could be undertaken by the Written Representations or Informal Hearing procedures, however it is considered most likely that a further Public Inquiry will be convened to re-hear and examine the Ground (f) evidence before a different Inspector at a date to be determined.
- 2.7 The immediate consequence of the High Court appeal is that the landowner no longer needs to comply with the timescale for compliance with the Notice set out earlier in this report. This is because the legal effect of the Enforcement Notice has now been suspended in its entirety pending the re-determination of the Ground (f) appeal. The new Inspector will, in due course, issue a completely new appeal decision confirming the first

Inspector's conclusions in respect of all but the Ground (f) appeal; and his or her own conclusions concerning the Ground (f) appeal. Once the new appeal decision has been issued, the Enforcement Notice would take effect again. As a result compliance with the Enforcement Notice now awaits the completion of the new Ground (f) appeal process.

3. Recommendation

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

Keith Holland
Head of Planning

