

Public Document Pack



RUSHMOOR BOROUGH COUNCIL

DEVELOPMENT MANAGEMENT COMMITTEE

*at the Council Offices, Farnborough on
Wednesday, 21st June, 2017 at 7.00 pm*

To:

VOTING MEMBERS

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

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

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

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

NON-VOTING MEMBERS

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

STANDING DEPUTIES

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

Enquiries regarding this agenda should be referred to Marion Young,
Democratic and Customer Services, 01252 398827 marion.young@rushmoor.gov.uk

A G E N D A

1. **DECLARATIONS OF INTEREST** – (Pages 1 - 2)

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 3 - 18)

To confirm the Minutes of the Meeting held on 24th May, 2017 (copy attached).

3. **PLANNING APPLICATIONS** – (Pages 19 - 108)

To consider the Head of Planning's Report No. PLN1721 on planning applications recently submitted to the Council (copy attached).

- (1) Sections A & B of the report set out the items to be considered at future meetings and petitions received:

Reference Number	Address	Recommendation
16/00837/FULPP	The Crescent Southwood Business Park, Summit Avenue, Farnborough	For information
16/00981/FULPP	Aldershot Bus Station, 3 Station Road, Aldershot	For information
17/00241/ADJ	Hartland Park, Bramshot Lane, Fleet	For information
17/00348/FULPP	Farnborough Business Park, Templer Avenue, Farnborough	For information
17/00447/FULPP	The Beehive, 264 High Street, Aldershot	For information

- (2) Section C of the report sets out planning applications for determination at this meeting:

Reference Number	Address	Recommendation
17/00182/MMA	34 Cranmore Lane, Aldershot	Grant
17/00264/FULPP	Building 4.2 Frimley Business Park	Grant

(3) Section D of the report sets out planning applications which have been determined under the Council's scheme of delegation for information.

4. **ENFORCEMENT AND POSSIBLE UNAUTHORISED DEVELOPMENT - 26 NORTHBROOK ROAD, ALDERSHOT – (Pages 109 - 112)**

To consider the Head of Planning's Report No. PLN1722 (copy attached) which reports on cases of planning enforcement and possible unauthorised development.

MEETING REPRESENTATION

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

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

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Development Management Committee
21st June 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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DEVELOPMENT MANAGEMENT COMMITTEE

Meeting held on Wednesday, 24th May, 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. 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)

Cr. D.S. Gladstone arrived at 7.50 p.m. at the start of consideration of
Planning Application No. 17/00246/COUPP (No. 201 Weybourne Road,
Aldershot) and did not vote on any of the previous items.

1. DECLARATIONS OF INTEREST –

Cr. A.R. Newell declared a prejudicial interest in respect of planning
application 17/00246/FULPP (No. 201 Weybourne Road, Aldershot) in respect
of his one-third ownership of a property in the vicinity and, in accordance with
the Members' Code of Conduct, left the meeting during the discussion and
voting thereon.

2. MINUTES –

The Minutes of the Meeting held on 26th April, 2017 were approved and
signed by the Chairman.

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

RESOLVED: That

- (i) permission be given to the following applications set out in
Appendix "A" attached hereto, subject to the conditions,
restrictions and prohibitions (if any) mentioned therein:

- * 17/00222/COUPP (No. 9 Bridge Road, Farnborough);
 - * 17/00351/COUPP (Kings Moat Car Park, Westmead, Farnborough);
- (ii) planning permission/consent be refused in respect of the following application as set out in Appendix “B” attached hereto for the reasons mentioned therein:
- * 17/00246/FULPP (No. 201 Weybourne Road, Aldershot);
- (iii) objection be raised in respect of the application listed below and set out in Appendix “C” attached hereto for the reasons mentioned therein:
- * 17/00332/ADJ (Guillemont Park, Minley Road, Blackwater, Camberley, Surrey)
- (iv) 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. PLN1714, be noted;
- (v) the following applications be determined by the Head of Planning, in consultation with the Chairman:
- * 17/00075/FULPP (No. 122 Hawley Lane, Farnborough);
- (vi) 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);
 - 16/00981/FULPP (Aldershot Bus Station, No. 3 Station Road, Aldershot);
 - 17/00241/ADJ (Hartland Park, Bramshot Lane, Fleet)
 - 17/00264/FULPP (Building 4.2 Frimley Business Park, Frimley, Camberley); and
 - 17/00348/FULPP (Farnborough Business Park, Templer Avenue, Farnborough)
- * The Head of Planning’s Report No. PLN1714 in respect of these applications was amended at the meeting.

4. PETITION –

RESOLVED: That the petition received in respect of the following application be noted, as set out in the Head of Planning’s Report No. PLN1714 (as amended at the meeting):

Application No. Address

17/00222/COUPP No. 9 Bridge Road, Farnborough

5. REPRESENTATIONS BY THE PUBLIC –

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

Application No.	Address	Representation	In support of or against the application
17/00222/COUPP	No. 9 Bridge Road, Farnborough	Mr. R. Kemp	Against
17/000246/FULPP	No. 201 Weybourne Road, Aldershot	Mr. D. Neame	In support

6. PLANNING APPLICATION NO. 17/00075/FULPP – NO. 122 HAWLEY LANE, FARNBOROUGH –

The Committee considered the Head of Planning's Report No. PLN1714 (as amended at the meeting) regarding the erection of a new storage and distribution warehouse with ancillary offices, entrance gatehouse, parking and landscaping (Use Class B8) following the demolition of all existing buildings on the site at No. 122 Hawley Lane, Farnborough.

The Committee was advised that the applicant's agents had confirmed that they had no objections to the suggested conditions as set out in the Report, with one minor correction to Condition 23, to read "The development hereby permitted shall comprise no more than 16,098 square metres of gross external floorspace unless with the prior written permission of the Local Planning Authority."

The Committee was further advised that the applicant's agents had also contacted the Council that day to advise that they were encountering significant difficulties engaging with the Environment Agency to seek to resolve their technical objections, which was likely to result in some time delays. As a result, the applicant had requested an extension of time for the Council's determination of the application until 31st July, 2017.

RESOLVED: That, subject to

- (i) the completion of a satisfactory Section 106 Planning Obligation between the applicants and Hampshire County Council to be submitted to Rushmoor Borough Council by 28th July, 2017 to secure £16,500 for the implementation, evaluation and monitoring of the Travel Plan; and

- (ii) the Environment Agency confirming they have no objections to the proposals;

the Head of Planning, in conjunction with the Chairman, be authorised to grant planning permission subject to the conditions and informatives, as set out in the Head of Planning's Report No. PLN1714 (as amended at the meeting), but with amended Condition No. 23, as follows:

"23 The development hereby permitted shall comprise no more than 16,098 square metres of gross external floorspace unless with the prior written permission of the Local Planning Authority"; and

- (iii) in the event that a satisfactory Section 106 Planning Obligation is not received and/or the Environment Agency objections are not resolved by 28th July, 2017, the Head of Planning, in consultation with the Chairman, be authorised to refuse planning permission on the grounds that the proposal:

- (a) does not secure the satisfactory implementation, evaluation and monitoring of a Travel Plan to the detriment of the safety and convenience of highway users contrary to Core Strategy Policies CP1 and CP16 and saved Local Plan Policy TR10; and/or

- (b) it has not been satisfactorily demonstrated that adequate measures will be taken to protect the development from the possibility of flooding and that the proposed development will not put adjoining land at increased risk of flooding contrary to Rushmoor Core Strategy Policy CP2 and saved Local Plan Policies ENV41-43.

7. PLANNING APPLICATION NO. 17/00222/COUPP – NO. 9 BRIDGE ROAD, FARNBOROUGH –

Prior to consideration of the Head of Planning's Report No. PLN17014 (as amended at the meeting), the Committee received representation from Mr. R. Kemp against the planning application.

The planning application was for the change of use of the existing café/restaurant (Use Class A3) to include a takeaway (Use Class A5) both of which to be open to customers Monday – Friday 0700 – 2300 hours, Saturday 0700 – 0000 hours and Sundays/Bank Holidays 0800 – 2230 hours, together with an additional window in the side extension at No. 9 Bridge Road, Farnborough.

It was noted that, subject to an additional planning condition 8, as set out in the Head of Planning Services Report No. PLN1714 (as amended at the meeting), the recommendation was to grant planning permission.

During the debate, it was proposed that the planning condition in respect of the use of the decking to the front of the premises be amended to until 2100 hours. The Committee agreed to the amended planning condition.

Members also requested that a parking survey should be undertaken in the area of the premises to ascertain whether there were sufficient parking spaces for the proposed use. An additional informative was also requested to ensure that there was not a litter problem in the vicinity of the premises.

RESOLVED: That, subject to no new substantial or material matters being raised as a result of neighbour notification period, the Head of Planning, in consultation with the Chairman, be authorised to grant planning permission, subject to the conditions and informatives as set out in the Head of Planning's Report No. PLN1714 (as amended).

8. APPOINTMENTS TO STANDING CONSULTATION GROUP –

RESOLVED: That the Chairman or the Vice-Chairman and Crs. D.M.T. Bell, Sue Dibble and J.H. Marsh be appointed to the Standing Consultation Group for the 2017/18 Municipal Year.

9. APPOINTMENTS TO DEVELOPMENT MONITORING GROUPS –

(1) Farnborough Town Centre –

RESOLVED: That the Chairman or Vice-Chairman and the three Empress Ward Councillors be appointed to the Farnborough Town Centre Development Monitoring Group for the 2017/18 Municipal Year.

(2) North Town, Aldershot –

RESOLVED: That the Chairman or Vice-Chairman and the three North Town Ward Councillors be appointed to the North Town Development Monitoring Group for the 2017/18 Municipal Year.

(3) Wellesley – Aldershot Urban Extension –

RESOLVED: That the Chairman or Vice-Chairman and the three Wellington Ward Councillors be appointed to the Wellesley Development Monitoring Group for the 2017/18 Municipal Year.

10. PHASE 9, QUEENSGATE, FARNBOROUGH –

The Committee considered the Head of Planning's Report No. PLN1715, which sought authority to vary the terms of the legal agreement relating to affordable housing at Phase 9, Queensgate, Farnborough. Members were reminded that, in March 2007, planning permission 16/00961/FULPP had been granted for the erection of 80 dwellings (27 one-bedroom, 52 two-bedroom and one three-bedroom apartments) with associated car parking, bin and cycle

storage, landscaping and footpath improvements. This permission had been subject to a legal agreement which secured:

- 35% affordable housing provision within the site in accordance with the agreed plan and phasing schedule
- financial contributions towards open space and SPA mitigation
- fitting out and maintenance in perpetuity of the communal spaces/play area shown on the submitted plans prior to the occupation of any residential unit
- allocation and linkage by freehold ownership in perpetuity of parking spaces to individual dwellings in accordance with an agreed schedule

The planning permission had secured the provision of 28 affordable housing units. Members were advised that the developer had exchanged contracts with Thames Valley Housing to be the Registered Affordable Housing Provider on this site. Thames Valley Housing had reviewed the completed Section 106 Agreement and had advised that some of the provisions made therein did not satisfy its lender's requirements for securitisation purposes. The main amendments related to the Mortgagee in Possession clause and any subsequent references to the Mortgagee.

There was also a request to vary the agreement to delete clause 4.5 on the grounds of duplication of clause 4.2. In addition, it was proposed to include a clause that stated that the 2012 agreement for the wider Queensgate site would not apply to Phase 9. The justification from Thames Valley Housing for this was "The proposed clause 25 is required as it is our understanding that the S106 agreement dated 27 July 2012 is still subsisting and binding on the site (and is noted on your client's current title as C24). The S106 Agreement already contains affordable housing provisions and financial contribution requirements – therefore this carve out is required."

Members were advised that the Head of Environmental Health and Housing had been consulted on the proposed changes in relation to the Mortgagee in Possession clauses and the deletion of clause 4.5. She had advised that the Mortgagee in Possession clauses would not affect the delivery of affordable housing on this site. Clause 4.5 was a duplication of clause 4.2 and as such no objection was raised to this amendment.

The 2012 Section 106 Agreement had not included the application site, notwithstanding it related to a different form and use of development which would require a separate reserved matters submission if the development approved under the 2012 permission was to be implemented. In the interests of clarity, there was no objection to the proposed clause as requested.

RESERVED: That the request to vary the existing Section 106 Agreement with a deed of variation, as set out in the Head of Planning's

Report No. PLN1715, be agreed subject to the Council's costs being paid by the applicant.

11. WELLINGTON CENTRE SITE, WELLINGTON CENTRE, ALDERSHOT –

The Committee considered the Head of Planning's Report No. PLN1716, which sought authority for the Solicitor to the Council to complete a legal agreement to address the impacts of the development as identified in Reason for Refusal Nos. 2, 3 and 4. Authority was also sought to include in the legal agreement an appropriate financial viability re-assessment clause.

The Committee was advised that, further to the decision by the Committee in March 2017 to refuse planning permission (16/00905/FULPP) for a "proposed residential development involving erection of extensions above both the existing Boots shop and the Wellington Centre multi-storey car park comprising of a total of 43 dwelling units (15 one-bedroom, 25 two-bedroom and 3 three-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", the applicant had indicated that they intended to lodge an appeal to the Planning Inspectorate. In this respect, the applicant had advised that they wished to submit a draft Section 106 Agreement to the Inspector in order to address those reasons for refusal that related to Section 106 contributions.

The Committee was further advised that there was a general duty imposed on all involved in the appeal process to act reasonably and to seek to resolve matters of dispute where possible. Undertaking the work in connection with Section 106 contributions would not affect the Council's position in relation to Reason for Refusal No. 1, the details of which were set out in the Report, but would remove the need for the Council to defend Reason for Refusal Nos. 2, 3 and 4 with the appeal proceedings.

The Report advised that, as had been set out in the Report presented to the Committee on 29th March, 2017, as any planning permission that might be granted on this site could take some time to build-out once implemented, there was also a need (as had been recommended by the District Valuer in assessing the applicant's Financial Viability Assessment which had been submitted with the application) for the Section 106 Agreement to be subject to a financial re-assessment clause. This would ensure that the applicant/developer did 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. This had been subject to discussion with the applicants and their solicitors prior to the refusal of the application and it was considered essential that this clause would remain to ensure compliance with the requirements of Rushmoor's Core Strategy Policy CP6 (Affordable Housing).

RESOLVED: That

- (i) authority be given to the Solicitor to the Council to complete a legal agreement to address the impacts of the development as identified in Reason for Refusal Nos. 2, 3 and 4 as set out in the Head of Planning's Report No. PLN1716; and
- (ii) authority be given for the legal agreement to include an appropriate financial viability re-assessment clause for the reasons re-stated in the Report.

12. APPEALS PROGRESS REPORT –

The Committee received the Head of Planning's Report No. PLN1717 concerning the following new appeal:

Application No.	Description	Decision
15/00043/HMO	Against an enforcement notice in respect of the unauthorised change of use from a care home with ancillary garage and store to a fourteen bedroom House in Multiple Occupation and a one-bedroom house at Grasmere House, No. 33 Cargate Avenue, Aldershot.	Appeal dismissed Enforcement notice upheld

RESOLVED: That the Head of Planning's Report No. PLN1717 be noted.

13. PLANNING (DEVELOPMENT MANAGEMENT) SUMMARY REPORT FOR THE QUARTER JANUARY – MARCH 2017 AND FOR THE FINANCIAL YEAR 2016 – 2017.

The Committee received the Head of Planning's Report No. PLN1718 which provided an update on the position with respect to achieving performance indicators for the Development Management section of Planning and the overall workload of the section for the quarter from 1st January to 31st March, 2017. The Report also provided summary figures for the financial year 2016-2017.

RESOLVED: That the Head of Planning's Report No. PLN1718 be noted.

The Meeting closed at 8.29 p.m.

B.A. THOMAS
CHAIRMAN

**Development Management Committee
24th May 2017**

Appendix "A"

Application No. & Date Valid: **17/00222/COUPP** **15th March 2017**

Proposal: Change of use of existing cafe/restaurant (Use Class A3) to include a take-away (Use Class A5) which would be open to customers Monday - Saturday 0700 - 2300 hours and 0800 - 2230 hours Sundays/Public Holidays together with an additional window in side extension at **9 Bridge Road Farnborough Hampshire GU14 0HT**

Applicant: Mr A SARILMAZ

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

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

2 The permission hereby granted shall be carried out in accordance with the following approved drawings - Site Location Plan at 1:1250, 088.15/06 & 088.15/07.

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

3 The use hereby permitted shall not be open to customers outside the following times:
0700 - 2300 Mondays to Saturdays and 0800 - 2230 on Sundays and public holidays.

Reason - To safeguard the amenities of neighbouring occupiers.

4 The use of the decking area to the front of the premises shall not be open to customers outside the following times:
0700 - 2100 Mondays to Saturdays and 0800 - 2100 on Sundays and public holidays.

Reason - To safeguard the amenities of neighbouring

occupiers.

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

Reason - To safeguard the amenities of neighbouring property.*

- 6 Unless otherwise agreed in writing by the Local Planning Authority, no home delivery service shall be operated from these premises.

In the interests of residential amenity and highway safety.

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

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

- 8 Prior to the commencement of the use hereby permitted, the parking, landscaping, refuse storage facilities and boundary fencing shown on plan number 088.15/06 shall be completed in accordance with the details shown and thereafter retained for the use specified.

Reason - In the interest of visual amenity and to ensure the provision and availability of off-street parking.

**Application No. 17/00351/FUL
& Date Valid:**

24th April 2017

Proposal: Continued use of informal leisure land as a hard surfaced 58 spaced pay and display car park to operate 24 hours a day, 7 days a week at **Kings Moat Car Park Westmead Farnborough Hampshire**

Applicant: Rushmoor Borough Council

Conditions: 1 The use hereby permitted shall be discontinued and the land restored to its former condition on or before 3 years from the date of this permission unless the Local Planning Authority shall have previously permitted the use for a further period.

Reason - To ensure that the long-term objectives for the redevelopment of Farnborough town centre are not prejudiced by the permanent use of this land as car parking.

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 - KMoatCP_17 1:1250 and 1:500.

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

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**Development Management Committee
24th May 2017**

Appendix "B"

Application No. & Date Valid: **17/00246/FULPP** **24th March 2017**

Proposal: Extend the existing two storey residential building to create additional residential accommodation providing 4 x 1 bedroom apartments at **201 Weybourne Road Aldershot Hampshire GU11 3NE**

Applicant: Mr Archer

- Reasons for refusal:**
- 1 The proposed development, by reason of the restricted size of the plot, the footprint/siting of the proposed building and the lack of adequate space around the proposed building would be an unacceptably cramped, poorly contrived and incongruous form of development which would relate poorly and unsympathetically to its surroundings and would be detrimental to the street scene and the character of the area. The units would provide a poor living environment for future occupants by reason of their restricted internal dimensions and the lack of useable and private open space. The proposal would therefore constitute an unacceptable overdevelopment of the site contrary to the provisions of Rushmoor Core Strategy Policies CP1 and CP2 and saved Local Plan Policies ENV13 and ENV17; the Council's adopted "Housing Density and Design" and "Sustainable Design and Construction" Supplementary Planning Documents, April 2006, the Technical Housing Standards - Nationally Described Space Standard and the National Planning Policy Framework/Practice Guidance.

 - 2 The proposal fails to provide mitigation for the impact of the development on the Thames Basin Heaths Special Protection Area in accordance with the Council's Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy and is therefore contrary to Policy CP13 of the Rushmoor Core Strategy.

- 3 INFORMATIVE - The Local Planning Authority's commitment to working with the applicants in a positive and proactive way is demonstrated by its offer of preapplication 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.

Appendix "C"

Application No. & Date Valid: 17/00332/ADJ

6th April 2017

Proposal: Consultation from Hart District Council in respect of the demolition of the existing office buildings. Comprehensive redevelopment of the site for the construction of 323 residential dwellings along with internal roads, open space, landscaping and associated infrastructure with existing access from the Minley Road at **Guillemont Park Minley Road Blackwater Camberley**

Applicant: Hart District Council

Reasons:

- 1 The applicant has failed to provide detailed evidence through an Infrastructure Delivery Statement of how the impacts of the proposed development in respect of education and health care will be mitigated appropriately. Hence, it fails to demonstrate how planned or committed infrastructure is sufficient to accommodate the requirements associated with the development proposed.
- 2 The applicant intends to provide off-site mitigation capacity through utilising Land at Bramshot Lane Suitable Alternative Natural Greenspace (SANG)' to mitigate the impacts of the development in relation to the Thames Basin Heaths Special Protection Area. However, the detailed arrangements for securing mitigation against this emerging SANG have yet to be established and as such Rushmoor is concerned that deliverable SANG is not currently in place.

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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 20 to 22

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

Section B – For the NOTING of any Petitions – Page 22

Section C – Items for DETERMINATION – Pages 23 to 79

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 80 to 102

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).*
- *Draft Submission Rushmoor Local Plan, June 2017.*

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Section A

Future items for Committee

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

Item	Reference	Description and address
1	16/00837/FULPP	<p>Comprehensive redevelopment of the site comprising demolition of existing buildings and site clearance and erection of 159 residential units (Use Class C3) (comprising 9 X 1-bedroom flats, 27 X 2-bedroom flats, 26 X 2-bedroom houses, 2 X 3-bedroom flats, 79 X 3-bedroom houses & 16 X 4-bedroom houses), associated parking and servicing, hard and soft landscaping, public amenity space and play areas, formation of vehicular access onto Southwood Road and other associated works</p> <p>The Crescent Southwood Business Park Summit Avenue Farnborough</p> <p>An extension of time for the consideration of the application until 31 July 2017 has been agreed. Amended plans have been received featuring new details to the internal layout. These have been the subject of public consultation which ended on 9 June. 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 Hampshire</p> <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. A request has been received to extend this period for a further 6 months. This is under consideration.</p>
3	17/00241/ADJ	<p>Consultation from Hart District Council in respect of Hybrid Planning Application (part full, part outline) for a residential-led mixed use redevelopment comprising 1. Outline planning application with means of access (in part) to be determined (all other matters reserved for subsequent approval), for the erection of up to 1,500 dwellings (Use Class C3); a local centre including residential (Use Class C3 within the up to 1,500 dwellings) and up to 2,655m2 (GEA) of retail, commercial and/or community floorspace (Use Classes A1 to A5, B1, D1 and D2); a primary school (Use Class D1); drainage works including balancing ponds; on and off-site SANG mitigation; creation of landscaping, open space and ecological habitats; car and cycle parking; demolition of existing buildings; site clearance; earthworks; site remediation; provision of utilities infrastructure; off-site highway works; and all other ancillary and enabling works. 2 Full planning application for the erection of 189 dwellings (Use Class C3); access; drainage works including balancing ponds; creation of landscaping, open space and ecological habitats; car and cycle parking; earthworks; demolition of existing buildings; site remediation; provision of utilities infrastructure; off-site highway works; and all other ancillary and enabling works.</p>

		<p>Hartland Park Bramshot Lane Fleet</p> <p>This application has only recently been received and consultations are in progress.</p>
4	17/00348/FULPP	<p>Erection of a new car showroom with ancillary offices to be used for the sale and display of motor vehicles; an associated workshop for the repair, servicing and maintenance of motor vehicles together with associated car and cycle parking, access/highway works, drainage, bin store, landscaping, plant and ancillary works.</p> <p>Farnborough Business Park Templar Avenue Farnborough Hampshire</p> <p>This application has only recently been received and consultations are in progress.</p>
5	17/00447/FULPP	<p>Change of Use of The Beehive Public House to 8 flats, consisting of 6 x 1-bed units, 1 x 2-bed unit and 1 x studio, including erection of extensions at the rear and erection of new build at rear to create 2 x 1-bed units and 1 x 2-bed house</p> <p>The Beehive 264 High Street Aldershot Hampshire</p> <p>This application has only recently been received and consultations are in progress.</p>

Section B

Petitions

Item	Reference	Description and address
		There are no petitions to report

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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	Chris Jones
Application No.	17/00182/MMA
Date Valid	25th May 2017
Expiry date of consultations	16th June 2017
Proposal	MATERIAL MINOR AMENDMENT Variation of Condition 2 of planning permission 12/00967/FUL dated 15th March 2013 to allow retention of dwelling with 4 bedrooms, patio and amendments to elevations and parking
Address	34 Cranmore Lane Aldershot Hampshire GU11 3AT
Ward	Rowhill
Applicant	Mr & Mrs Nazim
Agent	Mr Nigel Rose
Recommendation	GRANT subject to completion of s106 Planning Obligation

Description

The site is a detached three-bedroom property on a 18m by 61m plot on the northern side of Cranmore Lane to the side of which a new dwelling is being constructed. The new dwelling is substantially complete, but the parking area to the front has yet to be completed and other aspects also remain incomplete. The property is not yet occupied.

In March 2013, planning permission 12/00967/FULPP was granted for the erection of a detached three-bedroom house, following demolition of the garage and the partial demolition of an existing single storey extension to the original building. The dwelling as shown on the approved plans would be 6.5m wide and 10.25m deep at two-storeys, with a further 5.8m deep single storey section at the rear.

In March 2014 planning permission 13/00949/MMAPP was granted for an amended design for the new property with its width increased from 6.5m to 7.35m and corresponding adjustments to the roof height and slope. The additional width of the new property was accommodated by further reducing the size of the extension of the existing property. All other aspects of the proposal remained as previously approved. Development was commenced on the basis of this amended design.

In May 2016, a complaint was received that the building was not being built in accordance

with the approved plans - the concern being that the dwelling was closer to the boundary with 36 Cranmore Lane than approved. The Case Officer visited the site and verified that the building was being constructed in the correct location. However, as construction works proceeded, further complaints were received that the bay window on the front elevation was deeper than approved and that a room in the roof was being constructed. The site was inspected and the owners were advised that the changes were material and would require planning permission.

The current application was initially validated on 2 March 2017 but was then made invalid after a detailed site inspection revealed material inaccuracies in the submitted plans, and that further changes to the building had been made but not included in the submitted drawings. The application in its amended form was validated on 25th May 2017.

The main differences between the building as constructed and the plans approved under planning permission 13/00949/MMAPP are as follows:

The forward projection of the two-storey bay window on the front elevation of the building has been increased from 0.8m to 1m;

On the ground floor, a study and a utility room with external door on the side elevation have been deleted and have been replaced with a dining area, with a window replacing the side door. An additional window has been inserted in the east elevation to serve a reconfigured and repositioned WC/shower room. A raised patio has been constructed at the rear of the building, where a set of bi-fold doors have been replaced with conventional patio doors.

On the first floor, the position of a bathroom and a store have been reversed and an additional window on the rear elevation has been added to serve the bathroom in its new position.

An additional room has been formed in the roof space, which is marked on the plans as a fitness room/study. This room is lit by two roof-lights, one in the side facing roof slope and one in the rear.

It is proposed to provide three parking spaces to the front of the building, rather than the two as originally approved.

Like the previous applications on this site, this application is being referred to the Development Control Committee because the applicants are related to Councillors Charles and Sophia Choudhary.

Consultee Responses

Transportation Strategy Officer No Highway Objection.

Neighbours notified

In addition to posting a site notice and press advertisement, six individual letters of notification were sent to properties in Cranmore Lane, Cranmore Gardens and Alverstoke Gardens. Neighbours and those making representations were also notified of amended plans and an amended description. The consultation period for this additional consultation ends on 16 June 2017 and Members will be updated verbally of any additional comments that have been received.

Neighbour comments

The occupier of 36 Cranmore Lane (the adjoining property to the west) objects to the proposal to retain the building as constructed on the grounds the bay window is very close to her own bay window and the additional depth of the bay would result in a loss of privacy. She does not consider that the proposed use of opaque glass would rectify this and has found it necessary to keep her curtains closed on that side, thus compounding a loss of direct sunlight received through a roof light that provides daylighting to the rear of her living room. She also raises objection to the inclusion of a fourth bedroom on the grounds of increased traffic and parking difficulties, which are compounded by parked vehicles associated with the occupiers and visitors to the existing occupied dwelling on the site. She complains of months of noise and disturbance and also damage to her property during construction and fears that this could go on for considerably longer.

The occupier of 32 Cranmore Lane objects to the proposal on the grounds that the originally approved plans were for a three-bedroom house which was in keeping with the size of the plot and the existing house at 34 Cranmore Lane. The writer considers that there has been a deliberate attempt to construct a larger property than approved and the inclusion of an additional bedroom has necessitated the proposal for an additional parking space which would have otherwise have been unnecessary. He is concerned that the bay window is now more visible from his property. He is also concerned that the proposed parking layout has not yet been laid out and that the applicants may leave the parking area as it currently exists, with potentially three cars per property, no landscaping and no provision for surface water drainage. He considers that is detrimental to visual amenity and highway safety and could pose a risk of increased surface water runoff on to his property.

The occupier of 43 Cranmore Lane has raised objection to the proposal on a number of grounds, on some of which he does not elaborate – e.g. ground contamination, damage to SSSIs, but also comments that it alleviates existing problems and results in environmental improvements. His main area of concern appears to be parking – he considers that the existing parking arrangements are dangerous and no additional parking should be permitted. He also refers to the parking of vehicles on the highway associated with the existing property, and contends that this has resulted in vehicles passing an existing bollard on the wrong side of the road. He is concerned about overlooking and the size and scale of the development. He also notes the extended period of noise and disturbance that he and his other neighbours have had to endure during construction.

The occupiers of 6 Alverstoke Gardens have raised concerns about what they consider to be the lack of suitable drainage for a new property and that there are no downpipes connecting the guttering to drainage and that proper guttering has not been provided to the extension on the existing building. They also refer to problems with surface water runoff onto their property since commencement of works and raise concerns that the removal of shrubs from the rear of the garden that were initially indicated to be retained may have exacerbated this situation.

Policy and determining issues

The site is within the built-up area as defined in the Rushmoor Plan Core Strategy and Policies 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), CP10 (Infrastructure Provision), CP12 (Open Space, Sport and Recreation), CP13 (Thames Basin Heaths Special Protection Area), CP15 (Biodiversity), and CP16 (Reducing and Managing Travel Demand) are relevant as are

saved Policies ENV17 (General Development Criteria) , H14 (Amenity Space) and OR4 and OR4.1 (Public Open Space) of the Rushmoor Local Plan Review (1996-2011). Also relevant would be the Car and Cycle Parking Standards and Planning Contributions: Transport Supplementary Planning Documents.

The main determining issues are considered to be the implications of the proposed amendments on the appearance of the property, its impact upon visual amenity and upon the adjoining residents, upon highway safety and upon surface water drainage. However, because the Council will be issuing a new planning permission if the amendments are accepted, it is also necessary to address the issue of SPA mitigation.

Commentary

Impact upon Visual Amenity and the Character of the Area -

The overall dimensions and proportions of the dwelling are no different from those approved under planning permission 13/00949/MMAPP. The only exception to this is the front bay, which is 0.2m deeper than approved. However, this is considered to have a minimal visual impact on the character and amenity of the area. The amended parking area proposed in this application would result in an increase in the area of hardstanding to accommodate an additional space and a corresponding reduction in the landscaped area from that originally approved. Since the front boundary is formed by a one-metre high fence with hedging behind, the public amenity value of the landscaping was somewhat limited and the changes proposed would have little impact upon visual amenity or character of the area.

Impact upon Neighbours -

The property most affected by the amendments is 36 Cranmore Lane. The main impact would be through the increased depth of the front bay and the amendments to the parking area. The bay is visible from the corresponding bay at 36 Cranmore Lane when viewed from the side facing windows of the bay, a common enough arrangement where adjacent houses have bay windows, and has relatively little impact on light, outlook and amenity in the front rooms generally. It is considered that the additional 20cm projection does not result in a materially harmful different impact on the outlook and amenity of 36 Cranmore Lane compared with the arrangements that were originally approved. There is the possibility of a small loss of privacy resulting from mutual overlooking between the adjacent bay windows, but it is considered that the applicants proposal to fit obscured glazing to the side facing windows in the new bay would address this issue. The amended parking area would bring parked vehicles a little closer to the front bay of no.36 but the arrangement is not untypical and is therefore considered to be acceptable. Elsewhere on the building, it is considered that the roof lights that have been installed are at a high level and would not result in any material loss of privacy to 36 Cranmore Lane or any of the other residential properties to the side and rear. The additional first floor window on the rear elevation would serve a bathroom and will therefore be fitted with obscure glazing. There is no change in respect of the relationship with properties on the opposite side of Cranmore Lane. The patio that has been constructed at the rear of the site is raised above the sloping ground to form a level area approximately 7.5m wide by 3.8m deep but it is considered that the adjoining boundary fencing is of sufficient height to ensure that there would be little impact upon the privacy and amenity of No.36 or any other adjoining property.

Impact upon Highway Safety -

The submitted plans show that the property will have three bedrooms, with the additional

room in the roof space being labelled as a fitness room/study. However, while it may be the intention of the applicants to use it as such, the room would comply with the space standards for a bedroom as set out in the Government's "Technical housing standards - nationally described space standard". It is therefore considered that the room could be used in the future as a bedroom, in which case the property would have four bedrooms. The applicants have accepted this, as is evidenced by the description of the development as a four-bedroom property on the application forms, and the fact that three parking spaces are now proposed to comply with the requirements of the Car & Cycle Parking Standards Supplementary Planning Document. It is considered that the parking arrangements shown on the plans are satisfactory. The comments made by neighbours in respect of the current parking arrangements are noted but these are temporary arrangements to allow for parking while construction is under way, A condition is recommended to ensure that the approved parking arrangement are provided before the new dwelling is occupied.

Surface Water Drainage

It is a requirement of Policy CP4 that all new housing is provided with a Sustainable Urban Drainage System or equivalent to ensure that surface water runoff from the site will not exceed greenfield runoff rates. Details of a satisfactory SUDS were submitted pursuant to condition 7 of planning permission 13/00949/MMAPP before commencement of development and there is no reason to suppose that such a system could not be modified to cope with the increased area of hardstanding at the front of the building and the patio at the rear. With regard to the objectors comments concerning existing issues with runoff from the site, the applicant has confirmed that the SUDs system as approved has not yet been installed. It is therefore recommended that a condition be imposed requiring details of a modified SUDs system be submitted for approval and that the approved system be installed before the parking area is constructed and the new dwelling is occupied. The comments from the occupants of 6 Alverstoke Gardens about increased runoff on to their property are noted, However, the area of the site occupied by buildings and hardstanding as a result of this proposal is relatively small compared with the overall area of the site and the new works are located away from the boundary with this property. It is to be expected that the situation would improve once new planting becomes established and partitioning fencing has been installed as indicated on the submitted plans. Ultimately, the aim of Policy C4 is to ensure that surface water rates do not exceed greenfield discharges as a result of development, not to eliminate them entirely.

Impact upon 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) 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 Planning Obligation was completed in respect of the original application to reflect the proposal for a three-bedroom property and was varied to refer the first Minor Material Amendment application. It is necessary to make a further variation to the Planning Obligation to support the current application to increase the total contribution to £8217 with the SANG and SAMM contributions being increased to £7410 and £807 respectively to reflect the increase in bedrooms from three to four.

Other Matters -

The Obligation completed with the initial planning application included financial contributions in respect of off-site provision of public open space and transport infrastructure improvements, pursuant to saved Policies OR4 and OR4.1 and to Policy CP16 and the Planning Contributions: Transport Supplementary Planning Document. However, having regard to Central Government advice prohibiting the levying of contributions in respect of residential schemes of 10 units or fewer, it would not now be possible to require such contributions.

The previous planning permission was granted subject to a number of conditions which will need to be re-imposed on any new planning permission, if they are still relevant. Details were submitted and approved under reference 15/00577/CONDPP in respect of conditions 3 (external materials), 4 (surfacing materials), 5 (boundary treatments), 6 (refuse bin storage), 7,(SUDS system) 8 (Sustainable Homes), 9 (Landscaping) and 13 (Cycle storage) of planning permission 13/00949/MMAPP. Where the matters that have previously been approved will not change, a condition referring to the previously approved details will suffice - e.g. surfacing materials, boundary treatments, sustainable homes, refuse bin storage, cycle-storage. Where there will need to be adjustments, conditions requiring further details are recommended - e.g. SUDS system and landscaping.

Full Recommendation

It is recommended that SUBJECT to the receipt of a satisfactory Unilateral Undertaking under Section 106 of the Town and County Planning Act 1990 by 14 July 2017 to secure a financial contribution towards SPA Mitigation, 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 Unilateral Undertaking is not received by 14 July 2017 the Head of Planning, in consultation with the Chairman be authorised to REFUSE planning permission on the grounds that the proposal does not mitigate its impact upon the Thames Basin Heaths Special Protection Area.

- 1 The permission hereby granted shall be carried out and completed in accordance with the following approved drawings - P.40 Rev C, P.41 Rev B, P.42 Rev B, P.43 Rev B and P.44 Rev B.

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

- 2 The development shall be carried out and completed in accordance with the details that were approved under reference 15/00577/CONDPP on 20 November 2015, pursuant to conditions 4, 5, 6, 8 and 13 of planning permission 13/00949/MMAPP.

Reason - To ensure a satisfactory form of development.

- 3 Prior to the occupation of the property, details of measures to incorporate Sustainable Drainage Systems (SUDS) into the development or suitable alternative drainage strategy 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 and retained in perpetuity.

Reason - To reflect the objectives of Policy CP4 of the Rushmoor Core Strategy

- 4 The new property shall not be occupied 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.*

- 5 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.

- 6 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.

- 7 The parking spaces shown on the approved plans shall be used only for the parking of vehicles ancillary and incidental to the residential use of the existing and proposed properties. These spaces shall be kept available at all times for parking and shall not be used for the storage of Caravans, boats or trailers. The manoeuvring area between the spaces shall be kept free of obstructions at all times.

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

- 8 There shall be no use of the flat roof of the single storey part of the building as a terrace or sitting out area.

Reason - To safeguard the amenities of adjoining residents.

- 9 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 1995, (or any Order revoking and re-enacting that Order), no development falling within Classes) A, B, C, D or E of Part(s) 1 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.

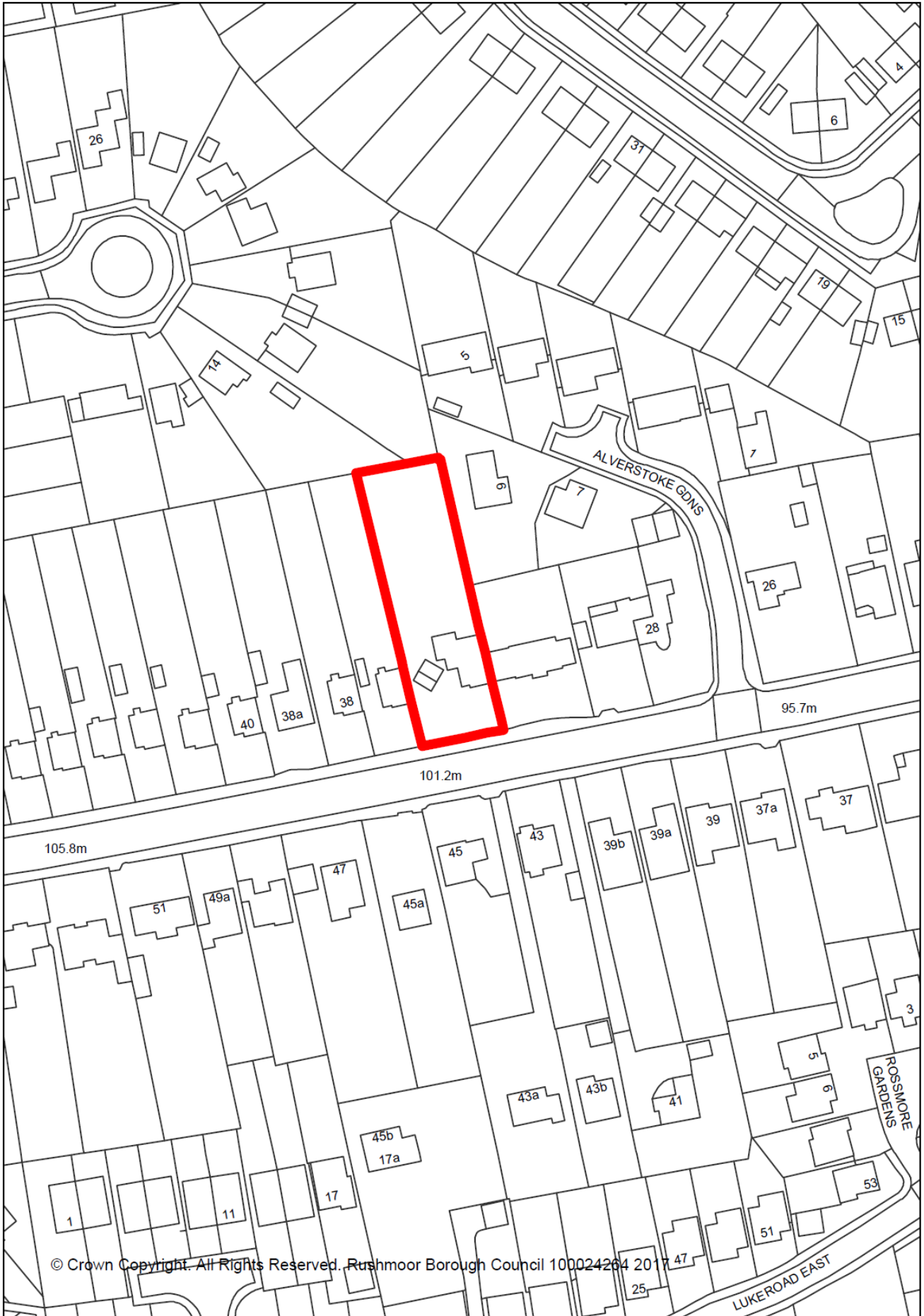
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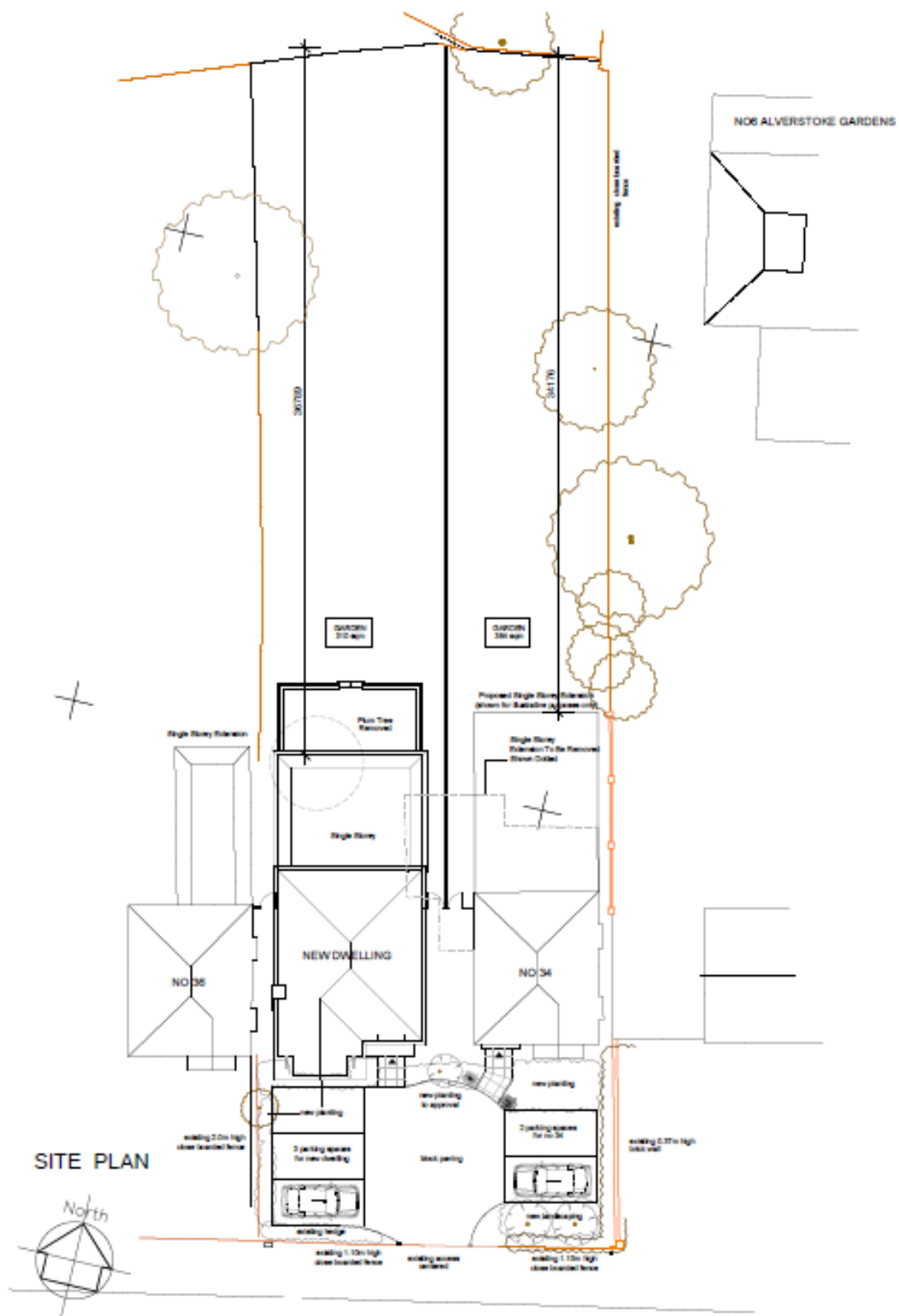
- 1 INFORMATIVE – The Local Planning Authority’s commitment to working with the applicants in a positive and proactive way is demonstrated by its offer of pre-application discussion to all, and assistance in the validation and determination of applications through the provision of clear guidance regarding 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 the proposal as amended would not adversely affect the character of the area, general amenity, residential amenity, nature conservation or highway safety and would make adequate provision for off-site provision of public open space and off-site highway works. The proposal accords with Policies CP1, CP2, CP3, CP4, CP5, CP13, and CP16 of the Rushmoor Plan Core Strategy and saved Policies ENV17, OR4, OR4.1 and TR10 of the Rushmoor Local Plan Review together with the Car and Cycle Parking Standards and Planning Contributions: Transport SPDs. 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 - 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.
- 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 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 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.

- 9 **INFORMATIVE** - The applicant is asked to consider the provision of bat and Swift bricks in the design of the new houses which would provide nesting and roosting habitat for these species in the urban environment. The applicant is also encouraged to use native species in the landscaping scheme.





SITE PLAN

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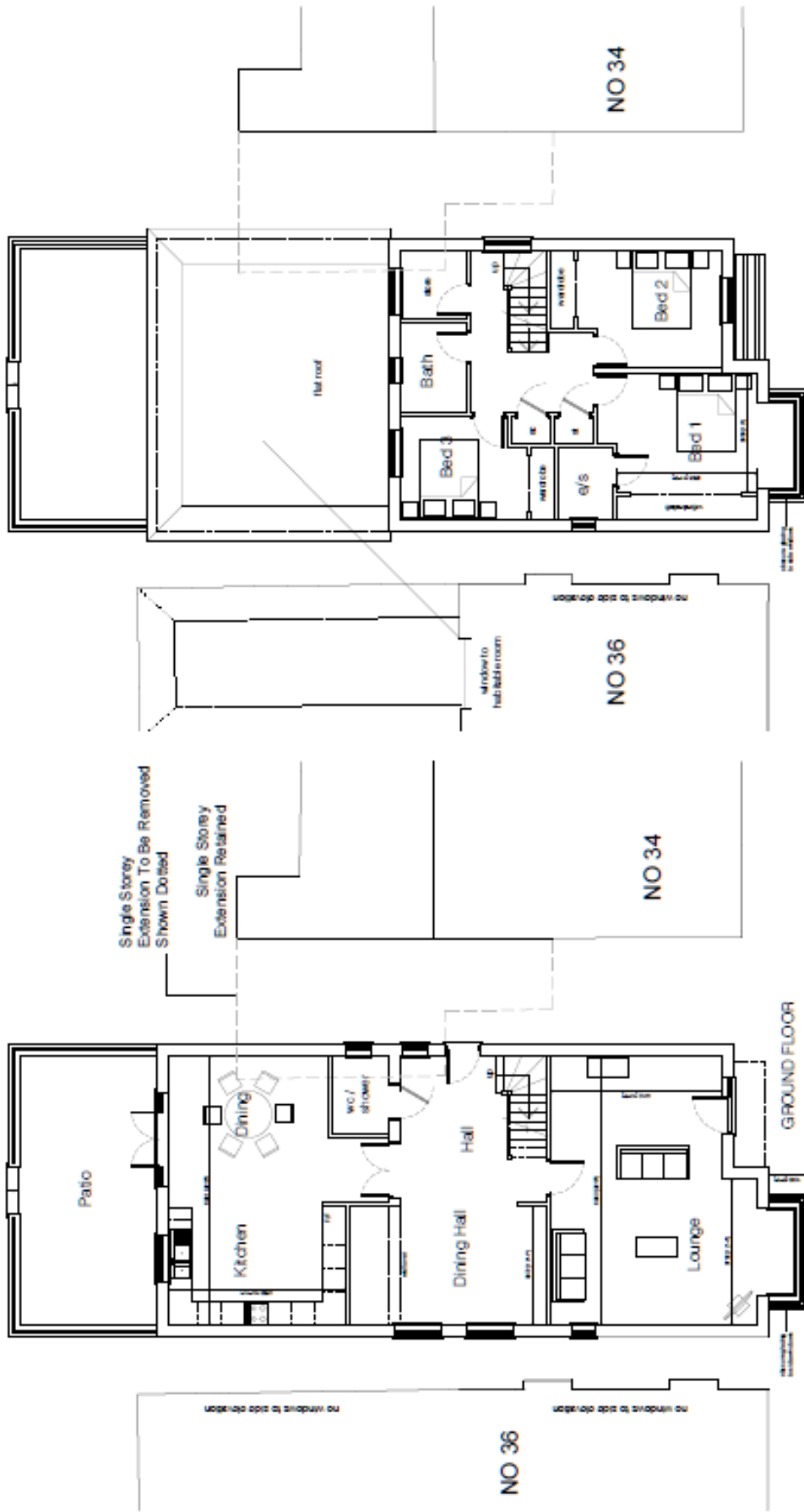
Cranmore Lane

Client: Mr Nazim

Address: 34 Cranmore Lane, Aldershot, GU11 3AT

Project: Site Plan - Revised Parking

Scale: 1:200 @ A3	Date: 20.12.16	P.40	C
Drawn: n/r	Revision no: 11.332		



FIRST FLOOR

GROUND FLOOR

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Architect: Mr Nairn

Address: 34 Quince Lane, Abingdon, GU11 3AT

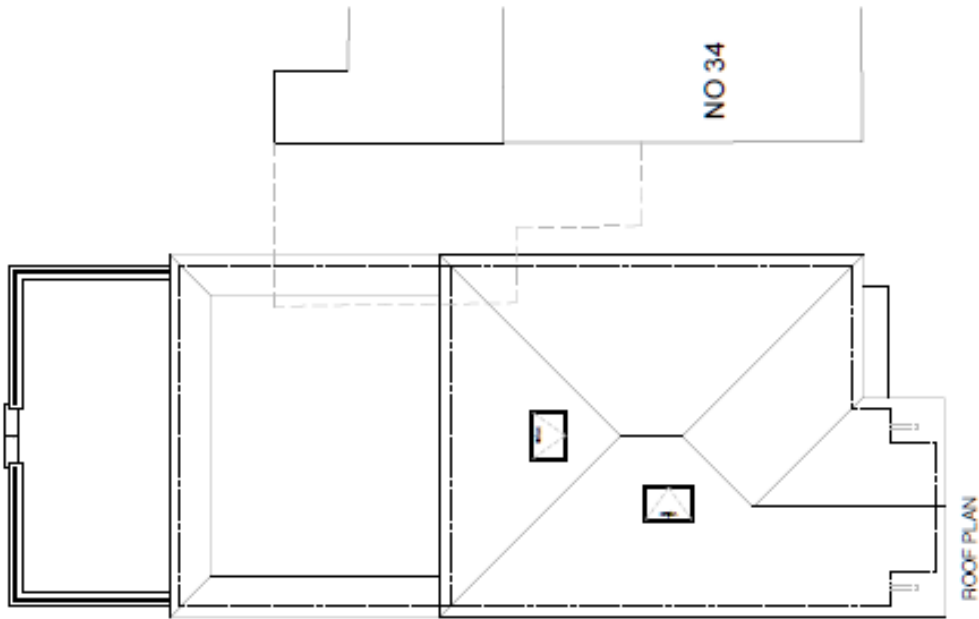
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Date: 20/12/16

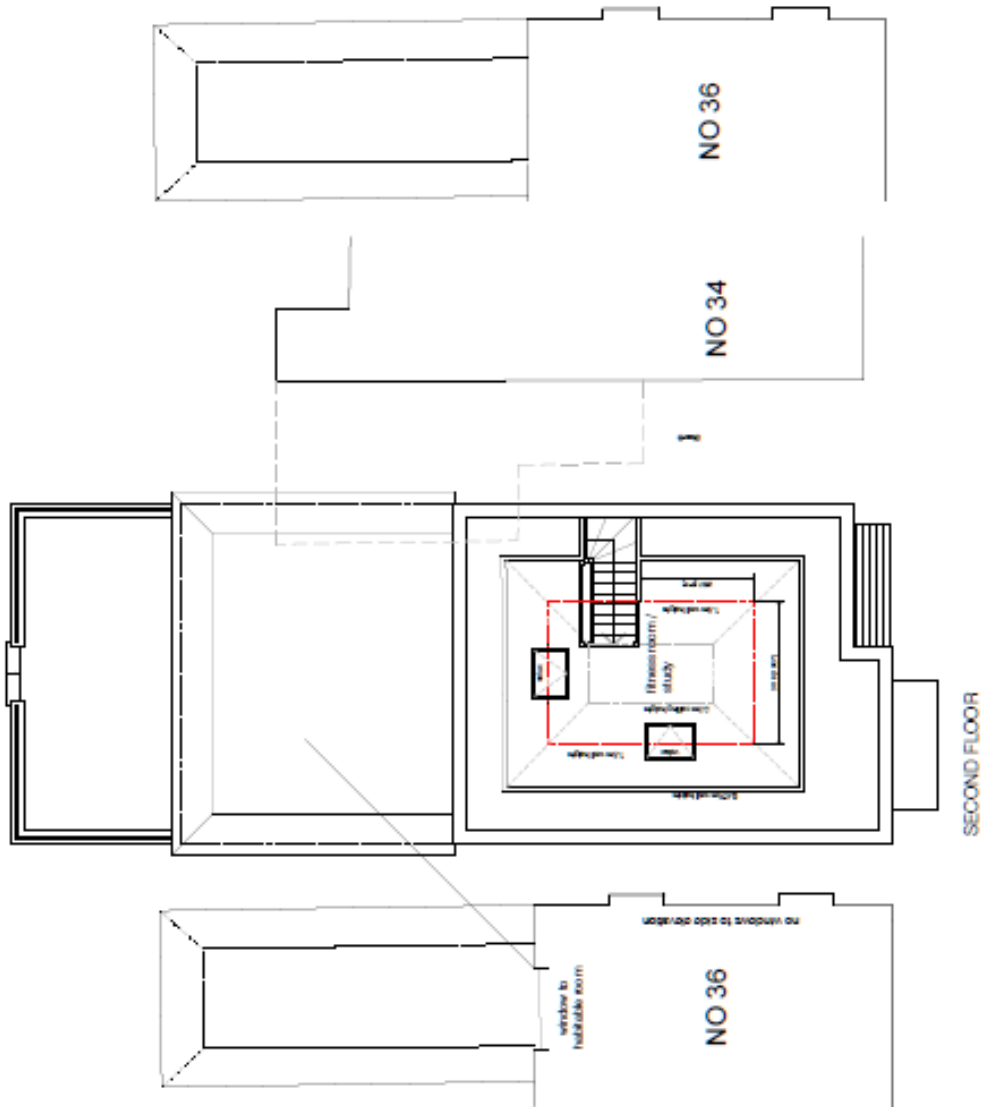
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Proposed Floor Plans

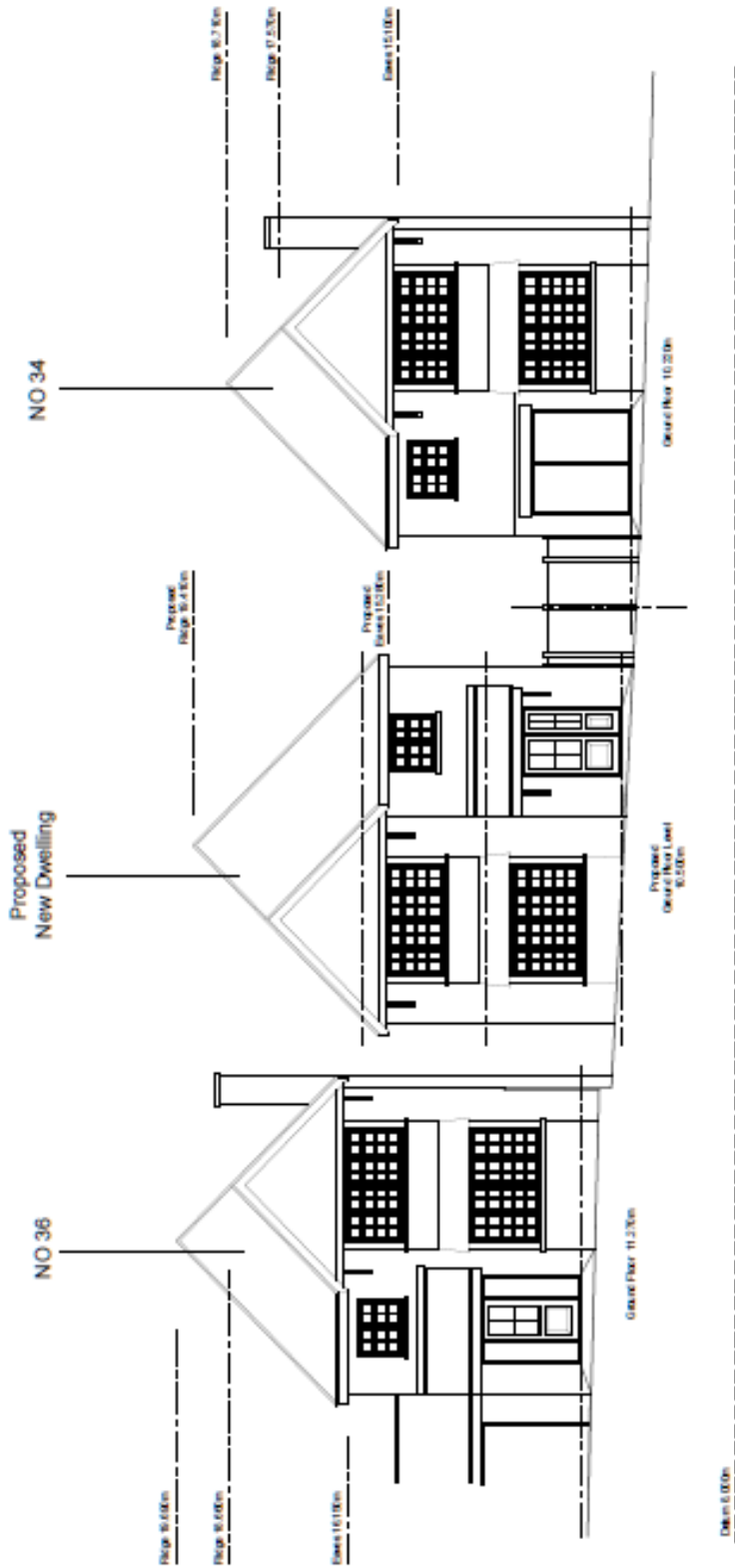
P.41 B



owner	Mr Nordin
project	34 Oarimore Lane, Aldenhot, GU11 3AT
site	
Proposed Floor Plans	
scale	1:100 @ A3
date	20.12.16
drawn	11.332
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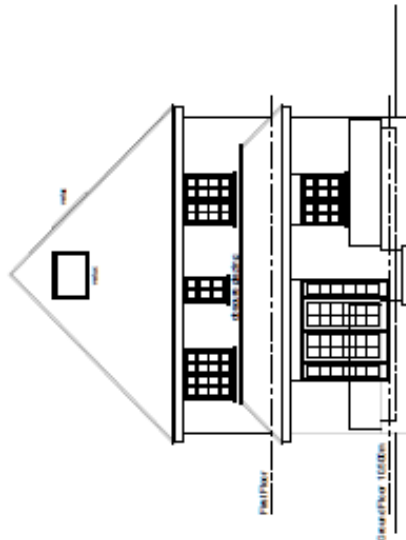


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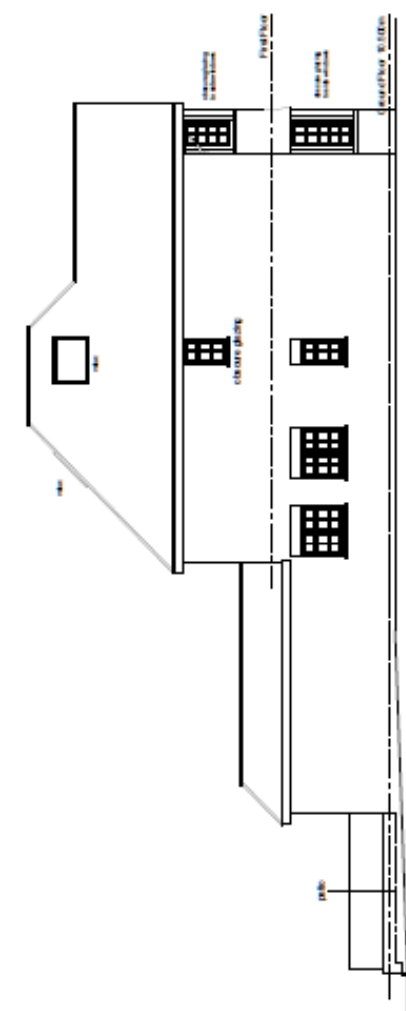


user	Mr Naaim	
request	34 Oarmore Lane, Admarsh, GU11 3AT	
no	Proposed Elevation	
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drawn	nyf	checked by 11.332
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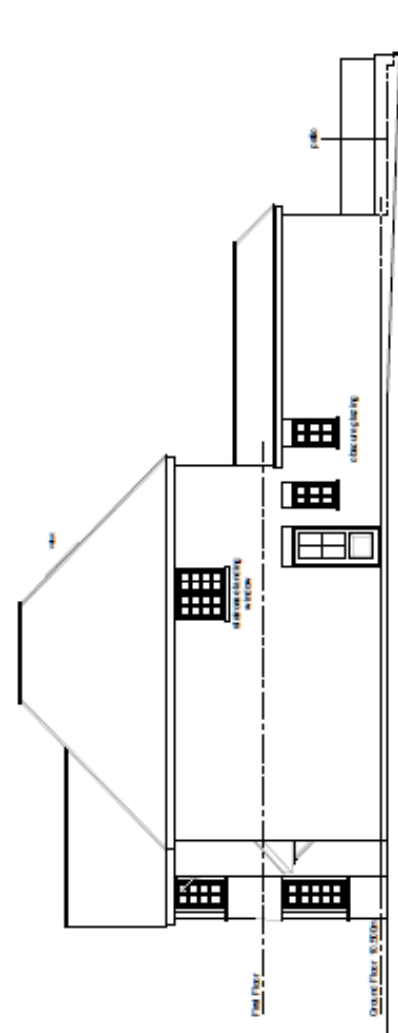
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Rear Elevation



Side Elevation



Side Elevation

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NAME	M. Nairn
ADDRESS	34 Cairnmore Lane, Alderhot, GU11 3AT
TITLE	Proposed Elevations
SCALE	1:100 @ A3
DATE	20/12/16
PROJECT NO.	11332
P.44	
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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	Sarita Jones
Application No.	17/00264/FULPP
Date Valid	4th April 2017
Expiry date of consultations	12th June 2017
Proposal	Erection of a three storey Use Class B1/B2/B8 building with associated car parking and landscaping works
Address	Building 4.2 Frimley Business Park Frimley Camberley Hampshire GU16 7SG
Ward	Cherrywood
Applicant	AG Frimley GP Ltd
Agent	Bell Cornwell Partnership
Recommendation	GRANT subject to completion of s106 Planning Obligation

Description

Frimley Business Park is located on the Surrey/Hampshire border. It contains a variety of two and three storey buildings which are in, or have permission, for B class purposes. Vehicular access to the business park is from the Frimley Bridges signalised roundabout on the Blackwater Valley Relief Road (A331). A spur from this roundabout provides access to junction 4 of the M3 going west. Access to the majority of the buildings within the business park is via a one way gyratory system with two lanes. The application site (0.47 hectares) occupies an area on the western side of the business Park. It comprises a hoarded area which encloses a partially constructed basement car park originally intended to serve a proposed three storey Use B1a office building (to be known as 4.2), surface car parking, vehicular access onto the one way gyratory road, and land adjacent to and including the River Blackwater. To the west of the site there is a three storey Use Class B1a office building (4.1) which is occupied by Genesys Telecommunications. The surface car parking area to serve both approved office buildings has been laid out in full as has the landscaping and ancillary structures eg refuse enclosures. To the north of the site there is a landscape corridor which bounds the River Blackwater and bisects the business park. Beyond this there is a two storey office building and decked car parking which is occupied by Novartis. To the south there is the Reading - Guildford railway line with the Hawley Lane and Chancerygate industrial areas beyond. To the east there is a two storey office building (Unit 100). Footpath 19 extends from the A325 into the business park to the unmanned crossing over the railway line and continues into the Hawley Lane Industrial Estate. The closest

residential properties are over 150 metres from the site in Princes Charles Crescent to the south and Hawley Lane to the west. These properties are largely screened from the site by existing industrial/commercial development.

The original planning permission for the business park was subject to a Section 52 legal agreement. The agreement covered a number of issues, including setting out that activities should comprise clean, non-polluting uses consisting of research, development, manufacturing, assembly, servicing, processing storage and dissemination of information services and training services, that office use should not exceed 50% in each building or group of buildings occupied by a single firm or occupancy, protecting the structural landscaping corridor adjacent to the River Blackwater from development, and the provision and implementation of a travel plan. This agreement was subject to subsequent deeds of variation which resulted in a request in 2005 to replace the existing section 52 agreement and amendments with a section 106 legal agreement. This agreement retained the provisions relating to the travel plan and the structural landscaping area. This was considered and agreed by the Development Control Committee in January 2006. The agreement was completed in February 2008.

Planning permission, 08/00205/FUL, was granted in June 2008 to demolish Unit 100 and erect a three storey B1 office building (4030 sq m) with undercroft and surface car parking providing a total of 128 spaces with associated landscaping and infrastructure. The time for the implementation of this permission was extended for a period of a further three years in March 2011, 10/00859/EXT, but has now expired.

In June 2008 planning permission was granted for the redevelopment of a larger site, which comprises the current application site and the curtilage of building 4.1, namely the demolition of the existing buildings (4602 sq m) and the erection of two three storey B1 office buildings with undercroft and surface car parking providing 209 spaces with associated access and landscaping having a total floorspace of 7273 sq m. This permission was implemented in respect of building 4.1, and the car parking provision for the development as a whole was provided.

The siting of the approved buildings reflected the meandering character of the River Blackwater in that they had curved footprints. The principal elevations for the buildings were of opaque and clear double glazed curtain walling, aluminium rain screen cladding and louvre screening. Access to both buildings was via elevated ground floor podiums with disabled access via ramps to the front of the buildings. Both main entrances had feature stairways and open void ventilation to the basement car parks screened by aluminium louvres. Ramps provided access to the undercroft/basement car parking areas. Both buildings had flat roofs and at roof level there are fully enclosed and open external plant areas which are combined into unified elements with metal cladding. External escape stairs were located at each end of both buildings and were to be finished in painted steelwork. Both buildings were some 14 metres high with central sections which extended a further 3.6 metres above this to accommodate the plant areas.

There was no change to the access arrangements into the business park from the signalised roundabout on the A331. A single vehicular entrance was approved into the application site in a similar position to that existing. 209 car parking spaces were approved at a ratio of 1:35 sqm gross floor area. 11 disabled spaces were approved which were shown sited in front of both main entrances with ramped pedestrian access to both buildings. Parking for 64 cycles was also approved.

This permission was subject to a legal agreement which secured the submission, approval

and future operation of a travel plan to include appropriate provision for further monitoring of the plan and a financial contribution of £90,160.00 in order to maximise opportunities for travel to and from the site by non car based transport and encourage the use of alternative modes of transport. The County Council has confirmed that the travel plans were submitted and the financial contribution paid in full (albeit that building 4.2 was not built)

The current application seeks permission for a three storey building with basement car park and roof mounted plant for uses falling within Use Class B1 (offices, research and development and light industrial), B2 (general industrial) and B8 (storage and distribution). The proposed gross external area of the building including the basement and roof structure is 5227 square metres. The general layout of the building approved in 2008 will be followed, re-using the existing undercroft car park and foundations to provide a complementary building next to unit 4.1. The proposed building will incorporate workshop or storage uses on the ground floor with office space above. It is designed as a curved block with a central core and entrance, book-ended by external screened fire stairs on each side. The plant area is set back and screened at roof level. The overall height of the building from ground level to the top of the roof plant enclosure is 19.5 metres with the roof parapet at 17 metres above the road level at the front entrance. The external materials comprise a combination of glass, aluminium cladding panels and metal louvres. The cladding panels are proposed to be silver with a pale blue accent colour that is to be used in combination with the window panels to create a striated pattern across the facades. The cladding panels have been arranged vertically in three horizontal bands, with the striation across these bands. To reflect the proposed workshop or storage use and to preclude damage by service vehicles such as fork lift trucks, the amount of glazing at ground floor is limited and the datum level of the windows raised to a metre above finished floor level. The two upper office levels are proposed to have a higher proportion of glazing.

The central core has a main entrance on the south-western side of the building where the existing surface car park and pedestrian links are. The basement car park would be entered via the existing ramp in the right hand side of the frontage. The ground floor space is accessible to service vehicles via a ramp on the left hand side.

Existing frontage landscaping will be supplemented. The existing landscaping along the River Blackwater corridor will be retained.

The lighting strategy includes the use of low level bollard lighting and access strip lighting to the front of the building and building/emergency lights fixed to the side elevations of the building. No external illumination is proposed between the rear elevation and the River Blackwater.

Vehicular access into the site remains unchanged. The 2008 planning permission included the provision of 209 parking spaces for the approved development as a whole. It is proposed to allocate 57 of the existing surface spaces to unit 4.2 plus 36 in the basement resulting in a provision of 93 spaces including 5 for use by disabled drivers. Secure cycle parking is provided in the basement with additional surface level spaces shared with unit 4.1.

The application is supported by a transport assessment and framework travel plan, a flood risk assessment, an utilities assessment, an arboricultural survey and impact assessment, a noise assessment, an ecological assessment, sustainability statement, a lighting strategy and an air quality assessment.

Consultee Responses

Environment Agency	raises no objection subject to condition.
Scottish & Southern Energy	provides details of electricity infrastructure in the area.
HCC Highways Development Planning	Raises no objection to the proposal subject to the submission and monitoring of a travel plan
Ecologist Officer	raises no objection to this application on the grounds of biodiversity subject to the recommendations in the ecology report being implemented in full.
Environmental Health	raises no objection subject to conditions and informatives.
Planning Policy	raises no objection to the proposal.
Surface Water Drainage Consultations	raises no objection subject to condition.
Highways Agency	raises no objection to the proposal in terms of the strategic network.
Transportation Strategy Officer	raises no objection to the proposal.
Arboricultural Officer	No adverse comments received.
Natural England	has no comment to make on this application.
TAG	raises no objection to the proposal.
Network Rail	raises no objection to the proposal but advises that the applicant must ensure that the development, both during construction and after completion of works does not imping/impact on Network Rail infrastructure.
Thames Water	raises no objection to the proposal in terms of sewerage infrastructure. It notes that public sewers cross or are close to the site and advises that Thames Water will usually refuse approval where building would come within 3 metres of a public sewer. With regard to surface water it is recommended 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. Connections are not permitted for the removal of groundwater. It also advises that no piling shall take place unless a piling method statement has been approved.

Neighbours notified

In addition to posting a site notice and press advertisement, 23 individual letters of notification were sent to Chancerygate Way, Frimley Business Park and Hawley Lane.

Neighbour comments

No letters of representation have been received in respect of this proposal. It is noted that the applicant undertook consultation with existing tenants and owners on the business park prior to the submission of the application. The agent confirms that no adverse comments were received.

Policy and determining issues

The site lies within in the built up area of Farnborough adjacent to the River Blackwater. As such policies SS1 (The Spatial Strategy), CP1 (Sustainable Development Principles), CP2 (Design and Heritage), CP3 (Renewable Energy and Sustainable Construction), CP4 (Surface Water Flooding), CP8 (Supporting Economic Development), CP10 (Infrastructure Provision), CP11 (Green Infrastructure Network), CP15 (Biodiversity), CP16 (Reducing and Managing Travel Demand) and CP17 (Investing in Transport) and "saved" policies ENV5 (Green Corridors), ENV13 (Trees), ENV16 (Development on Major sites), ENV19-19.4 (Comprehensive landscape plans and long term maintenance), ENV21-22 (Adequate access and facilities/external areas), ENV43 flood risk and ENV52 (Light pollution) are relevant. The Council's supplementary documents on Car and Cycle parking standards (2012), Planning Contributions: Transport and Sustainable Design and Construction and the guidance contained in the National Planning Policy Framework are also relevant to the consideration of this proposal

The main determining issues are:

1. The principle of development;
2. Design and scale;
3. Impact on trees and landscape;
4. Impact on neighbours;
5. Flood risk and the water environment;
6. Nature conservation;
7. Transport and parking issues; and
8. Sustainable construction and renewable energy.

Commentary

1. The principle of the development -

The application site lies within an employment area wherein redevelopment would normally be permitted. This proposal completes the redevelopment of this part of the business park and continues to support B class uses. The proposal for a flexible multi-use employment space, comprising workshop or storage uses on the ground floor with two floors of office accommodation above, is considered to offer a variety of business opportunities to meet the needs of a range of potential occupiers and is therefore welcomed. Having regard to these comments and the extant planning permission it is considered that the proposal is acceptable in principle.

2. The design and scale of the buildings -

The approved building on this site has a contemporary curved design and is shown to be completed in modern materials including glazed curtain walling, rain screen cladding and louvres. The proposed footprint generally reflects this curved design with the proposed materials considered to be complementary to the existing building. It is noted that the proposed building is higher and has a slightly different design approach, for example with the use of striations. This will result in a different impact on the character of the area. However given the spacing around the building, the bulk and massing of existing and approved development and the similarities between the approved and proposed buildings the resultant impact is considered to be acceptable. As with the approved scheme the proposal would also allow for a more sustainable development in terms of material to be used and energy consumption. Subject to the imposition of conditions relating to external materials the proposal is considered to be an acceptable design solution for this site.

3. Impact on trees and landscape -

The site is adjacent to the River Blackwater which is also designated as a Green Corridor. The legal agreement completed in February 2008 retained the clause in the original agreement preventing development within structural landscaping area either side of the River Blackwater. The application is accompanied by an Arboricultural Survey and Impact Assessment. No trees are required to be removed to facilitate the development nor are any works required with the root protection areas of existing trees. It will be necessary to undertake some access facilitation pruning works on overhanging crowns of some trees. The Council's Arboricultural Officer has made no adverse comments in terms of direct implications for amenity trees worthy of retention. Subject to the imposition of conditions to protect and supplement the landscape character of the site during and following the completion of development the proposal is acceptable.

Part of the application site is within the structural landscaping area as defined by the legal agreement completed in February 2008. The use of a condition is considered to be an appropriate mechanism to prevent development on this land and a legal agreement is not required for this restriction. Subject to these conditions the proposal is acceptable in landscape terms.

4. Impact on neighbours -

As the site is within an established employment area no residents would be affected by this development. The closest building to the proposed development is building 4.1. An existing planning permission remains valid in respect of a three storey building in the same location as the current proposal. No windows are proposed in the side elevation closest to building 4.1 with the enclosed external staircase being a main feature on this elevation. Whilst the proposed building will have an impact in terms of outlook and light, it is considered that having regard to the height, design and siting of the approved building, the proposed changes are not considered to result in material harm to the occupiers of building 4.1. Given the separation distances proposed between other buildings within the business park and also those on the other side of the railway line the proposal is not considered to have a significant impact on these occupiers.

Environmental Health has been consulted on this application and advises that:

"The submitted Environmental Noise Survey and Assessment Report has considered noise from building services plant but states that any such plant will only operate during the daytime period between 07:00 and 23:00. The report then recommends limits on cumulative plant noise emissions from the proposed development so that they do not exceed the

background noise levels recorded at the nearest residential premises, when taking into account penalties for any distinguishing characteristics of the noise. Such an approach risks raising the background noise level at the residential facades so Environmental Health would advise that the limits suggested within the report be revised so rather than not just exceeding the existing background noise level, the limits should be set so that they are at least 5dB below the existing background noise levels.

In any event, the report has not considered the night time period, so either a condition should be attached to any permissions granted requiring that external plant be switched off between the hours of 23:00 and 07:00 hours, or a further assessment is undertaken to determine suitable noise limits for all external plant operational at night.

The only significant impact on local air quality from the development will be during the demolition and construction phases. Standard conditions should ensure that dust or noise emissions during this period is kept to a minimum. The air quality impacts during the operational phase of the development will be minimal due to the relatively low levels of traffic generated and will be no more than that already experienced from the site.

The only lighting information submitted appears to be in the form of the document "Ecological Advice for Lighting Strategy". This contains useful advice that would also benefit and minimise the potential impact on neighbouring sites. Given the location of the development in relation to the nearest residential premises Environmental Health do not consider it necessary to require additional details. However, we would advise that any lighting scheme be controlled by time clocks and photocells to ensure the lighting will only be operational during the times required"

Subject to the imposition of appropriate conditions no objection is raised to the proposal on amenity grounds.

5. Flood risk and the water environment -

The application has been considered by the Hampshire County Council as Lead Local Flood Authority (HCC), the Environment Agency (EA) and Thames Water. HCC raise no objection to the proposal subject to the imposition of a condition securing the design of the proposed drainage strategy including an implementation programme. The EA raises no objection to the proposal subject to the imposition of a condition to safeguard an 8 metre wide buffer zone around the River Blackwater. Thames Water raise no objection to the proposal subject to the imposition of a condition in the event that piling is used as a method of construction for this development (Officer note the foundations for this building have already been completed as part of the original development therefore this condition is not required). Subject to the imposition of conditions to address these matters the proposal is considered to be acceptable in flood risk and drainage terms.

6. Nature conservation

The application is accompanied by a preliminary ecological appraisal and a lighting strategy. The Council's Ecologist confirms that he has no record of protected species on the site beyond those outlined in the ecological appraisal. The site will not directly impact on any designated sites of nature conservation value, although the River Blackwater flows through the eastern half of the site.

The ecology report found that the site is generally of low interest for biodiversity. However, significantly raised interest is provided by the River Blackwater. The submitted lighting

strategy indicates that there would be no additional light spill onto the river corridor beyond what is already present.

The ecological appraisal makes a number of recommendations for precautionary mitigation and enhancement. He supports these recommendations. On this basis he raises no objection to the proposals on the grounds of biodiversity subject to the recommendations in the ecology report being implemented in full. Natural England raises no objection to the proposal in relation to statutory nature conversation sites.

7. Transport and parking issues -

The access arrangements to serve the development remain as existing. The County Highway Authority and Highways England are satisfied that the proposed development will not have a materially detrimental impact on the operation of the local highway network within Hampshire or on the wider strategic road network. No views have been received from Surrey Heath in relation to the impact on its highway network.

The proposal is to construct building Unit 4.2 to provide new gross external area of B1/B2/B8 space of 4013m² spread over three levels with workshop/ storage on the ground floor of 1347m² and two floors of offices above (1347m²). Planning permission was previously granted for buildings 4.1 and 4.2 with a shared parking area of 209 spaces. Only building 4.1 was completed and occupied, this proposal is to seek permission for development of the uncompleted site building 4.2 but with the same parking area.

A total of 93 parking spaces will be allocated to this proposed building 4.2 giving an overall ratio of 1 space for 43.5m² (or 1 space for 35.6m² when both buildings are considered) which meets the maximum standard for this mixed use. Five of the parking spaces will be identified and be of extra width for disabled drivers.

The proposal will also include more than 30 cycle parking spaces in secure locations in the basement which also offers weather protection which is acceptable in providing secure cycle storage.

A loading bay is required for the proposed use of the building and it has been satisfactorily demonstrated that it can be accessed by a 10m rigid vehicle.

Having regard to the above the Transportation Strategy Officer raises no objection to the proposal.

It is noted that the transport contribution for the development approved in 2008 has been paid in full. The County Highway Authority advises that given the likely level of sustainable modes demand is similar to the extant permission this contribution is considered adequate to mitigate the impact of the development.

Having regard to the extant permission and the proposed uses it is appropriate for a Travel Plan to be submitted for approval and future monitoring. The applicants have agreed to entering into a legal agreement to secure this. Whilst the County Highway Authority is seeking further details in relation to the travel plan, subject to the completion of this agreement and appropriate conditions relating to the provision of parking/construction management, no objection is raised to the proposal on transport or parking grounds.

8. Sustainable construction and renewable energy -

Policy CP3 seeks information relating to renewable energy and how they will incorporate sustainable construction standards and techniques into new development. A sustainability statement, including a BREEAM pre-assessment has been submitted with the application. This pre-assessment outlines how the proposed "Very Good" rating is likely to be achieved including in relation to energy monitoring, water consumption, water monitoring, responsible sourcing of materials and mitigating ecological impact. Subject to the imposition of a condition seeking a completion report which demonstrates that the target scores set out in the pre-assessment summary report have been met and a BREEAM Very Good standard achieved, no objection is raised to the proposal in terms of sustainable construction

Extension of Time

A request has been received from the applicant to extend the time for the determination of this application to 28 July 2017 to enable the legal agreement to be completed. This has been agreed

In conclusion it is considered that the proposal will be a benefit to the business community, support the ongoing development of Frimley Business Park and reflect the objectives of the development plan policies and national guidance to encourage and guide development within the Borough.

Full Recommendation

It is recommended that SUBJECT to the completion of a satisfactory Legal Agreement under Section 106 of the Town and Country Planning Act 1990 by 27 July 2017 to secure the submission, approval and future operation of a travel plan to include appropriate provision for further monitoring of the plan in order to maximise opportunities for travel to and from the site by non car based transport and encourage the use of alternative modes of transport the Head of Planning in consultation with the Chairman, be authorised to **GRANT** planning permission subject to the conditions and informatives set out below:

However, in the event that a satisfactory s106 Agreement is not completed by 27 July 2017 the Head of Planning, in consultation with the Chairman, be authorised to **REFUSE** planning permission on the grounds that the proposal fails to promote sustainable transport choices to minimise traffic generation by reducing reliance on the private car contrary to the provisions of policy CP16 of the Rushmoor Core Strategy.

- 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 Notwithstanding any details submitted with the application, no works shall start on site until a schedule and/or samples of the external materials to be used in the development have been submitted to, and approved in writing by, the Local Planning Authority. The Development shall be completed and retained in accordance with the details so approved.

Reason - To ensure satisfactory external appearance.*

- 3 Notwithstanding any details submitted with the application no works shall start on site until a schedule and/or samples of surfacing materials, to be used in the development

have been submitted to, and approved in writing by, the Local Planning Authority. The development shall be completed and retained in accordance with the details so approved

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

- 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 occupiers and to prevent adverse impact on traffic and parking conditions in the vicinity.

- 5 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order, 1987, (or any other Order revoking or re-enacting that Order) the building shall be used only for the purposes of Use Classes B1, B2 and/or B8 and for no other purpose, without the prior permission of the Local Planning Authority.

Reason - To protect the amenities of neighbouring occupiers, to safeguard employment land and to prevent adverse impact on traffic and parking conditions in the vicinity.

- 6 In the event that unforeseen ground conditions or materials which suggest potential or actual contamination are revealed at any time during implementation of the approved development it must be reported, in writing, immediately to the Local Planning Authority. A competent person must undertake a risk assessment and assess the level and extent of the problem and, where necessary, prepare a report identifying remedial action which shall be submitted to and approved in writing by the Local Planning Authority before the measures are implemented.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared and is subject to approval in writing by the Local Planning Authority.

Reason - To ensure that the site is safe for the development permitted and in the interests of amenity and pollution prevention

- 7 No works shall start on site until the existing trees and hedges which are to be retained have been adequately protected from damage during site clearance and works in accordance with details which have first been submitted to and approved in writing by the Local Planning Authority and which shall include stout exclusion fencing located outside the perimeter of canopy spread.

Reason - To preserve the amenity value of the retained trees and shrubs.*

- 8 The development hereby permitted shall be undertaken in accordance with the levels shown on the approved plans

Reason - To ensure a satisfactory form of development in relation to neighbouring property and drainage.*

- 9 The development hereby approved shall not be occupied until the parking facilities shown on the approved plans have been completed and made ready for use by the occupiers. The parking facilities shall be thereafter retained solely for parking purposes (to be used by the occupiers of, and visitors to, the development). *

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

- 10 Notwithstanding any information submitted with the application, no development shall take place until a scheme for the provision and management of a minimum buffer zone of 8m alongside the river Blackwater shall be submitted to and agreed in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved scheme. The buffer zone scheme shall be free from built development including lighting. The schemes shall include:

- a scaled plan clearly showing the extent and layout of the buffer zone in relation to the watercourse and the development;
- details of the planting scheme and/or seed mixes within the buffer zone (which should be of native species only);
- details of any footpaths and fencing within the buffer zone;
- details demonstrating how the buffer zone will be protected during construction; and
- details demonstrating how the buffer zone will be managed/maintained over the longer term.

Reason: In the interests of biodiversity, protection of habitat and the water environment.

- 11 The cycle parking hereby approved shall be provided and properly laid out prior to first occupation of the development and thereafter retained free of any impediment to its designated use unless otherwise agreed in writing by the Local Planning Authority*

Reason: To encourage access to the site by alternative modes of transport to the car

- 12 No spoil or materials shall be deposited or stored on that part of the site lying within the area of land liable to flood.

Reason: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity

- 13 No building materials shall be stored within 8 metres of the River Blackwater.

Reason: To maintain the character of the watercourse.

- 14 All plant and machinery shall be enclosed with soundproofing materials and mounted in a way which will minimise transmission of structure-borne sound in accordance with a scheme to be first submitted to and approved in writing by the Local Planning Authority. All plant and machinery shall be switched off between the hours of 11pm and 7am.

Reason - To protect the amenity of neighbouring occupiers.*

- 15 No works shall start on site until a construction method statement has been submitted to and approved in writing by the Local Planning Authority, which shall include:

- i) programme of construction work;
- ii) the provision of long term facilities for contractor parking;
- iii) the arrangements for deliveries associated with all construction works;
- iv) methods and phasing of construction works;
- v) access and egress for plant and deliveries;
- vi) protection of pedestrian routes during construction;
- vii) location of temporary site buildings, site compounds, construction materials and plant storage areas;
- viii) controls over dust, noise and vibration during the construction period;
- ix) provision for storage, collection and disposal of rubbish from the development during the construction period
- (x) lorry routing; and
- xi) provision for the on-site parking and turning of construction vehicles

Construction shall only take place in accordance with the approved method statement.

Reason - To protect the amenities of neighbouring, to prevent pollution and to prevent adverse impact on highway conditions in the vicinity.*

- 16 No display or storage of goods, materials, plant, or equipment shall take place other than within the buildings.

Reason - In the interests of amenity.

- 17 No works shall start on site until details of the proposed means of surface water disposal including an implementation programme have been submitted to, and approved in writing by, the Local Planning Authority. Once approved the scheme shall be implemented in full in accordance with the approved details and thereafter retained.

Reason: In the interests of the proper drainage of the site having regard to policy CP4 of the Rushmoor Core Strategy.

- 18 Within 3 months of the first occupation of the building a verification report shall be submitted which demonstrates that the development has achieved a BREEAM Very Good standard.

Reason - To confirm the target score as indicated in the BREEAM Pre-Assessment Summary Report prepared by RPS and to meet the objectives of policy CP3 of the Rushmoor Core Strategy.

- 19 The recommendations as set out in section 7 of the Preliminary Ecological Appraisal prepared by Middlemarch Environmental Ltd, report number RT-MME-123096-01 dated February 2017 shall be implemented in full prior to the first occupation of the development.

Reason - In the interests of amenity and biodiversity

- 20 The external illumination of the development shall take place in accordance with the Ecological Advice for Lighting Strategy - Frimley Business Park Frimley Surrey prepared by Middlemarch Environmental dated 1 March 2017 and the landscape lighting plan AHR-AR-FRM-PLN-00L005 rev B.

Reason: in the interests of biodiversity and amenity

- 21 No development shall take place between the rear elevation of the building and the River Blackwater.

Reason - In the interests of amenity and biodiversity

- 22 The permission hereby granted shall be carried out in accordance with the following approved drawings - AHR-AR-FRM-PLN-00L001 rev D, 00L002 rev B, 00L003 rev A, 00L004 rev B, 00L005 rev B, ELV-000001 rev E, 000002 rev B, 000003 rev D, PLN-00B000 rev E, 00G000 rev E, 001000 rev E, 001001 rev D, 002000 rev D, 00R000 rev E, SEC-000001 rev F and 000002 rev B

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.

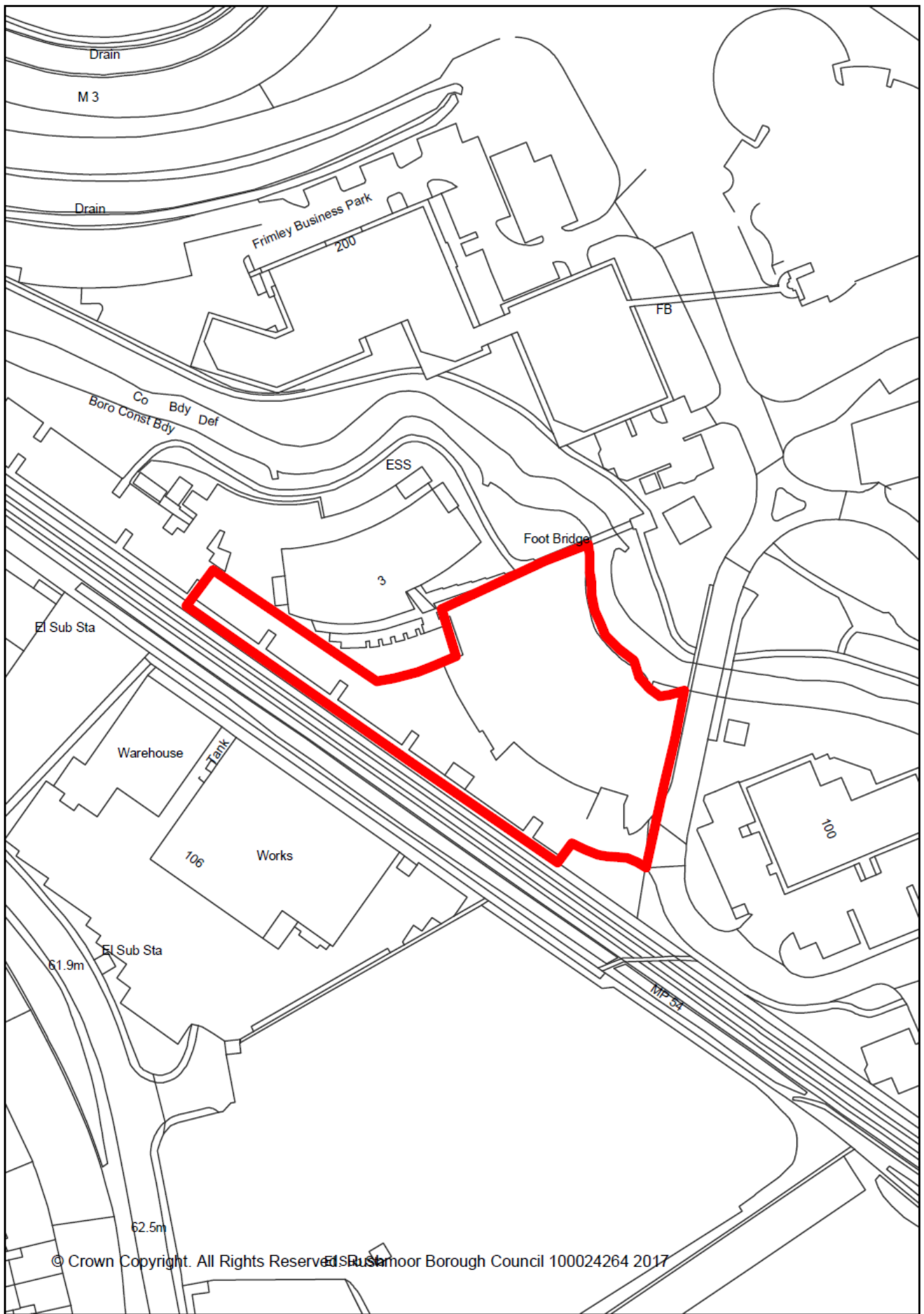
- 2 **INFORMATIVE - REASONS FOR APPROVAL-** The Council has granted permission because the proposal will be a benefit to the business community, support the ongoing development of Frimley Business Park and reflect the objectives of the development plan policies and national guidance to encourage and guide development within the Borough.

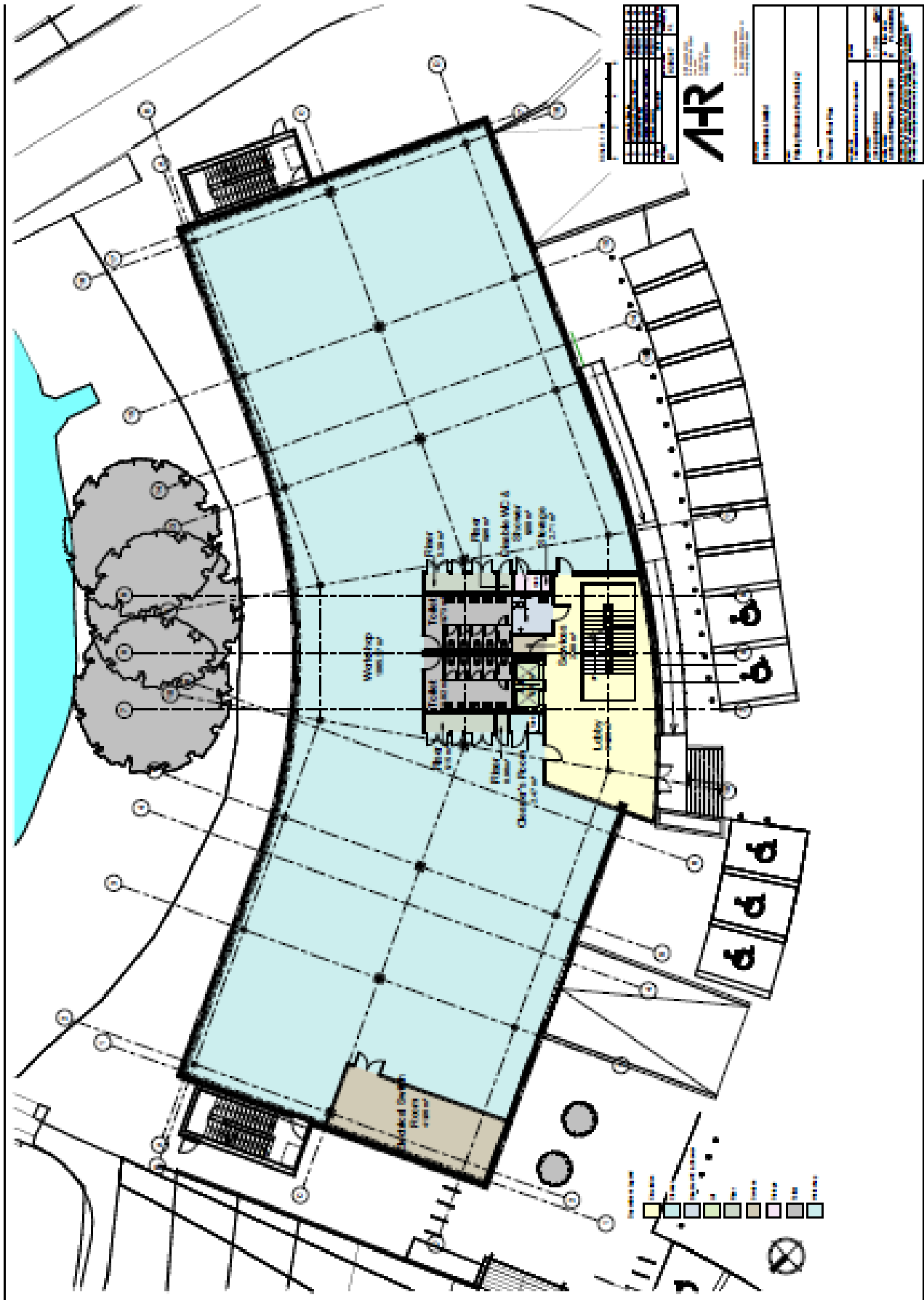
It is therefore considered that subject to compliance with the attached conditions, and taking into account all other material planning considerations, including the provisions of the development plan, the proposal would be acceptable. This also includes a consideration of whether the decision to grant 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** - This permission is subject to planning obligations under Section 106 of the Town and Country Planning Act 1990 (as amended).

- 5 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.
- 6 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.
- 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 for advice.
- 8 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.
- 9 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.
- 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.

- 12 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.
- 13 INFORMATIVE – It is recommended that any lighting scheme shall be controlled by time clocks and photocells to ensure the lighting will only be operational during the times required.





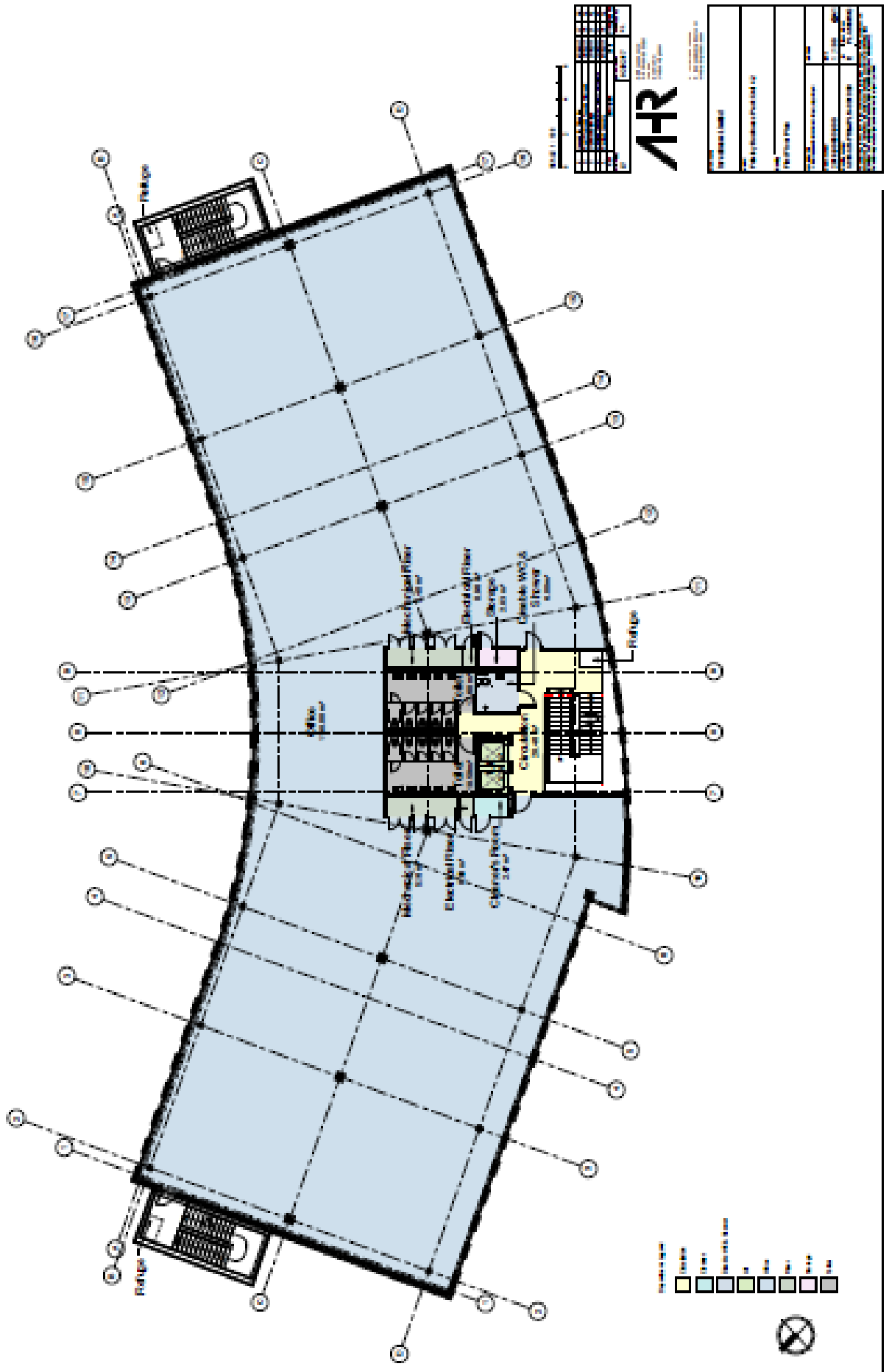


TABLE 1.1

NO.	DESCRIPTION	DATE	BY	CHKD.
1	ISSUED FOR PERMIT	10/15/11
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AHR
 12000 15th Ave.
 Suite 100
 Denver, CO 80202
 Phone: (303) 733-1100
 Fax: (303) 733-1101
 Email: info@ahr.com
 Website: www.ahr.com

Project Name: ...
 Project Number: ...
 Date: ...
 Scale: ...
 Drawing Title: ...

GLAZING WITH ALUMINUM FRAME

ALUMINUM LOUVERS (GREY)

ALUMINUM CLADDING PANEL (SILVER)

ALUMINUM CLADDING PANEL (PAVE BLUE)

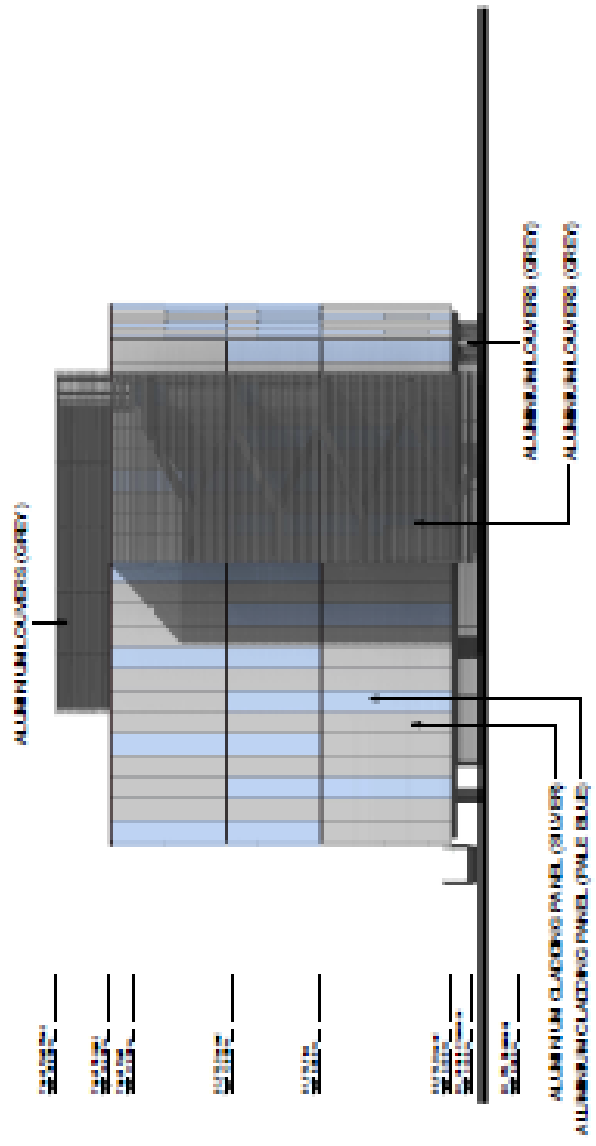
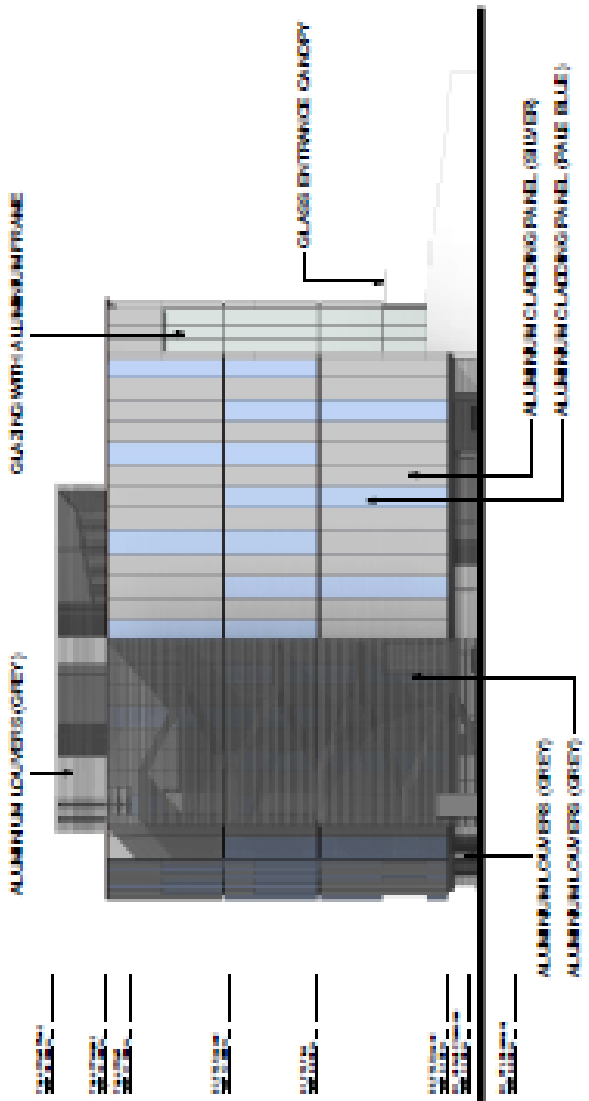
ALUMINUM LOUVERS (GREY)

- 1. ALUMINUM CLADDING PANEL (SILVER)
- 2. ALUMINUM CLADDING PANEL (PAVE BLUE)
- 3. ALUMINUM LOUVERS (GREY)
- 4. ALUMINUM LOUVERS (GREY)
- 5. ALUMINUM LOUVERS (GREY)
- 6. ALUMINUM LOUVERS (GREY)

DATE	1/15/2024
BY	J. HARRIS
CHECKED	J. HARRIS
SCALE	1/8" = 1'-0"



PROJECT NAME	1000 WEST 10TH AVENUE
PROJECT ADDRESS	1000 WEST 10TH AVENUE, DENVER, CO 80202
CLIENT	THE UNIVERSITY OF COLORADO
ARCHITECT	ARCHITECTURAL RECORDS
DATE	1/15/2024



SCALE: 1/8" = 1'-0"

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	11/15/2023
2	ISSUED FOR PERMIT	11/15/2023
3	ISSUED FOR PERMIT	11/15/2023
4	ISSUED FOR PERMIT	11/15/2023
5	ISSUED FOR PERMIT	11/15/2023
6	ISSUED FOR PERMIT	11/15/2023
7	ISSUED FOR PERMIT	11/15/2023
8	ISSUED FOR PERMIT	11/15/2023
9	ISSUED FOR PERMIT	11/15/2023
10	ISSUED FOR PERMIT	11/15/2023
11	ISSUED FOR PERMIT	11/15/2023
12	ISSUED FOR PERMIT	11/15/2023
13	ISSUED FOR PERMIT	11/15/2023
14	ISSUED FOR PERMIT	11/15/2023
15	ISSUED FOR PERMIT	11/15/2023
16	ISSUED FOR PERMIT	11/15/2023
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48	ISSUED FOR PERMIT	11/15/2023
49	ISSUED FOR PERMIT	11/15/2023
50	ISSUED FOR PERMIT	11/15/2023



PROJECT NO: 23-00000000-0000
 PROJECT NAME: [REDACTED]
 PROJECT ADDRESS: [REDACTED]
 PROJECT CITY: [REDACTED]
 PROJECT STATE: [REDACTED]
 PROJECT ZIP: [REDACTED]

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.	17/00344/REVPP
Date Valid	19th May 2017
Expiry date of consultations	9th June 2017
Proposal	Variation of conditions 2, 3, 5, 8, 10, 11, 13, 14, 15, 21, 23 and 25 attached to planning permission 16/00411/FULPP dated 20/07/2016 for the erection of restaurant with drive-thru and takeaway facility (Use Class A3 / A5) with associated structures, fencing, parking, landscaping and vehicular access from North Close (following demolition of existing buildings and closure of access onto North Lane) to allow for changes to the site layout.
Address	225 Ash Road Aldershot Hampshire GU12 4DD
Ward	North Town
Applicant	McDonald's Restaurants Ltd
Agent	Mr Benjamin Fox
Recommendation	GRANT

Description

The site, covering 0.27 ha, is located at the junction of North Lane and the A323 Ash Road. Ash Road is a dual carriageway with a traffic light controlled filter lane leading into North Lane. The site comprises a cleared development site enclosed by hoardings and an acoustic fence. There are vehicular access points onto North Lane and North Close. Although the site is generally flat there is a slight fall across the site with the northern site boundary being about 0.3 metres higher than the southern site boundary. There are parking restrictions on North Lane, North Close, Ash Road and Lower Newport Road. There is a disabled car parking space on North Close associated with a property on North Lane. Car parking provision for properties in Lower Newport Road is largely in the form of on-street parking bays.

Clyde Court lies to the east of the application site. It comprises two buildings containing seven flats and one bedsit. 1-6 Clyde Court is a part two part three storey building which fronts Ash Road. It has paved patio and car parking areas to the rear. Vehicular access from Ash Road is on the west boundary. 7-8 Clyde Court is a two storey building located adjacent to the north boundary comprising undercroft parking at ground floor with two one

bedroom flats above.

Planning permission was granted on appeal for the erection of a single storey building for use as a combined A3/A5 Use (restaurant/takeaway) with a drive through facility at 247 Ash Road (formerly land adjacent to 235 Ash Road). The premises are now open and operated by KFC. It shares a common boundary with the current application site. There is also an electricity substation on this common boundary which has access from the KFC car park.

The Southern Gas Networks complex lies to the north east and is in use as a works depot. It comprises various buildings and large areas of hardstanding which are being used for car parking or external storage. A two way gyratory system is in operation with vehicles entering and leaving the site onto North Close. There is also a gas regulator building and compound associated with the SGN site which lies to the east of the application site.

36 North Lane lies to the north of the site. The car parking for this two storey building is to the rear with access from North Close. It is in use for warehouse/retail purposes.

1 North Lane lies to the west of the site. This comprises a single storey building/two storey hall occupied by the Salvation Army. It is located on the junction with Lower Newport Road, a one way road between North Lane and Ash Road.

215 Ash Road also lies to the west of the site. This is a three storey building containing 6 flats which fronts Ash Road. Car parking for this building is at the rear with vehicular access from/onto North Lane.

A doctors surgery, a car dealership and a tyre fitting premises are located on the other side of the dual carriageway to the south of the site.

The most relevant planning history to the current proposal is as follows.

Planning permission was granted on appeal in respect of 247 Ash Road (formerly land adjacent to 235 Ash Road) for erection of a single storey building for use as a combined A3/A5 Use (restaurant/takeaway) with a drive through facility with a gross internal floor area of 246 sq m which would provide seating for up to 84 diners. The approved opening hours for the restaurant/takeaway are 7am to 11pm and 7am to 12 midnight for the drive through.

In July 2016 planning permission, 16/00411/FULPP, was granted for the demolition of all existing buildings (some 2206 sq m) and the erection of a part single part two storey building for use as a combined A3/A5 Use (restaurant/takeaway) with a drive through facility. This permission has been implemented. The approved building would have a gross internal floor area of 546 sq m, of which 238 square metres would be available for customer dining and provide seating for up to 160 diners. An enclosed corral yard area was approved at the northern end of the building to accommodate refuse storage facilities and receive deliveries. Separation distances of between 18 and 19 metres were approved between the side (east) elevation and the common boundary with Clyde Court, some 7 metres between the side (west) elevation and North Lane, some 19 metres between the rear (north) elevation and North Close and some 27 metres between the south (front) elevation and Ash Road.

The approved building has a rectangular shaped footprint with a contemporary design. It has a flat roof with a general height of some 7.3 metres. Roof top plant and photovoltaic panels are approved which will be screened by an enclosure some 1.1 metres high resulting in a total development height of about 8.4 metres. The building would be predominantly glazed on the south and west elevations with strong vertical elements. The approved materials

include natural stone tiles, 'Trespa Meteon' panels, timber effect battens, brick, glazing and steel supports. The colour palette to be used comprises stone, Italian walnut, dark grey and anthracite grey. A small patio area is approved to the south of the building with tables and seating for use by customers. New boundary treatment is approved along the eastern side comprising a combination of 1.8 metre high close boarded fencing and a 3.5 metre high acoustic fence. 0.6 metre high timber knee rail fencing was approved to enclose the remaining boundaries.

The approved landscaping scheme includes the planting of four *Crataegus monogyna* "Stricta" (Common Hawthorn) on the North Lane frontage and three *Acer Campestre* Elsrijk (Field Maple) on the Ash Road frontage, the use of Mobilane Green Screens at heights of one metre (North Lane and Ash Road boundaries) and 1.8 metres (part eastern boundary), hedgerow planting within the car park, shrub planting with cultivated grassed areas.

The approved opening hours for the premises are 7am to 11pm every day.

The existing access points on North Lane and North Close are approved to be closed, with associated re-instatement of the footway. A new entrance from North Close would lie near the western site boundary. Pedestrian access on North Lane would be some 21 metres north of the junction with Ash Road. The drive-through has a single lane which requires customers to enter from the southern part of the car park and pass around the building in a clockwise direction. The route divides into two lanes at the proposed customer ordering points to facilitate side by side ordering, before turning left to exit into the customer car parking after collection. The length of the drive through lanes to the ordering window are some 42 metres and 50 metres, and some 73 metres and 83 metres to the collection window. The customer ordering structures have a pole design with a cantilever canopy 3 metres high and 3.5 metres wide. Vehicular access to the Southern Gas Networks site, 36 North Lane and KFC remain as existing and approved.

40 car parking spaces were approved including 2 to disabled standard and 2 grill bays where customers can park temporarily whilst waiting for their orders. 8 cycle spaces were approved in proximity to the site boundary with Ash Road in the form of 4 secure Sheffield stands.

Servicing will be undertaken by the applicant's dedicated supplier, Martin Brower. Vehicles would enter the site from the new opening on North Close and pulling into the 7 parking spaces to the east of the building. In advance of a delivery, this area would be cordoned off until the operation has been completed. On departure the vehicle would turn at the south of the site and exit in forward gear onto North Close. Goods are delivered by articulated lorry, typically 16.5 metres in length. It is anticipated that the site will be serviced three times a week, with deliveries scheduled to arrive at quiet trading periods. Refuse collection would be undertaken by a private contractor 3 times per week. Off-site highway works are also proposed in the form of a realigned carriageway to North Close to enable the existing disabled bay to be relocated off the carriageway, and dropped kerbs/tactile paving at the North Lane/North Close junction.

Litter bins for customers were approved next to the building and within the car park. It is understood that litter patrols by employees will take place on a regular basis.

Associated advertisement applications were also approved in July 2016 for fascia, freestanding and totem signage. These consents have not been implemented.

In September 2016 a prior notification of proposed demolition under Schedule 2 Part 11 Class B of the Town and Country Planning (General Permitted Development)(England)

Order 2015 as amended was received 16/00749/PRIORPP, for the demolition of the buildings known as 219-225 Ash Road and 1 North Close. In October 2016 the Council confirmed that prior approval was required and granted.

Subsequent applications were approved in relation to conditions 2 (external materials), 3 (surfacing materials), 8 (construction management plan), 10 (SUDS) 13 (lighting strategy), 15 (means of extraction), 21 (closure of existing access) and 23 (acoustic fencing). The submitted applications relating to conditions 5 (levels), see below, and 11 (contaminated land) were withdrawn when the current planning application was submitted.

There is also a current advertisement application, 17/00349/ADVPP, to resite the totem approved in July 2016 which is currently under consideration.

The current planning application has been submitted to address issues relating to site level and the accuracy of the site survey, which came to light when the buildings were demolished. This specifically relates to the retaining walls located on the east boundary. When details were submitted to address the requirements of condition 5 relating to site levels, development was proposed to be sited at a higher level than originally envisaged (in excess of 0.5 metres) in proximity to the site boundaries with Clyde Court and Ash Road. This would have necessitated retaining walls on Ash Road boundary and the potential increase in height of the acoustic fencing on the Clyde Court boundary. These details were not considered to be acceptable. Further consideration of this issue has resulted in a different proposed parking layout with spaces parallel to the eastern boundary rather than perpendicular. There is no change to the overall number of spaces on the site. The revised layout, with a maximum increase of 0.3 metres in site level in proximity to this boundary, allows for the acoustic fence to be retained at a height of 3.5 metres (as approved) and natural grading of the land. The retaining walls originally proposed as part of condition 5 (levels) have been deleted, leaving graded landscaped areas, as approved. However it is noted that the boundary fencing on the KFC/substation boundary has been moved into the site to accommodate the existing retaining walls along the KFC/substation length of the site boundary. Existing boundary treatment and retaining walls are to be made good and retained.

The approved landscaping scheme has been amended to reflect the proposed site layout particularly in relation to the size and location of the landscaped areas on the Clyde Court/KFC boundary. It is also proposed to amend the tree planting to provide three *Pyrus calleryana* Chanticleer on the North Lane frontage and three *Amelanchier canadensis* on the Ash Road frontage with the planting of climbers on the common boundary fence with KFC. The use of Mobilane Green Screens at heights of one metre (North Lane and Ash Road boundaries) and 1.8 metres (part eastern boundary), hedgerow planting within the car park, shrub planting with cultivated grassed areas remains as previously approved. The cycle parking has been relocated next to the entrance into the building. In all other respects the development remains as approved in July 2016.

The applicant has also resubmitted previously approved details to prevent the need for further conditions applications to be submitted, to update previously approved details specifically in relation to the change to the site layout/planting and in the interests of completeness, specifically conditions 2, 3, 8, 10, 11, 13, 15, 21 and 23.

Consultee Responses

Transportation Strategy Officer raises no objection to the proposal.

Environmental Health	raises no objection to the proposal.
Planning Policy	No adverse comments received.
Surface Water Drainage Consultations	have no comments to make on this application.
Crime Prevention Design Advisor	makes recommendations about the location of the cycle parking and the access door to the crew room.

Neighbours notified

In addition to posting two site notices and press advertisement, 156 individual letters of notification were sent to Ash Road, Blackwater Way, Haig Road, Heath Close, Herretts Gardens, Lower Newport Road, Newport Road, North Lane and North Close and KFC Head Office Woking.

Neighbour comments

A representation has been received from 37 Lower Newport Road advising that since the opening of the KFC drive through and restaurant they have noticed an increase in traffic driving through Lower Newport Road and another drive through and restaurant even closer to their home will likely make this worse. Litter from the KFC has been found in their garden.

A representation has been received from 52 North Lane raising concerns about the amount of traffic and congestion on North Lane, there are already many vehicles using North Lane due to companies in and around Holder Road, after the recent KFC he has noticed an increased problem trying to gain access onto the A331. Also the significant amount of rubbish coming from the new KFC along with a McDonalds restaurant will increase.

A representation has been received from Flat 4 215 Ash Road raising no objection to the proposed McDonalds

Policy and determining issues

The site is located within the built up area of Aldershot within a designated Key Employment Site. As such policies SS1 (The Spatial Strategy), SP7 (Neighbourhood Renewal), CP1 (Sustainable Development Principles), CP2 (Design and Heritage), CP3 (Renewable Energy and Construction), CP4 (Surface Water Flooding), CP9 (Skills and Training), CP10 (Infrastructure Provision), CP16 (Reducing and Managing Travel Demand) and CP17 (Investing in Transport) of the Rushmoor Core Strategy (CS) and "saved" policies ENV17 (General Development and Design Criteria), ENV20 (New Landscaping Requirements), ENV21 & 22 (Access for People with Disabilities), ENV48, ENV49, ENV50, ENV51 and ENV52 (Environmental Pollution and Noise), TR10 (Transport and Development), TR12 (Rear Servicing for Commercial Premises), S3 (Shopfronts) and S5 (Restaurants, Cafes and Take-away Hot Food Shops) of the Rushmoor Local Plan Review are relevant to the consideration of this application. The Council's adopted planning documents (SPD) on Sustainable Design and Construction (2006), 'Planning Contributions - Transport' (2008) and 'Car and Cycle Parking Standards', (2012), and the advice contained in the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG) are also relevant. Regard has also been taken of the Preferred Approach Rushmoor Local Plan.

The determining issues to be considered in this report are whether the proposed site level

and associated changes to the approved details are acceptable in terms of their impact in respect of :

1. the principle of development;
2. the impact on the character of the area;
3. the impact on neighbours;
4. highways considerations and
- 5 the water environment.

Commentary

The principle of development

The site is within a Key Employment Site. Given the proposal is not for a B class use it has been advertised as a departure from the development plan. The principle of development, including the loss of existing uses, was established by the grant of planning permission 16/00411/FULPP in July 2016. As such there is no objection to the proposal in this regard. The proposed changes are matters of detail subject to the following considerations.

The impact on the character of the area

As existing, the site makes little visual contribution to either the Ash Road or North Close/North Lane street scenes. It is currently vacant and enclosed by hoardings and an acoustic fence. There is no change to the external appearance of the approved building including use of materials, its location within the site, the number and appearance of ancillary structures, such as the customer ordering points, or the drive through lane. Having regard to the height of the main building which was previously on the site, the lower height of the approved building, the distance retained to the site boundaries and the grading of land in proximity to the common boundaries with Ash Road and Clyde Court the proposed levels are considered to be acceptable in visual terms.

The type of boundary treatment remains as previously approved. The re-siting of the boundary treatment on the KFC/substation and Ash Road boundaries is not considered to have a materially different impact on the character of the area when compared to the approved details, and is acceptable in visual terms.

The approved landscaping comprises trees, shrubs and grass. The amended landscaping scheme reflects this strategy and, whilst different, represents a visual improvement for both the site and the general area. The provision and maintenance of landscaping may be secured by way of condition. Subject to this, no objection is raised to the proposal in landscape terms.

The details submitted to comply with condition 11 (contaminated land), and previously withdrawn, have been resubmitted and updated as part of this application. Environmental Health are satisfied with the submitted details. It is noted that the works outlined in the submitted documents have been carried out in full leaving the site ready for the development. Given that the works have been completed in accordance with the submitted documents to the satisfaction of Environmental Health no further submissions are required in this regard.

The impact on neighbours

The closest residents are located at Clyde Court to the east of the application site and at 215 Ash Road to the west. There are non residential occupiers at 1 and 36 North Lane, the

Southern Gas Networks North Close and the KFC at 247 Ash Road. The building relationships remain as previously approved and it is noted that the acoustic fence has been erected along the Clyde Court boundary. The acoustic consultant has confirmed that:

"finished ground levels on McDonalds car park, next to the screen, will in places be marginally higher (no more than 300mm) in places along the length of the acoustic screen. I have amended our acoustic model accordingly and can confirm that this variation will not make a material difference to the performance of the screen and it can remain at the 3.5m height shown"

The change to the parking layout from spaces laid out in a perpendicular layout to parallel along this boundary is not considered to result in materially different patterns of use or activity experienced by these residents and as such no objection is raised to the proposal in this regard.

The extraction and odour control systems, the opening hours for the premises and times for deliveries remain as previously approved and are acceptable. Subject to the re-imposition of conditions to safeguard residential amenity no objection is raised to the proposal in relation to these matters.

The information in the Air Quality Assessment remains current and as previously advised Environmental Health have considered this report and confirmed that no further information is required. No objection is therefore raised to the proposal in this regard.

The lighting strategy remains largely as approved subject to the relocation of one of the lighting columns in proximity to the KFC boundary. As before the luminaires on the lighting columns have back louvres to limit light spill. Subject to the re-imposition of condition to control the lighting, no objection is raised to these details.

The demolition phase of the development is now complete. The construction of the development has the potential to affect the amenities of adjoining residents/occupiers. The submitted construction method statement has been updated to include the new site layout plans but remains as previously approved. Subject to the re-imposition of controlling the hours of work and ensuring that the development is undertaken in accordance with the submitted construction method statement no objection is raised to the proposal in this regard.

Highway considerations

Ash Road in the vicinity of the site is a dual carriageway with street lighting. It is a major arterial road through Aldershot and runs east-west. The site is close to two major junctions controlled by traffic lights, namely Ash Road and North Lane and Ash Road, Lower Farnham Road and Lower Newport Road, both to the west of the site and one to the east namely the junction of North Lane and Blackwater Way.

The application for a revision to various conditions on the original approved application 16/00411/FULPP is required to reflect the proposed changes to the site layout. The main changes relate to the replacement of the parking spaces on the east side of the site to longitudinal parking. The position of the new vehicular access onto North Close, the closure of the existing access onto North Lane and the provision of pedestrian access onto North Lane remain as previously approved. The Transportation Strategy Officer has been consulted on this application. He advises that whilst each of these parking spaces are of sufficient length (6m) the layout is not as preferable as the approved arrangement as customers are likely to take longer to park in these spaces than the previous arrangement.

That said he would not expect this to create significant highway problems or delays to traffic entering or exiting the site to the highway.

To achieve the required number of parking spaces as the approved layout (40 parking spaces, including 2 grill bay spaces and 2 disabled spaces) extra perpendicular parking bays have been created on the ends of the line of spaces on the south of the site and the "island" parking bays as well as an additional space to the right on entering the site. He is satisfied that there are no adverse highway issues as a result of this re-working of the layout.

With regard to submitted levels information he advises that the proposed level information appears to show suitable falls to enable surface water run off to drain the roads and parking areas and away from accommodation on the site and as such raises no objection to the proposal in this regard.

He is satisfied with the details submitted in relation to conditions 8 and 21.

As the transport contribution sought for this site/development has been paid in full, no further transport contribution is required.

The water environment

The SUDS strategy for this site was approved in February 2017. It has been updated to reflect the changes in site level. Hampshire County Council as Lead Local Flood Authority have no comments to make on this revised information. No views have been received from the Environment Agency nor Thames Water on these details, although it is noted that, in any event, separate permission is required from Thames Water in terms of linking into its infrastructure. Having regard to this, the need to comply with the Building Regulations in relation to drainage and the approved SUDS strategy for this site, no objection is raised to the proposal in respect of the water environment.

Matters relating to health and wellbeing, crime and disorder, climate change, renewable energy and sustainable construction and access for people with disabilities remain as previously considered and approved and as such no objection is raised to the proposal in relation to these matters.

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 The development hereby permitted shall be completed in the external materials as approved under application reference 16/00767/CONDPP dated 2 December 2016.

Reason - To ensure satisfactory external appearance.

- 3 The development hereby approved shall be completed in the surfacing materials as shown on 6485-SA-8085-P304 C.

Reason - To ensure satisfactory external appearance and drainage arrangements.

- 4 With the exception of the proposed acoustic fencing, the boundary treatment as shown in the approved plans shall be implemented in full prior to the premises being opened to the public and thereafter retained/maintained.

Reason - To safeguard the amenities of neighbouring property.*

- 5 The development hereby approved shall be undertaken in accordance with the site levels shown on the approved plans.

Reason - To ensure a satisfactory form of development in relation to neighbouring property.

- 6 Provision shall be made for services to be placed underground. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no overhead electricity, telecommunications or service lines shall be erected or placed above the ground of the site without the express written consent of the Local Planning Authority.

Reason - In the interests of the amenities and character of the area

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

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

- 8 The development shall only take place in accordance with the construction management plan reference R/161444/001 version 2 dated April 2017 prepared by Hydrock and drawing numbers 161444-HYD-XX-XX-DR-TP-0001 Rev P2 and 0200 rev P2.

Reason - To protect the amenities of neighbouring residential occupiers and to prevent adverse impact on highway conditions in the vicinity,

- 9 The landscaping scheme hereby approved shall be implemented in full prior to the first use of the building by the public or the first available planting season whichever is the sooner. Any tree/shrub removed, dying or becoming seriously diseased within five years of planting shall be replaced by trees/shrubs of similar size and species to those originally required to be planted.

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

- 10 Prior to the first occupation of the building the drainage strategy for this site shall be implemented in accordance with the details shown on drawing number 161444-DR-0002 rev P04 and thereafter retained in perpetuity.

Reason - To reflect the objectives of policy CP4 of the Rushmoor Core Strategy

- 11 In the event that unforeseen ground conditions or materials which suggest potential or actual contamination are revealed at any time during implementation of the approved development it must be reported, in writing, immediately to the Local Planning Authority. A competent person must undertake a risk assessment and assess the level and extent of the problem and, where necessary, prepare a report identifying remedial action which shall be submitted to and approved in writing by the Local Planning Authority before the measures are implemented.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared and is subject to approval in writing by the Local Planning Authority.

Reason - To ensure that the site is safe for the development permitted and in the interests of amenity and pollution prevention

- 12 Prior to the first occupation of the development the lighting strategy for this site shall be implemented in accordance with drawing number D-195408 rev 3 and the details of streetlighting columns and LUMA luminaires and thereafter maintained/retained.

Reason - In the interests of visual and residential amenity.

- 13 The plant and machinery hereby approved shall be installed in accordance with the noise levels and mitigation measures as set out in the Environment Noise Assessment and supplementary Environment Noise Information prepared by Peter Ashford of Acoustic Associates South West Ltd dated 13 October 2015 and 4 April 2016 prior to the premises opening to the public and thereafter retained in accordance with these approved details.

Reason - To protect the amenity of neighbouring occupiers.*

- 14 Prior to the first use of the development the means of suppressing and directing fumes and smells from the premises shall be installed in accordance with the details approved under application reference 16/00738/CONDPP dated 14 December 2016 and thereafter maintained/retained.

Reason - To safeguard the amenities of neighbouring properties.*

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

Reason - To safeguard the amenities of existing and future neighbouring occupiers

- 16 Deliveries and refuse collections to/from the premises shall only take place between the hours of 8am to 9pm

Reason - To safeguard the amenities of adjoining and future occupiers

- 17 Unless shown on the approved plans no display or storage of goods, materials, plant, or equipment shall take place other than within the buildings.

Reason - To protect the amenities of neighbouring property and the character of the area.

- 18 The development hereby approved shall not be occupied until the vehicle and cycle parking facilities shown on the approved plans have been completed and made ready for use by customers. The parking facilities shall be thereafter retained solely for parking purposes (to be used by the occupiers of, and visitors to, the development). *

Reason - To ensure the provision and availability of adequate off-street parking and to promote sustainable transport choices

- 19 No part of the development hereby approved shall be used or occupied until the proposed means of vehicular access and associated works on North Close and North Close/North Lane junction as shown on the approved plans have been completed and made available for use.

Reason - To ensure adequate means of access is available to the development

- 20 Any existing means of access or part thereof not incorporated within the approved arrangement hereby permitted shall be permanently closed as soon as the new means of access has been constructed and brought into use in accordance with the details as shown on drawing number 161444-DR-0004 rev P03.

Reason - In the interest of highway and pedestrian safety.*

- 21 Notwithstanding the details shown on drawing number 6485-SA-8986-P205 B, the first floor windows in the east elevation shall be obscurely glazed to a minimum height of 1.7 metres above the internal floor level and so retained.

Reason - To maintain appropriate levels of privacy for the occupiers of Clyde Court.

- 22 The acoustic fencing shown on the approved plans shall be retained and maintained in accordance with these details and as approved under application reference 16/00745/CONDPP dated 2 December 2016 for the duration of the operational life of the premises.

Reason - To safeguard the amenities of adjoining occupiers.

- 23 The permission hereby granted shall be carried out in accordance with the following approved drawings - 6485-SA-8085-P302A, P304 C, 6485-SA-8986-P205 B and 206 A, Sign type 8, 161444-DR-0002 rev P04, 0003 rev P06 and 0004 rev P03, MK MCD ALD 01 (Rev D), 161444-HYD-XX-XX-DR-TP-0001 Rev P2 and 0200 rev P2 and D195408 rev 3.

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

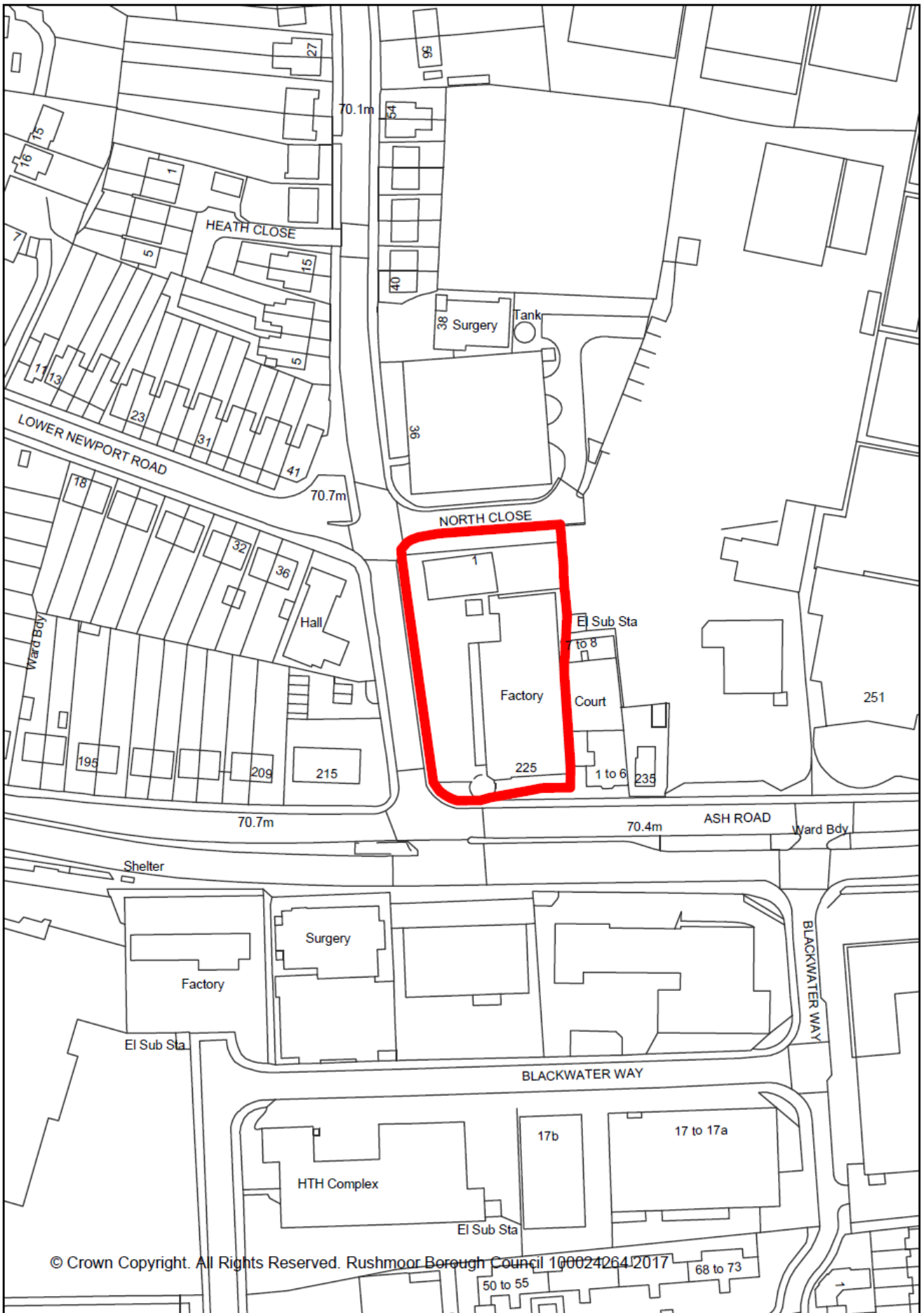
Informatives

- 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 it is considered that the proposal would not adversely affect the character of the area, the amenities of existing occupiers nor matters of highway safety. In overall terms the proposal is considered to meet the objectives of development plan policy and in compliance with the NPPF/NPPG . 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 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 County Council Highways Sub Unit, M3 Motorway Compound, Hook, Hampshire, RG27 9AA.
- 6 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.
- 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 for advice.
- 8 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.

- 9 INFORMATIVE - The applicant is reminded that under the provisions of the Food Safety Act 1990 there is a requirement to register all food premises with the Local Authority at least 28 days before the commencement of any business operations. The applicant must therefore contact the Head of Environmental Health for advice.
- 10 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.
- 11 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.
- 12 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.
- 13 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.
- 14 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.
- 15 INFORMATIVE - The applicant is reminded of the need to comply with the requirements of highway legislation prior to commencement of development or other such period as is appropriate.
- 16 INFORMATIVE - Thames Water recommends the installation of a properly maintained fat trap on all catering establishments. They also recommend, in line with best practice for the disposal of Fats, Oils and Grease, the collection of waste oil by a

contractor, particularly to recycle for the production of bio diesel. The provision of petrol/oil interceptors in the car park is also recommended.



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 www.scurr.co.uk

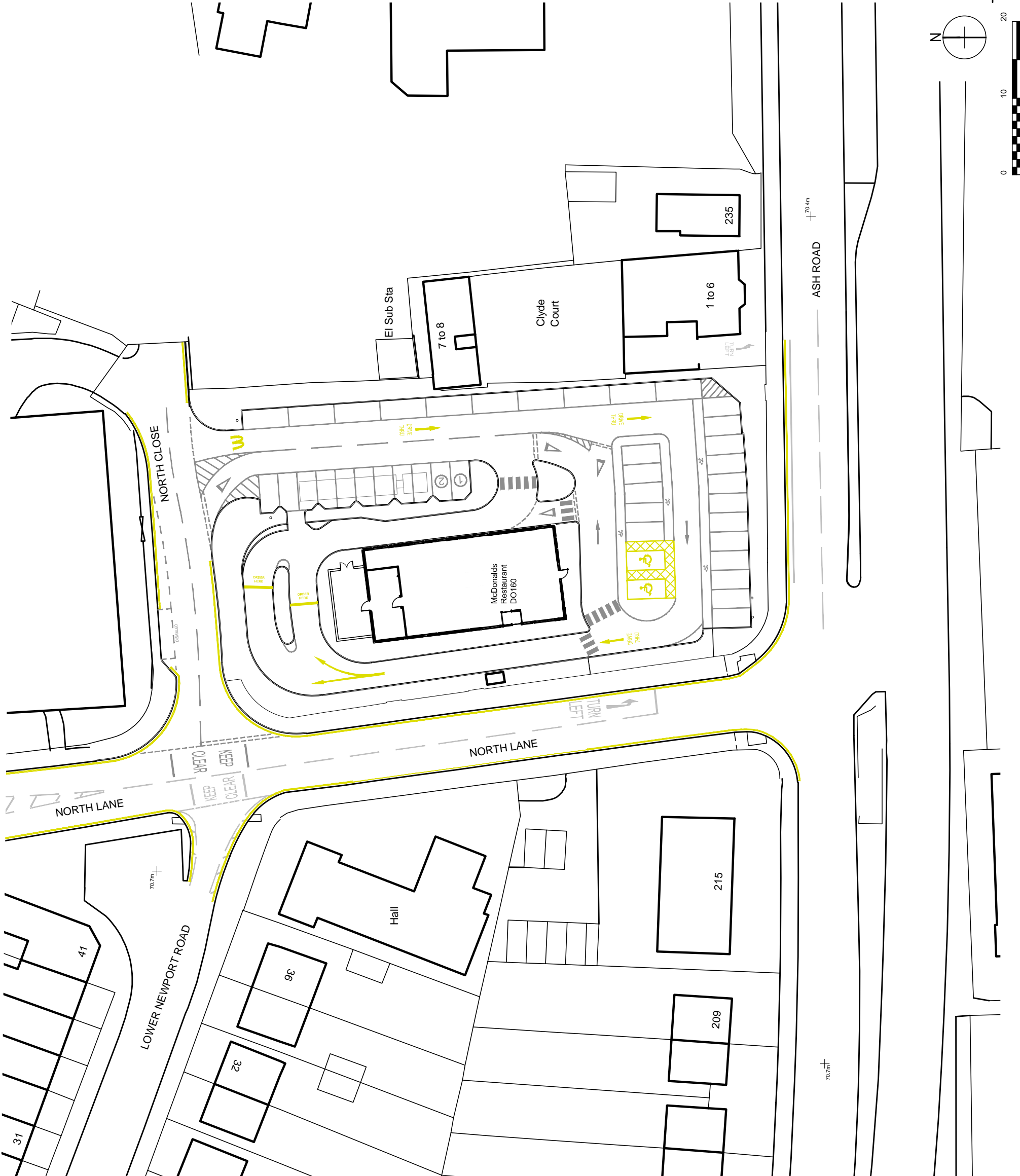
architects ■ designers ■ project managers

Notes:

All drawings to be read in conjunction with all other drawings as noted on issue sheet.

SITE AREAS SCHEDULE (DO160)	
TYPE	m ²
DEMISED SITE AREA	2366
BUILDING FOOTPRINT	320
GIA	544
GEA	585
DINING AREA	211

PARKING SCHEDULE	
TYPE	No.
GENERAL	36
ACCESSIBLE	02
RESERVE BAY	02
TOTAL	40



D0160

REV.	DATE	PLANNING ISSUE	NCC	JK	CHECKED
A	05.04.2017	PLANNING ISSUE			

GENERAL NOTES:
 All works are to be undertaken in accordance with the Building Regulations and the latest British Standard.
 All proprietary materials and products are to be used strictly in accordance with the manufacturer's recommendations.
 All dimensions to be checked on site prior to construction.
 All work to be completed in accordance with the Construction (Design Management) Regulations 2015.

PROPOSED DEVELOPMENT AT
 225, Ash Road
 ALDERSHOT GU12 4DD

ON BEHALF OF :-
 McDonald's Restaurants Ltd

DRAWING TITLE :-
 Proposed Block Plan

DESIGNED BY NCC
CHECKED BY JK
DATE March 2017
SCALE & SIZE 1:500@A3
DRAWING No. 6485-SA-8085-P302 A



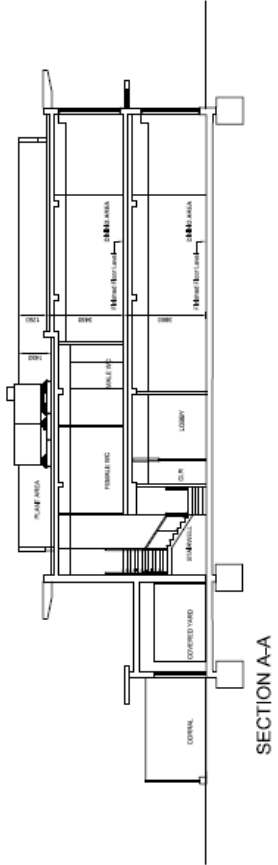
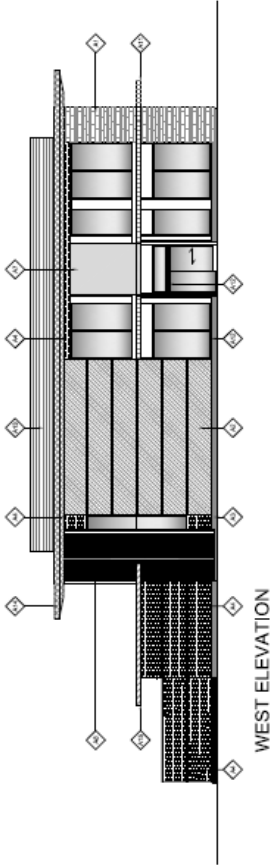
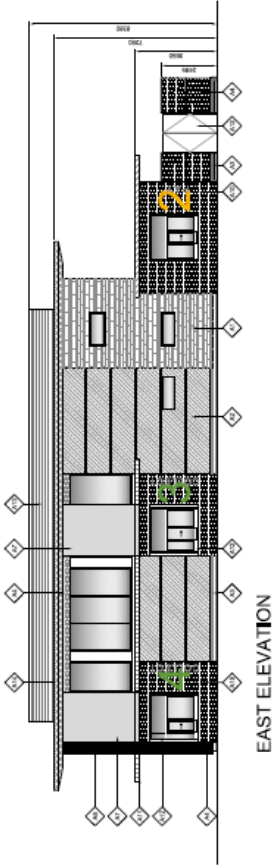
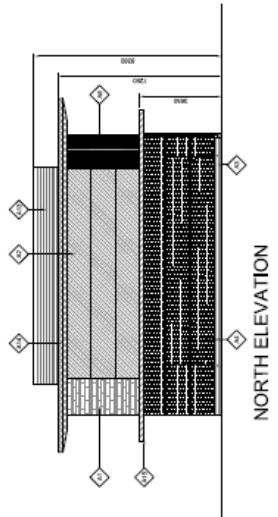
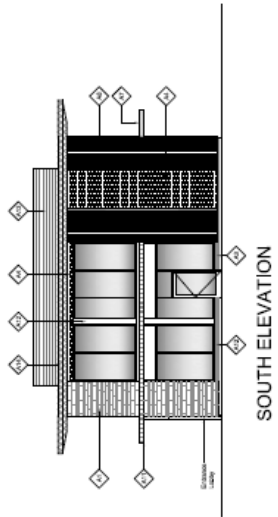
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architects ■ designers ■ project managers

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MATERIAL LEGEND

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REVISIONS

NO.	DATE	DESCRIPTION
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2	10/20/2010	REVISIONS TO PERMIT
3	11/05/2010	REVISIONS TO PERMIT
4	11/15/2010	REVISIONS TO PERMIT
5	12/01/2010	REVISIONS TO PERMIT
6	12/15/2010	REVISIONS TO PERMIT
7	01/05/2011	REVISIONS TO PERMIT
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11	03/01/2011	REVISIONS TO PERMIT
12	03/15/2011	REVISIONS TO PERMIT
13	04/01/2011	REVISIONS TO PERMIT
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DO160



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	17/00012/CONDPP	Ward: St Mark's
Applicant:	Mr & Mrs A. K. Sahni	
Decision:	Conditions details approved	
Decision Date:	19 May 2017	
Proposal:	Submission of details pursuant to conditions 3 (external materials), 4 ((surfacing materials), 5 (boundary treatments) , 6 (sound insulation) 7 (Code for sustainable Homes), 8 (Sustainable Urban Drainage System), 10 (landscape and planting) and 13 (Construction Management Plan) of planning permission 16/00451/FULPP dated 16/8/2016 for Demolition of existing shop and erection of 1 x studio flat, 2 x one bedroom flats and 1 x two bedroom flat with associated car parking	
Address	10 Queens Road Farnborough Hampshire GU14 6DN	

Application No	17/00026/FULPP	Ward: St Mark's
Applicant:		
Decision:	Permission Refused	
Decision Date:	08 June 2017	
Proposal:	Erection of flat roofed rear dormer to facilitate the conversion of loft space to 1 x 1-bedroom flat	
Address	34 - 36 Peabody Road Farnborough Hampshire GU14 6EY	

Application No 17/00122/FULPP Ward: St Mark's
Applicant: QinetiQ Limited
Decision: **Permission Granted**
Decision Date: 25 May 2017
Proposal: Erection of an outbuilding for use as a break out room ancillary to building X96
Address **X96 Building Cody Technology Park Ively Road Farnborough Hampshire**

Application No 17/00169/FULPP Ward: North Town
Applicant: Aldermen Properties
Decision: **Permission Granted**
Decision Date: 05 June 2017
Proposal: Erection of four 1-bedroom houses within the curtilage of 1 Eastern Road Farmhouse (re-submission of scheme approved with lapsed planning permission 11/00426/FULPP dated 7 October 2011)
Address **The Farmhouse 1 Eastern Road Aldershot Hampshire GU12 4TB**

Application No 17/00176/REVPP Ward: Empress
Applicant: Calidus Ltd
Decision: **Permission Granted**
Decision Date: 31 May 2017
Proposal: Variation of conditions 4, 8 and 18 attached to planning permission 15/00925/FULPP dated 5 July 2016 in respect of the redevelopment of existing 'surplus' car park to provide 10 apartments (4 one bed and 6 two bedroom) with associated car and cycle parking, landscaping, amenity space, bin storage and vehicular access from Sarah Way to allow for the removal of lifts and associated changes to flats 4, 7 and 10, alterations to external appearance of rear elevation associated with changes to the internal staircase, resiting of doors/windows associated with building level to meet requirements of the flood risk assessment, alterations to rear/side elevations of flat 1, internal changes to the flat layouts and changes to landscaping.
Address **Land Off Sarah Way, To The Rear Of 49-51 Victoria Road Farnborough Hampshire**

Application No 17/00192/COND Ward: Empress

Applicant: Karali Limited

Decision: **Conditions details approved**

Decision Date: 16 May 2017

Proposal: Submission of details to comply with conditions 4 (means of extraction), 5 (shopfronts) and 6 (soundproofing of plant and machinery) attached to planning permission 15/00326/COU dated 25 June 2016 for the change of use of 28-50 (evens) Kingsmead from Use Class A1 to Use Classes A3 (restaurant and cafe) and A4 (drinking establishments)

Address **28 - 32 Kingsmead Farnborough Hampshire GU14 7SL**

Application No 17/00204/FULPP Ward: St Mark's

Applicant: First Wessex

Decision: **Permission Granted**

Decision Date: 18 May 2017

Proposal: Installation of replacement windows/doors and retention of previous alterations/replacements

Address **4 To 11 Peel Court And 31-41 Lynchford Road And 1 To 1A Winchester Street Farnborough Hampshire**

Application No 17/00206/FULPP Ward: St Mark's

Applicant: Mr R Raggett

Decision: **Permission Granted**

Decision Date: 08 June 2017

Proposal: Erection of single storey side and rear extensions and external stairs, together with the formation of two gabled dormer to rear roof slope to facilitate the change of use of property from 9 bedsits to 5 x 1-bedroom apartment

Address **59 Southampton Street Farnborough Hampshire GU14 6BG**

Application No 17/00208/CONDPP Ward: Cove And Southwood

Applicant: Radian

Decision: **Conditions details approved**

Decision Date: 31 May 2017

Proposal: Submission of details pursuant to Condition Nos.3 (external materials), 4 (levels), 15 (energy performance details) and 16 (acoustic protection details) of planning permission 16/00979/FULPP dated 3 March 2017

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

Application No 17/00226/TPOPP

Ward: North Town

Applicant: Mrs Hoggart

Decision: **Split decision**

Decision Date: 19 May 2017

Proposal: One Oak (T1 of TPO 392) crown lift to no more than 8 metres from ground level. Shape back canopy above house by no more than 2 metres and clear structure by no more than 2.5 metres and remove Ivy from top 25% of canopy. One Sycamore (T2 of TPO 392) remove to ground level

Address **1 Holly Road Aldershot Hampshire GU12 4RL**

Application No 17/00238/FUL

Ward: Empress

Applicant: Key Property Investments (Number One)

Decision: **Permission Granted**

Decision Date: 15 May 2017

Proposal: Use of part of mall as an external seating area in connection with the use of 28-32 Kingsmead for Use Class A3 (restaurant and cafe) purposes.

Address **28 - 32 Kingsmead Farnborough Hampshire GU14 7SL**

Application No 17/00244/FULPP

Ward: Empress

Applicant: Flag Associates Ltd

Decision: **Permission Granted**

Decision Date: 16 May 2017

Proposal: Change of use of rear ground floor from A2 to residential use (1 x one bedroom flat) with associated external alterations

Address **Ground Floor Rear 41 Victoria Road Farnborough Hampshire GU14 7PA**

Application No 17/00248/TPOPP Ward: Manor Park

Applicant: Mr Mark Williams

Decision: **Permission Granted**

Decision Date: 17 May 2017

Proposal: One Silver Maple (T4 of TPO 469) reduce height and radial spread by no more than 2 metres. Two Silver Maples (T2 and T3 of TPO 469) reduce height by no more than 3 metres and radial spread by no more than 2 metres

Address **Cherry Lodge St Georges Road East Aldershot Hampshire GU12 4LW**

Application No 17/00250/FULPP Ward: Knellwood

Applicant: Park Group

Decision: **Permission Granted**

Decision Date: 19 May 2017

Proposal: Demolition of existing garage and partial demolition of existing front boundary walls and erection of two storey side extensions to 7 and 10 Church Circle, single storey side extension to 8 Church Circle and a part single part two storey link extension with alterations to access, parking and front boundary walls (renewal of planning permission 14/00286/FUL)

Address **Park View Residential Home 7 - 10 Church Circle Farnborough Hampshire GU14 6QH**

Application No 17/00251/ADVPP Ward: Empress

Applicant: Sainsbury's Supermarkets Limited

Decision: **Permission Granted**

Decision Date: 22 May 2017

Proposal: Display two non illuminated wall signs, two internally illuminated fascia signs and additional non illuminated and internally illuminated signage on existing totem/wayfinder signs.

Address **6 Queensmead Farnborough Hampshire GU14 7GL**

Application No 17/00257/COND Ward: Wellington

Applicant: Mr Jack Johnson

Decision: **Conditions details approved**

Decision Date: 26 May 2017

Proposal: Submission of details in respect of Corunna Zone B (Parcels B1&B2) part pursuant to condition 14 (remediation strategy) of hybrid outline planning permission 12/00958/OUT dated 10th March 2014.

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

Application No 17/00262/TPOPP Ward: Knellwood

Applicant: Mr Simon Jones

Decision: **Permission Granted**

Decision Date: 17 May 2017

Proposal: Two Oak trees (part of group G21 of TPO 435A) tree marked T1 on submitted plan, reduce upper canopy by no more than 4 metres and lift lower canopy to give no more than 6 metres clearance from gardens. Tree marked T2 on plan, lift lower canopy to no more than 6 metres from ground level and remove deadwood. One Beech tree (unprotected) marked as T3 on plan, fell to ground level

Address **White Lodge 93 Salisbury Road Farnborough Hampshire GU14 7AE**

Application No 17/00268/TPOPP Ward: St John's

Applicant: Mr John Vieitez

Decision: **Permission Granted**

Decision Date: 24 May 2017

Proposal: One Oak in rear garden (T7 of TPO 355A) lower half of crown (extended to South and West side) to reduce by no more than 3 metres and upper half of crown to reduce by no more than 2 metres

Address **21 Nightingale Close Farnborough Hampshire GU14 9QH**

Application No 17/00275/TPO Ward: Fernhill
Applicant: Mr Daniel Watson
Decision: **Permission Refused**
Decision Date: 19 May 2017
Proposal: Two Oaks (both part of group G27 of TPO 357A) fell to ground level
Address **24 The Potteries Farnborough Hampshire GU14 9JR**

Application No 17/00276/FULPP Ward: Empress
Applicant: Miss Jitreeya Chan
Decision: **Permission Granted**
Decision Date: 31 May 2017
Proposal: Demolition of existing garage and erection of a single storey side and rear extension with rooms in roof and erection of a detached garage
Address **33 Leopold Avenue Farnborough Hampshire GU14 8NL**

Application No 17/00277/TPO Ward: Empress
Applicant: Mr Eson
Decision: **Permission Granted**
Decision Date: 17 May 2017
Proposal: Two Sweet Chestnut trees (both part of group G18 of TPO 368) crown lift to no more than 8 metres from ground level, remove deadwood and crown thin by no more than 25%
Address **77 Pierrefondes Avenue Farnborough Hampshire GU14 8NZ**

Application No 17/00278/TPO Ward: Empress
Applicant: Mr Phillip Scott
Decision: **Permission Granted**
Decision Date: 24 May 2017
Proposal: One Beech in rear garden (T29 of TPO 368) radial reduction by no more than 1.5 metres on North side and 2 metres on West side
Address **79 Pierrefondes Avenue Farnborough Hampshire GU14 8NZ**

Application No 17/00279/TPO Ward: West Heath
Applicant: Mrs Nikki Fitzpatrick
Decision: **Permission Granted**
Decision Date: 02 June 2017
Proposal: One Oak (T9 of TPO 437) crown reduce by no more than 2.5 metres and thin the canopy by no more than 10% of the crown mass secondary growth only
Address **98 Prospect Road Farnborough Hampshire GU14 8NS**

Application No 17/00287/FULPP Ward: Aldershot Park
Applicant: Mrs Sue Newman
Decision: **Permission Granted**
Decision Date: 16 May 2017
Proposal: External alterations and demolition of existing single storey rear extension and erection of a two storey rear extension
Address **32 Lower Farnham Road Aldershot Hampshire GU12 4EA**

Application No 17/00290/FULPP Ward: Cherrywood
Applicant: AG Frimley GP Limited on behalf of A G I
Decision: **Permission Granted**
Decision Date: 25 May 2017
Proposal: Retention of cycle store with associated changes to landscaping (amendment to planning permission ref. 15/00655/REVPP)
Address **Buildings 4.5 To 4.10 Frimley Business Park Frimley Camberley Hampshire**

Application No 17/00295/TPO Ward: Empress
Applicant: Mr Gregory
Decision: **Permission Granted**
Decision Date: 02 June 2017
Proposal: One Oak (T1 of TPO 454) remove four 10cm diameter sub limbs and one 5cm diameter sub limb plus smaller low growth to balance lifting
Address **331 Farnborough Road Farnborough Hampshire GU14 8AY**

Application No 17/00296/FULPP Ward: Empress
Applicant: Mr & Mrs Newton
Decision: **Permission Granted**
Decision Date: 05 June 2017
Proposal: Erection of a single storey side, rear and front extension following removal of existing conservatory
Address **15 Cabrol Road Farnborough Hampshire GU14 8NY**

Application No 17/00304/TPO Ward: North Town
Applicant: Mrs Brenda Jepp
Decision: **Permission Granted**
Decision Date: 02 June 2017
Proposal: One Oak (T1 of TPO 66) crown reduce by no more than 2 metres from the branch tips. Crown lift by no more than 6 metres from ground level and reduce lateral growth of branches that encroach property to give no more than 3 metres clearance
Address **57 Newport Road Aldershot Hampshire GU12 4PW**

Application No 17/00308/COU Ward: Knellwood
Applicant: Mr Luke Stratford
Decision: **Permission Granted**
Decision Date: 25 May 2017
Proposal: Permitted Development: Change of use of dwelling house (Use Class C3) as Small House in Multiple Occupation (Use Class C4)
Address **101 Farnborough Road Farnborough Hampshire GU14 6TL**

Application No 17/00309/TEMP Ward: St John's
Applicant: Mrs Patricia Nield - Parity For Disability
Decision: **Permission Granted**
Decision Date: 31 May 2017
Proposal: Continued use of land to facilitate a portable building for music therapy service
Address **93 - 94 Whetstone Road Farnborough Hampshire GU14 9SX**

Application No 17/00316/FULPP Ward: North Town
Applicant: Mr & Mrs Grounsell
Decision: **Permission Granted**
Decision Date: 15 May 2017
Proposal: Erection of single storey front extension
Address **3 Meadow Way Aldershot Hampshire GU12 4UU**

Application No 17/00318/TPOPP Ward: Rowhill
Applicant: Chris Pedoe
Decision: **Split decision**
Decision Date: 07 June 2017
Proposal: One Oak (T1 of TPO 260A) remove lower branches as indicated in submitted photographs. Fell one Oak (part of group G1 of TPO 260A) as indicated in submitted plan
Address **20 Pavilion Road Aldershot Hampshire GU11 3PB**

Application No 17/00319/FULPP Ward: Fernhill
Applicant: Mr Martyn Grant
Decision: **Permission Granted**
Decision Date: 16 May 2017
Proposal: Erection of part single and part two storey rear extension
Address **21 Cotswold Close Farnborough Hampshire GU14 9ET**

Application No 17/00321/FULPP Ward: St John's
Applicant: Mr & Mrs Jack Parkhouse
Decision: **Permission Granted**
Decision Date: 22 May 2017
Proposal: Proposed two storey side and single storey rear extension
Address **21 Collier Close Farnborough Hampshire GU14 9QL**

Application No 17/00322/FULPP Ward: North Town

Applicant: Miss Mandy Carr

Decision: **Permission Granted**

Decision Date: 16 May 2017

Proposal: Retention of a wooden outbuilding in rear garden

Address **112 Brookfield Road Aldershot Hampshire GU12 4UT**

Application No 17/00323/FULPP Ward: Cove And Southwood

Applicant: Mr Andrew Masters

Decision: **Permission Granted**

Decision Date: 09 June 2017

Proposal: Erection of a first floor side extension and ground floor rear extension

Address **24 McNaughton Close Farnborough Hampshire GU14 0PX**

Application No 17/00325/FULPP Ward: Cove And Southwood

Applicant: Miss Nicola Adams

Decision: **Permission Granted**

Decision Date: 31 May 2017

Proposal: Erection of a single storey front porch extension

Address **6 Derwent Close Farnborough Hampshire GU14 0JT**

Application No 17/00326/ADVPP Ward: Aldershot Park

Applicant: Shekh Rao

Decision: **Permission Granted**

Decision Date: 18 May 2017

Proposal: Display of two non illuminated fascia signs

Address **55 Ash Road Aldershot Hampshire GU12 4BX**

Application No 17/00327/FULPP Ward: Knellwood
Applicant: Mr Andrew Warren
Decision: **Permission Granted**
Decision Date: 16 May 2017
Proposal: Change an existing single storey extension pitched roof to a flat roof with a sky lantern
Address **6 Church Road West Farnborough Hampshire GU14 6RT**

Application No 17/00330/PDCPP Ward: St Mark's
Applicant: Mr & Mrs Howard Calvert
Decision: **Development is Lawful**
Decision Date: 16 May 2017
Proposal: Certificate of lawfulness for proposed development: Formation of an "L" shaped dormer within rear roof elevation and two roof lights within front roof elevation to facilitate rooms in roof
Address **112 Peabody Road Farnborough Hampshire GU14 6DZ**

Application No 17/00337/CONDPP Ward: Cove And Southwood
Applicant: Radian
Decision: **Conditions details approved**
Decision Date: 31 May 2017
Proposal: Submission of alternative external roof finishing material details pursuant to Condition No.3 of planning permissions 16/00307/FULPP dated 23 June 2016 and 16/00979/FULPP dated 3 March 2017
Address **The Potters Arms 182 Cove Road Farnborough Hampshire GU14 0HJ**

Application No 17/00338/CONDPP Ward: Wellington

Applicant: c/o Agent

Decision: **Conditions details approved**

Decision Date: 22 May 2017

Proposal: Submission of details pursuant to condition 4 (Demolition Method Statement) of Planning Permission 16/00711/FULPP dated 25th November 2016 for demolition of 7 buildings within Development Zone D - McGrigor (Building 16A - Guard/ Ambulance Station, part of Building 16D - Barrack Block D, Building 16E - Rank & Kitchen, Building 16F - RAMC Regimental Office/ Clinic, Building 16G - District Sub-station, Building 16H - Ancillary Building and Building 16I - Guard Shelter), within Aldershot Military Town Conservation Area.

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

Application No 17/00339/REXPD Ward: Rowhill

Applicant: Mr J Bellows And Ms C Gould

Decision: **Prior approval is NOT required**

Decision Date: 15 May 2017

Proposal: Erection of a single storey rear extension measuring 6 metres from the rear wall, 2.85 metres to the eaves and 2.85 metres in overall height

Address **120 Cranmore Lane Aldershot Hampshire GU11 3BD**

Application No 17/00340/ADVPP Ward: Knellwood

Applicant: Co Op Food

Decision: **Permission Granted**

Decision Date: 23 May 2017

Proposal: Display of 1 internally illuminated fascia sign, 1 internally illuminated projector sign, 2 non illuminated wall mounted panels and 1 non illuminated post mounted panel

Address **38 - 42 Woburn Avenue Farnborough Hampshire GU14 7EF**

Application No 17/00343/REXPD Ward: North Town
Applicant: Mr S Reynolds And Ms A Vaughan
Decision: **Prior approval is NOT required**
Decision Date: 16 May 2017
Proposal: Demolition of existing single storey rear extension and erection of a single storey rear extension measuring 5 metres from the rear wall, 2.85 metres to the eaves and 2.85 metres in overall height.
Address **105 Holly Road Aldershot Hampshire GU12 4SQ**

Application No 17/00346/FULPP Ward: Knellwood
Applicant: Mr & Mrs Ian and Rachel Milton
Decision: **Permission Granted**
Decision Date: 25 May 2017
Proposal: Erection of a single storey side and rear extension with rooms in the roof and part loft conversion
Address **1 The Grove Farnborough Hampshire GU14 6QR**

Application No 17/00352/FULPP Ward: West Heath
Applicant: Mr & Mrs Yambahadur Malla
Decision: **Permission Granted**
Decision Date: 24 May 2017
Proposal: Erection of single storey side and rear extensions and alterations to garage roof
Address **97 West Heath Road Farnborough Hampshire GU14 8QZ**

Application No 17/00355/FUL Ward: Rowhill
Applicant: Mr R Gamblen
Decision: **Permission Granted**
Decision Date: 23 May 2017
Proposal: Erection of an outbuilding to rear
Address **70 Ayling Lane Aldershot Hampshire GU11 3ND**

Application No 17/00357/REXPD Ward: Fernhill
Applicant: Mr A Rawes
Decision: **Permission required & approval refused**
Decision Date: 05 June 2017
Proposal: Erection of a single storey extension measuring 4.5 metres deep from the original rear wall of the property x 2.8 metres to the eaves and 3.5 metres overall height
Address **33 Cotswold Close Farnborough Hampshire GU14 9ET**

Application No 17/00358/CONDPP Ward: Wellington
Applicant: c/o Agent
Decision: **Conditions details approved**
Decision Date: 22 May 2017
Proposal: Submission of details pursuant to condition 4 (Demolition Method Statement) of Listed Building Consent 16/00712/LBC2PP dated 25th November 2016 for demolition of 3 buildings within Development Zone D - McGrigor (Building 17C - Cambridge House Annex Block A, Building 17D - Cambridge House Annex Block B and Building 18B - St Michaels House Annexe), within the curtilage of Cambridge Military Hospital.
Address **Zone D - McGrigor Aldershot Urban Extension Alisons Road Aldershot Hampshire**

Application No 17/00359/FULPP Ward: Wellington
Applicant: c/o Agent
Decision: **Permission Granted**
Decision Date: 25 May 2017
Proposal: Erection of an electricity substation building
Address **Proposed Electricity Sub Station Steeles Road Aldershot Hampshire**

Application No 17/00361/FULPP Ward: St John's
Applicant: Mr & Mrs Kershaw
Decision: **Permission Granted**
Decision Date: 19 May 2017
Proposal: Erection of a single storey side extension
Address **10 Tarragon Close Farnborough Hampshire GU14 9XF**

Application No 17/00362/FUL Ward: St John's
Applicant: Mr L Emery
Decision: **Permission Granted**
Decision Date: 23 May 2017
Proposal: Erection of a single storey rear extension
Address **Tall Trees Trunk Road Farnborough Hampshire GU14 9SW**

Application No 17/00363/FULPP Ward: Cove And Southwood
Applicant: Mr James Willingham
Decision: **Permission Granted**
Decision Date: 31 May 2017
Proposal: Demolition of existing garage and erection of new garage
Address **6 Fowler Road Farnborough Hampshire GU14 0BW**

Application No 17/00366/FULPP Ward: Cove And Southwood
Applicant: Mrs S GORVETT
Decision: **Permission Granted**
Decision Date: 31 May 2017
Proposal: Erection of pitched roof to front extension
Address **77 Southwood Road Farnborough Hampshire GU14 0JH**

Application No 17/00369/FULPP Ward: Knellwood
Applicant: Mr & Mrs Alexander
Decision: **Permission Granted**
Decision Date: 31 May 2017
Proposal: Erection of a single storey front extension
Address **23 Ashley Road Farnborough Hampshire GU14 7EZ**

Application No 17/00372/FUL Ward: St Mark's
Applicant: Ms Lucy Price
Decision: **Permission Granted**
Decision Date: 31 May 2017
Proposal: Erection of a part single and part two storey rear extension
Address **16 Whites Road Farnborough Hampshire GU14 6PD**

Application No 17/00373/FUL Ward: St Mark's
Applicant: Mr And Mrs J James
Decision: **Permission Granted**
Decision Date: 31 May 2017
Proposal: Erection of a part single and part two storey rear extension
Address **16A Whites Road Farnborough Hampshire GU14 6PD**

Application No 17/00374/REXPD Ward: Rowhill
Applicant: Mr And Mrs S Edwards
Decision: **Prior approval is NOT required**
Decision Date: 25 May 2017
Proposal: Erection of a single storey rear extension measuring 3.4 metres from the rear wall, 2.45 metres to the eaves and 3.4 metres in overall height.
Address **10 John Close Aldershot Hampshire GU11 3BA**

Application No 17/00375/REXPD Ward: Fernhill
Applicant: Mr Ken Partner
Decision: **Prior approval is NOT required**
Decision Date: 31 May 2017
Proposal: Erection of a single storey 'L' shaped rear extension measuring from 3 to 6 metres from the original rear wall, 2.6 metres to the eaves and 3.5 metres in overall height
Address **46 Perring Avenue Farnborough Hampshire GU14 9DB**

Application No 17/00376/REXPD Ward: West Heath
Applicant: Mr And Mrs M Melbourne
Decision: **Prior approval is NOT required**
Decision Date: 25 May 2017
Proposal: Removal of existing conservatory and erection of a single storey rear extension measuring 3.050metres from the original rear wall, 2.63 metres to the eaves and an overall height of 3.58 metres
Address **16 Tay Close Farnborough Hampshire GU14 9NB**

Application No 17/00377/FUL Ward: Aldershot Park
Applicant: Mr And Mrs Jarlett
Decision: **Permission Granted**
Decision Date: 25 May 2017
Proposal: Erection of a conservatory to rear
Address **13 Highclere Road Aldershot Hampshire GU12 4EQ**

Application No 17/00379/FUL Ward: Aldershot Park
Applicant: Mr And Mrs Bond
Decision: **Permission Granted**
Decision Date: 26 May 2017
Proposal: Erection of a two storey side extension
Address **15 Elston Road Aldershot Hampshire GU12 4HX**

Application No 17/00381/FULPP Ward: Cove And Southwood
Applicant: Mr And Mrs Perham
Decision: **Permission Granted**
Decision Date: 05 June 2017
Proposal: Erection of a two storey rear extension and single storey extensions to both side elevations
Address **Oaklands 9 Elmsleigh Road Farnborough Hampshire GU14 0ET**

Application No 17/00385/FULPP Ward: St Mark's
Applicant: Mr Mark McCully
Decision: **Permission Granted**
Decision Date: 05 June 2017
Proposal: Erection of a single storey side/rear extension
Address **45 Whites Road Farnborough Hampshire GU14 6PB**

Application No 17/00387/FULPP Ward: Cove And Southwood
Applicant: Ms Steedman
Decision: **Permission Granted**
Decision Date: 06 June 2017
Proposal: Erection of single storey rear extension
Address **36 Bridge Road Farnborough Hampshire GU14 0HP**

Application No 17/00388/PDC Ward: Aldershot Park
Applicant: Mrs Julie Lodge
Decision: **Development is Lawful**
Decision Date: 06 June 2017
Proposal: Certificate of Lawfulness for Proposed Development: Erection of a single storey rear and side extensions
Address **20 Oak Tree Close Aldershot Hampshire GU12 4BE**

Application No 17/00389/FUL Ward: Knellwood
Applicant: Mr And Mrs J Peters
Decision: **Permission Granted**
Decision Date: 31 May 2017
Proposal: Relief of Condition (16) attached to planning application
Ref:99/00522/FUL to allow the conversion of the existing garage to a
habitable room
Address **6 Corfe Way Farnborough Hampshire GU14 6TS**

Application No 17/00391/FUL Ward: Manor Park
Applicant: Mr & Mrs Rogers
Decision: **Permission Granted**
Decision Date: 31 May 2017
Proposal: Erection of a single storey rear extension
Address **4 Larkspur Close Aldershot Hampshire GU11 3QP**

Application No 17/00393/FUL Ward: Empress
Applicant: Mrs Sarah Neumann
Decision: **Permission Granted**
Decision Date: 31 May 2017
Proposal: Erection of a two storey side and single storey front extensions
Address **22 Newton Road Farnborough Hampshire GU14 8BN**

Application No 17/00395/SCREEN Ward: North Town
Applicant: Mr Lee Allen - SGN
Decision: **Environmental Assessment Not Required**
Decision Date: 24 May 2017
Proposal: EIA SCREENING OPINION: Remove existing storage containers and
erect a steel portal stores building to accommodate existing storage
capacity
Address **Transco Compound North Close Aldershot Hampshire GU12 4HA**

Application No 17/00401/FUL Ward: Cove And Southwood
Applicant: Mr S. Loveland-Cooper
Decision: **Permission Granted**
Decision Date: 06 June 2017
Proposal: Erection of a single storey rear extension
Address **38 Bridge Road Farnborough Hampshire GU14 0HP**

Application No 17/00405/NMA Ward: Knellwood
Applicant: Mr P Blackman
Decision: **Permission Granted**
Decision Date: 16 May 2017
Proposal: Non Material Amendement to planning application 17/00214/FUL dated 05 April 2017 to reduce the height of the garage to 2.4 metres and to insert an access door within the front elevation of the garage
Address **10 Abbey Way Farnborough Hampshire GU14 7DA**

Application No 17/00409/SCREEN Ward: Empress
Applicant: HEREF Farnborough Limited
Decision: **Environmental Assessment Not Required**
Decision Date: 16 May 2017
Proposal: Screening opinion: Erection of a new car showroom with ancillary offices to be used for the sale and display of motor vehicles; an associated workshop for the repair, servicing and maintenance of motor vehicles together with associated car and cycle parking, access/highway works, drainage, bin store, landscaping, plant and ancillary works.
Address **Farnborough Business Park Templar Avenue Farnborough Hampshire**

Application No 17/00417/SCREEN Ward: Empress
Applicant: Homes And Communities Agency
Decision: **Environmental Assessment Not Required**
Decision Date: 05 June 2017
Proposal: Screening opinion: Residential development of up to eight storeys (up to 180 residential units) with associated ancillary commercial/community use, car parking and open space.
Address **Police Station Pinehurst Avenue Farnborough Hampshire GU14 7LF**

Application No 17/00419/FUL Ward: Manor Park
Applicant: Miss K Page
Decision: **Permission Granted**
Decision Date: 09 June 2017
Proposal: Erection of a single storey rear extension
Address **32 Park Road Aldershot Hampshire GU11 3PU**

Application No 17/00451/NMA Ward: Cove And Southwood
Applicant: Miss K Cordial
Decision: **Permission Granted**
Decision Date: 31 May 2017
Proposal: Non Material Amendment to planning application 16/00589/FULPP dated 22 August 2016 to reduce the roof height of the side extension and change the window within the side facing elevation to two small high level obscure glazed windows
Address **10 Prospect Road Farnborough Hampshire GU14 0DX**

Application No 17/00465/NMA Ward: Knellwood
Applicant: Mrs Lisa Norris
Decision: **Permission Granted**
Decision Date: 31 May 2017
Proposal: Non Material Amendment to approved planning application 16/00663/FULPP dated 12 September 2016 to allow the repositioning of car-port brick pillars to facilitate minor change to car-port roof
Address **52 Cedar Road Farnborough Hampshire GU14 7AX**

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Development Management Committee
21st June 2017

Agenda Item 4
Head of Planning
Report No. PLN1722

Enforcement and possible unauthorised development

1. Introduction

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

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

2. Policy

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

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

3. Items

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

This report relates to:

Item 1 Delegated decision to take enforcement action

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 Decision is reported for INFORMATION purposes only. It relates to a decision to take enforcement action that has already been made by the Head of Planning in accordance with the Council's adopted Scheme of Delegation.

Address	26 Northbrook Road, Aldershot
Ward	Manor Park
Decision	Issue Breach of Condition Notice
Decision Date	8 June 2017
Reasons	An unauthorised gate and wall have been constructed in front of the parking area for this property. The area should provide two car parking spaces but as a result only provides one which is not in accordance with approved plans for the sub-division of the property to form two semi-detached dwellings ref: 10/00601/FULPP.
Alternatives	No Action would result in the failure to provide off-street parking in accordance with the Council's adopted parking standards for a three bedroom dwelling in an area with high demand for on-street parking. This would be likely to result in further indiscriminate on-street parking, to the detriment of highway safety. Therefore enforcement action is necessary.
Case Officer	Chris Jones
Associated Documents	Enforcement Reference 15/00198/CONDS

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