

Public Document Pack



RUSHMOOR BOROUGH COUNCIL

DEVELOPMENT MANAGEMENT COMMITTEE

*at the Council Offices, Farnborough on
Wednesday, 13th September, 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
Cllr S.J. Masterson

NON-VOTING MEMBERS

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

STANDING DEPUTIES

Cllr P.F. Rust

Enquiries regarding this agenda should be referred to 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 16th August, 2017 (copy attached).

3. **PLANNING APPLICATIONS** – (Pages 19 - 104)

To consider the Head of Planning's Report No. PLN1730 on planning applications recently submitted to the Council (copy attached).

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

Item	Reference Number	Address	Recommendation
1	16/00837/FULPP	The Crescent Southwood Business Park, Summit Avenue, Farnborough	For information
2	16/00981/FULPP	Aldershot Bus Station, 3 Station Road, Aldershot	For information
3	17/00494/REMPP	McGrigor Zone D Wellesley, 116 Dwellings	For information
4	17/00495/LBC2PP	McGrigor Zone D Wellesley, Listed Building Consent	For information
5	17/00616/FULPP	Land at Orchard Rise 127 and La Fosse House 129 Ship Lane and Farnborough Hill School 312 Farnborough Road, Farnborough	For information

Section C of the report sets out planning applications for determination at this meeting:

Item	Reference Number	Address	Recommendation
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6	17/00241/ADJ	Hartland Park, Bramshot Lane, Fleet	Raise Objection
7	17/00515/FULPP	Land at Kennels Lane, Farnborough	Grant
	17/00660/ADJ	Land at Kennels Lane, Farnborough	Raise No Objection
8	17/00348/FULPP	Farnborough Business Park, Templer Avenue, Farnborough	Grant

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 - NO. 29 WELLINGTON STREET, ALDERSHOT – (Pages 105 - 108)**

To consider the Head of Planning's Report No. PLN1731 (copy attached) which reports on cases of planning enforcement and possible unauthorised development.

5. **APPEALS PROGRESS REPORT – (Pages 109 - 112)**

To receive the Head of Planning's Report No. PLN1732 (copy attached) on the progress of recent planning appeals.

MEETING REPRESENTATION

Members of the public may ask to speak at the meeting, on the planning applications that are on the agenda to be determined, by writing to the Committee Administrator at the Council Offices, Farnborough by 5.00 pm on the day prior to the meeting, in accordance with the Council's adopted procedure which can be found on the Council's website at

<http://www.rushmoor.gov.uk/speakingatdevelopmentmanagement>

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Development Management Committee
13th September 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, 16th August, 2017 at the Council Offices, Farnborough at 7.00 pm.

Voting Members

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

Cllr Mrs. D.B. Bedford
Cllr D.M.T. Bell
Cllr P.I.C. Crerar
Cllr Sue Dibble
Cllr C.P. Grattan
Cllr A.R. Newell

Non-Voting Members

Cllr M.J. Tennant (Environment and Service Delivery Portfolio Holder) (ex officio)

Apologies for absence were submitted on behalf of Cllr R. Cooper, Cllr Jennifer Evans and Cllr D.S. Gladstone.

Cllr P.F. Rust attended the meeting.

29. DECLARATIONS OF INTEREST

Having regard to the Members' Code of Conduct, the following declarations of interest were made. The member with a disclosable pecuniary interest left the meeting during the debates on the relevant agenda items:

Member	Application No. and Address	Interest	Reason
Cllr B.A. Thomas	17/00447/FULPP (The Beehive, 264 High Street, Aldershot)	Prejudicial	Runs a public house close to the application premises.
Cllr B.A. Thomas	17/00575/REVPP (24-26 Church Lane East, Aldershot)	Prejudicial	Proximity of home to the site.

30. **MINUTES**

The Minutes of the meeting held on 19th July, 2017 were approved and signed by the Chairman.

31. **PLANNING APPLICATIONS**

RESOLVED: That

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

17/00264/FULPP (Building 4.2, Frimley Business Park, Frimley, Camberley);

- (ii) the applications dealt with by the Head of Planning, where necessary in consultation with the Chairman, in accordance with the Council's Scheme of Delegation, more particularly specified in Section "D" of the Head of Planning's Report No. PLN1728, be noted;

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

- * 17/00447/FULPP (The Beehive, 264 High Street, Aldershot);
- * 17/00554/FULPP (6 Woodlands Road, Farnborough);
- 17/00575/REVPP (24-26 Church Lane East, Aldershot);

- (iv) 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);
17/00348/FULPP (Farnborough Business Park, Templer Avenue, Farnborough);
17/00494/REMPP (McGrigor Zone D Wellesley, 116 Dwellings);
17/00495/LBC2PP (McGrigor Zone D Wellesley, Listed Building Consent)

- * The Head of Planning's Report No. PLN1728 in respect of these applications was amended at the meeting

32. APPLICATION NO. 17/00447/FULPP - THE BEEHIVE, 264 HIGH STREET, ALDERSHOT

The Committee considered the Head of Planning's Report No. PLN1728 (as amended at the meeting) regarding the change of use of The Beehive Public House to eight flats, consisting of 6 x 1-bedroom units, 1 x 2-bedroom unit and 1 x studio, including the erection of extensions at the rear and erection of new build at rear to create 2 x 1-bedroom units and 1 x 2-bedroom house.

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

RESOLVED: That

- (i) subject to the completion of a satisfactory Obligation under Section 106 of the Town and Country Planning Act 1990 by 6th September, 2017 to secure a financial contribution of £47,023 towards the Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy and £14,848 towards offsite public open space works, the Head of Planning, in consultation with the Chairman, be authorised to grant planning permission subject to the conditions and informatives set out in the Head of Planning's Report No. PLN1728 (as amended at the meeting); however
- (ii) in the event that a satisfactory Obligation is not completed and received by 6th September, 2017, the Head of Planning, in consultation with the Chairman, be authorised to refuse planning permission on the grounds that the proposal does not make satisfactory provision for open space in accordance with Policy OR4 of the Rushmoor Local Plan, or make satisfactory arrangements to mitigate the potential impact upon the Thames Basin Heaths Special Protection Area as required by Core Strategy Policies CP11 and CP13.

33. APPLICATION NO. 17/00554/FULPP - NO. 6 WOODLANDS ROAD, FARNBOROUGH

The Committee considered the Head of Planning's Report No. PLN1728 (as amended at the meeting) regarding the erection of a detached 2-bedroom house with associated parking, refuse and cycle storage areas.

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

RESOLVED: That

- (i) subject to the completion of a satisfactory Agreement under Section 106 of the Town and Country Planning Act 1990 by 21st August, 2017

to secure financial contributions towards Special Protection Area mitigation, the Head of Planning, in consultation with the Chairman, be authorised to grant planning permission subject to the conditions and informatives set out in the Head of Planning's Report No. PLN1728 (as amended at the meeting); however

- (ii) in the event that a satisfactory Unilateral Undertaking is not received by 21st August, 2017, the Head of Planning, in consultation with the Chairman, be authorised to refuse planning permission on the grounds that the proposal does not make a financial contribution to mitigate the effect of the development on the Thames Basin Heaths Special Protection Area in accordance with the Rushmoor Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy (2014) and Core Strategy Policies CP11 AND CP13.

34. APPLICATION NO. 17/00575/REVPP - NOS. 24-26 CHURCH LANE EAST, ALDERSHOT

The Committee considered the Head of Planning's Report No. PLN1728 regarding the retention of alterations to site layout, siting, fenestration, height of dwellings and creation of additional (third) bedrooms within roofs of Plot 1 and 2 units as amendments to development scheme approved with planning permission 15/00970/FULPP, dated 5th February, 2016.

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

RESOLVED: That

- (i) subject to the completion of a satisfactory Planning Obligation under Section 106 of the Town and Country Planning Act 1990 by 25th August, 2017 to secure an additional financial contribution of £3,750 towards Special Protection Area avoidance and mitigation and access management at the Rowhill Copse SANG mitigation scheme, the Head of Planning, in consultation with the Chairman, be authorised to grant planning permission subject to the conditions and informatives set out in the Head of Planning's Report No. PLN1728; however
- (ii) in the event that a satisfactory Section 106 Obligation is not received by 25th August, 2017, the Head of Planning, in consultation with the Chairman, be authorised to refuse planning permission on the grounds that the proposal does not make satisfactory provision for a financial contribution to mitigate the effect of the development on the Thames Basin Heaths Special Protection Area in accordance with the Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy and Core Strategy Policies CP11 and CP13; and affordable housing in accordance with Core Strategy Policy CP6.

35. **PLANNING (DEVELOPMENT MANAGEMENT) SUMMARY REPORT FOR THE QUARTER APRIL - JUNE 2017**

The Committee received the Head of Planning's Report No. PLN1729 which provided updates on the Performance Indicators for the Development Management Section of Planning and the overall workload of the Section for the period 1st April to 30th June, 2017.

The Head of Planning highlighted the increase in planning applications and associated income in the first quarter. The Committee was reminded that planning application fees were set at a national level whilst fees for pre-application discussions were set locally, and that Rushmoor's fees for the latter were lower than other comparable councils.

RESOLVED: That the Head of Planning's Report No. PLN1729 be noted.

The meeting closed at 7.51 pm.

CLLR B.A. THOMAS (CHAIRMAN)

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**Development Management Committee
16th August 2017**

Appendix "A"

Application No. & Date Valid: **17/00264/FULPP** **28th March 2017**

Proposal: Erection of a three storey Use Class B1/B2/B8 building with associated car parking and landscaping works at **Building 4.2 Frimley Business Park Frimley Camberley**

Applicant: AG Frimley GP Ltd

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 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 occupiers, to prevent pollution and adverse impacts 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 of the building hereby approved 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 B, 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

**Application No.
& Date Valid**

17/00554/FULPP

30th June 2017

Proposal: Erection of a detached 2-bedroom house with associated parking, refuse and cycle storage areas at **6 Woodlands Road Farnborough Hampshire GU14 9QJ**

Applicant: Mr Barry Foster

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

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

- 2 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 No works shall start on site until a schedule and/or samples of surfacing materials, including those to access driveways/forecourts 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 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England), Order 2015 (or any Order revoking and re-enacting that Order), no development falling within Classes B and C of Part 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.

- 5 Notwithstanding the details shown on the submitted plans, the first floor windows in the eastern elevation shall be obscure glazed in their entirety, and fixed closed with the exception of opening toplights which shall have a minimum cill height of 1.7m above the internal floor level.

Reason - To protect the amenities of neighbouring residential properties.

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

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

- 8 The parking spaces on approved Plan 1607.2 Rev F shall be provided prior to the first occupation of the dwelling and thereafter shall only be used for the parking of private motor vehicles ancillary and incidental to the residential use of the dwellinghouse hereby approved. These spaces shall be kept available at all times for parking and shall not be used for the storage of Caravans, boats or trailers.

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

- 9 The permission hereby granted shall be carried out in accordance with the following approved documents and drawings - Construction Method Statement, SAP2012 Report, Water Efficiency Report, Drainage Strategy and Maintenance Statement, Design and Access Statement, Construction Traffic Method Plan, 1607.01 Rev E, 1607.02 Rev F, 1607.03 Rev D, 1607.04 Rev C, 1607.05, 1607.06 Rev B, 1607.07 Rev F & 00283.

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

- 10 Notwithstanding any information submitted with the application, prior to the commencement of development a fowl and surface water drainage strategy to include Sustainable Drainage Systems (SUDS) or other appropriate drainage measures into the development 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 development and retained in perpetuity.

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

- 11 Prior to the commencement of development, and notwithstanding any details submitted with the application, details of measures to achieve the energy performance standards in accordance with Code Level 4 for Sustainable Homes or equivalent 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 to which they relate and retained in perpetuity.

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

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Development Management Committee
13th September 2017

Head of Planning
Report No.PLN1730

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

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

Section C – Items for DETERMINATION

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

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. The development plan for Rushmoor 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. Relevant also as a material consideration in the determination of planning applications is the emerging Draft Submission Rushmoor Local Plan, June 2017.
- 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>Following the deferment of this application at the last meeting, the applicants have instructed their Transport Consultants to undertake a detailed technical assessment of providing vehicular access for the development in Apollo Rise and Summit Avenue. A meeting has been arranged to discuss the findings shortly. There is already an agreed extension of time for the consideration of the application in place until 30 September 2017.</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 March 2018 to allow time for proposals for improvements to the adjoining Station forecourt to be more certain in terms of both design and timescales, and thereby to address representations lodged in respect of this planning application.</p>
3	17/00494/REMPP	<p>APPROVAL OF RESERVED MATTERS: for construction / conversion of existing buildings to provide 116 dwellings (Use Class C3) in Development Zone D (McGrigor), together with associated access, parking and public open space, pursuant to Condition 4 (1 to 21), attached to Outline Planning Permission 12/00958/OUT dated 10th March 2014.</p> <p>McGrigor Zone Wellesley, 116 Dwellings</p> <p>This application has only recently been received and Consultation is in progress.</p>
4	17/00495/LBC2PP	<p>LISTED BUILDING CONSENT: for internal and external alterations, (including demolition of outbuilding to St Michaels House and courtyard walls to Cambridge House), to facilitate the conversion of Cambridge House and St Michaels House to provide 3 dwellings as part of a scheme for 116 dwellings (Use Class C3) in Development Zone D (McGrigor). (PLEASE SEE APPLICATION REFERENCE 17/00494/REMPP FOR DRAWINGS AND DOCUMENTS).</p> <p>McGrigor Zone Wellesley, Listed Building Consent</p> <p>This application has only recently been received and Consultation is in progress.</p>

5	17/00616/FULPP	<p>Demolition of former care home and dwelling and formation of extra care retirement community of older people (Class C2) comprising 87 units (70 two bedroom and 17 one bedroom) and ancillary facilities to be provided in 7 one, two and three storey buildings together with alterations to existing vehicular and pedestrian access and provision of car parking</p> <p>Land At Orchard Rise 127 And La Fosse House 129 Ship Lane And Farnborough Hill School 312 Farnborough Road Farnborough Hampshire</p> <p>This application has only recently been received and consultations are underway.</p>
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Section B

Petitions

Item	Reference	Description and address
		There are no petitions to report.

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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. 17/00241/ADJ

Date Valid 15th March 2017

Expiry date of consultations 11th April 2017

Proposal 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.

Address **Hartland Park Bramshot Lane Fleet**

Ward

Applicant Hart District Council

Agent

Recommendation **RAISE OBJECTION**

Description

The site comprises an area of some 48 hectares surrounded by mature woodland, and lies to the north of the new Ively Road, within Hart District. The site, now called Hartland

Park/Village, was formerly known as Pyestock North. It was used by DERA as their engine testing research and development complex and subsequently passed to QinetiQ. Most of the on-site activities have transferred to Cody Park and the existing buildings and structures, comprising about 74,000 square metres, including engine testing facilities, offices and laboratories, are now largely decommissioned.

In April 2005 Rushmoor Borough Council raised objection in respect of a consultation from Hart District Council (ref. 05/00130/ADJ) on an outline proposal for redevelopment of the site to provide a storage and distribution park, with off-site highway works and landscaping improvements. The following reasons given.

" 1) The proposal would result in industrial development within the strategic gap involving warehouses that are larger in terms of scale bulk and floorspace than the existing buildings on the site, extensive car and lorry parking, intensive heavy vehicular activity and significant loss of existing woodland screening. It is therefore considered that the proposal would physically and visually diminish the open nature of the strategic gap and would thereby cause unacceptable harm to the rural character of the area and the environment surrounding Rushmoor.

2) The level and type of development proposed would generate significant additional traffic, particularly heavy goods vehicles, that would add to congestion on local roads such as Summit Avenue and Minley Link and increase in noise and air pollution for residents living nearby. Furthermore, the estimated 1,800 jobs to be created by the proposal would be likely to result in the extension of the labour catchment area, thereby increasing commuting to and from a site that is outside the built up area and placing greater pressure on local roads. It is considered that the proposal would result in significant traffic generation in an unsustainable location, with adverse implications for highway safety and the living conditions of residents in Rushmoor."

This application was not determined by Hart Council.

A further consultation was submitted by Hart, 07/00338/ADJ, for an outline application for the erection of new buildings for storage and distribution use (Class B8), together with ancillary offices and associated access, parking, groundwork's, infrastructure and landscaping (Hart reference 07/00764/MAJOR)

The illustrative development framework plan showed three retained existing buildings and 7 development plots of varying sizes, to create a total of 126,000 sqm of warehousing floorspace. In the indicative layout, three of the development plots were shown towards the northern boundary of the site and three to the south nearer to Ively Road. They were shown grouped round the largest plot in the centre of the site. The largest plot was indicated to cover some 14ha, with a maximum building size of 195 metres wide x 510 metres long x 19 metres high. The illustrative plan showed indicative access points in the north east corner of the site from the Pyestock roundabout via Bramshot Road (the existing access) and in a central position on the southern boundary from Ively Road. There was also a link shown in the south east corner of the site through to QinetiQ's Cody Park.

This application was accompanied by an Environmental Statement, a Planning Statement, a Transport Assessment and a green travel plan. In addition the applicant submitted a Design and Development Document, which identified some differences between the submitted scheme and the previous proposal. These differences were said to include:

a) development boundaries tightened to correspond more closely with the existing brownfield

"clearing";

- b) as a result of the above, woodland buffers that would previously have been lost could now be retained on the north, south and western boundaries;
- c) proposed financial contribution to acoustic fencing along the A327 Minley Link; a plan was submitted showing indicative sections of acoustic barrier between 1.5 & 2m in height on the southern side of the road; and
- d) reduction in the maximum potential size of the buildings.
- e) the submitted details suggested the facility would create 1600 jobs rather than the 1800 suggested in relation to the previous application.

Rushmoor raised objection to this consultation on the following grounds:

“The proposal would result in industrial development within the strategic gap involving warehouses that are larger in terms of scale bulk and floorspace than the existing structures on the site, extensive car and lorry parking, intensive heavy vehicular activity and significant loss of existing woodland screening. It is therefore considered that the proposal would physically and visually diminish the open nature of the strategic gap and would thereby cause unacceptable harm to the rural character of the area and the environment surrounding Rushmoor.

Bearing in mind the assumptions made in the Transport Assessment about the level of traffic that would be generated by the proposal, The Council is not satisfied that it would not add to congestion on the highway network. Furthermore, the estimated 1,600 jobs to be created by the proposal would be likely to result in the extension of the labour catchment area, thereby increasing commuting to and from a site that is outside the built up area and placing greater pressure on local roads. It is considered that the proposal could result in significant traffic generation in an unsustainable location, with adverse implications for highway safety in Rushmoor.

It has not been adequately demonstrated that the level and type of development and increased traffic associated with the proposal would not give rise to levels of noise that would cause harm to the amenities of residents in Rushmoor.”

This application was not determined by Hart.

In 2008 a further consultation was received from Hart, 08/00011/ADJ. This application sought full permission for a storage and distribution (Use Class B8) development on the site with associated office space, car and cycle parking, servicing facilities and landscaping. The development would provide a total of 126,216sqm of B8 floor space distributed over 10 units, including 9,198sqm of ancillary office space, with 1,137 car parking spaces (Hart reference 07/003197/MAJOR).

The submitted masterplan showed three retained existing buildings as before, together with 10 new buildings ranging in size from 2,171sqm up to 28,815sqm, and in ridge height from 11m to 19m. In general, the layout of the development had been designed to fall within the existing built footprint on the site following a similar grid network of roads and routes. There would be 3 relatively small units (J, K & L) along the northern boundary with two of the retained buildings in between, 4 larger units (B, C, D & E) in the centre and two small units F & H) and one large unit (G) at the southern end of the site near Ively Road. The plan showed the main access point in the north east corner of the site from the A327 Pyestock roundabout via Bramshot Road (the existing access) and another in the south-west corner from Ively Road, which would be for cars, bicycles and emergency vehicles only. There was also a link shown in the south-east corner of the site through to QinetiQ's Cody Park.

Rushmoor raised objection to the consultation for the same reasons as set out above to the 2007 consultation.

This application was refused by Hart.

Appeals were lodged against 07/00764/MAJOR and 07/003197/MAJOR. In September 2009 the Secretary of State granted planning permission for both proposals concluding that the proposals were in overall accordance with the development plan although they did not accord with local plan policy for preserving the gap to which he gave some weight as a material consideration despite it being superseded by there being no Strategic Gap policy in the published South East plan. He was also satisfied with the impact on the Thames Basin Heaths Special Protection Area. He recognised that the scale of the proposed development would be considerably in excess of what existed at present and it would impact adversely on the integrity and function of the Gap and on the character and appearance of the rural area surrounding the appeal site and separating Farnborough and Fleet. However whilst acknowledging that the Inspector considers that the identified environmental harm which would result is of overriding importance, the Secretary of State gave more weight to the fact that the appeal proposals would provide up to 1500 jobs and would thus make efficient use of previously developed land on the largest site allocated for employment purposes in the local plan. The Secretary of State concluded that he disagreed with the Inspector and that the benefits which the appeal proposals would bring outweighed any potential additional impact they may have had on the integrity of the Gap and the character and appearance of the area.

In 2011 a consultation was received from Hart, 11/00730/ADJ, for approval of details of acoustic fence along A327 Minley Link pursuant to Condition 29 of detailed planning permission for storage and distribution development at Hartland Park (Ref: 07/03197/MAJOR).

It was noted that although the land on which the fence would be erected was within Rushmoor Borough Council's administrative area, it would be erected on highway land as operational highways development and therefore would not require any planning permission from this authority.

Notwithstanding this Rushmoor objected to these details for the following reason:

"It has not been satisfactorily demonstrated that the proposed fencing will provide adequate protection from sound as required by the condition."

In 2012 Rushmoor objected to a consultation from Hart in respect of an application to extend the time limit for implementing the outline planning permission 07/00764/MAJOR on the following grounds:

- "1 The proposal would result in industrial development within the countryside involving buildings that are larger in terms of scale bulk and floorspace than the existing structures on the site, extensive car and lorry parking, intensive heavy vehicle activity and loss of existing woodland screening. It is therefore considered that the proposal would physically and visually diminish the open nature of the countryside and would thereby cause unacceptable harm to the rural character of the area and the environment surrounding Rushmoor.
- 2 It has not been adequately demonstrated that the level and type of development and

increased traffic associated with the proposal would not give rise to levels of noise that would cause harm to the amenities of residents in Rushmoor.

- 3 Bearing in mind the assumptions made in the Transport Assessment about the level of traffic that would be generated by the proposal, The Council is not satisfied that it would not add to congestion on the highway network. Furthermore, the estimated number of jobs (up to 1,530) to be created by the proposal would be likely to result in the extension of the labour catchment area, thereby increasing commuting to and from a site that is outside the built up area and placing greater pressure on local roads. It is considered that the proposal could result in significant traffic generation in an unsustainable location, with adverse implications for highway safety in Rushmoor."

There is a current planning application, 17/00515/FULPP, and consultation from Hart, 17/00660/ADJ elsewhere on this agenda for the change of use of 27.9ha of land to provide a Suitable Alternative Natural Greenspace (SANG) including: access; car parking; fencing; pathways; landscaping; earthworks; and all other ancillary and enabling works on land at Kennels Lane. The application details that the proposed SANG will be used to mitigate the increased recreational pressure arising from up 1500 new dwellings proposed as part of the Hartland Park redevelopment. No legal agreement has been completed to link the proposed developments. Notwithstanding this, the terms of the application are for a SANG which could provide mitigation for any new residential development in the catchment area.

The consultation received from Hart relates to a 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.

The development is divided into ten phases. The hybrid application is separated into Phase 1 (full application) and Phases 2-10 (outline planning application).

It is noted that the terms of the application considered by Hart at a special meeting of its Planning Committee on 24 August 2017 were as follows:

1. Outline planning application with means of access 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 retail, commercial and community premises and a primary school (Use Classes A1 to A5, B1, D1 and D2); bin stores, car and cycle parking, open space, landscaping and ecological habitats and suitable alternative natural greenspace (SANG), site remediation, earthworks and ground modelling, drainage works including ponds for surface water attenuation, relocation of existing electricity substation, provision of utilities infrastructure, and all other ancillary and enabling works;

- 2 Full planning application for the demolition of existing buildings and structures and site clearance, the construction of 181 dwellings (Use Class C3); and roads including connection to existing roundabout at Ively Road, bin stores, car and cycle parking, open space, landscaping and ecological habitats and all other ancillary and enabling works.

Rushmoor was not consulted on subsequent amendments to the planning application.

The Hart committee resolved:

- to agree the principle of development and the scale, mass and quantum of development ie for up to 1500 new homes on the site and refer the details of Phase I to Major Sites Sub-Committee for detailed consideration;

and subject to

- (i) Hampshire County Council withdrawing its holding highway objection;
- (ii) Confirmation of the outcome of viability issues associated with the testing of affordable new home provision; and
- (iii) the securing of appropriate SANG provision

To bring the application back to Planning Committee for final decision on the above, completion of a planning obligation and any other matters that may arise (including the outcome of the Major Sites Sub-Committee meeting) that have not been previously addressed.

Consultee Responses

Natural England	raises objection to the proposal in respect of its impact on the Thames Basin Heaths Special Protection Area.
Planning Policy	objects to the proposal.
Network Rail	raises no objections to the proposal.
South East Water	No views received.
Surface Water Drainage Consultations	raises no objection to Phase I but will seek further information on surface water drainage on a phase by phase basis.
TAG	TAG Farnborough Airport may require some bird deterrent measures to be put in place should the creation of the balancing ponds result in an increase of bird activity on, or flying over the airfield that may endanger aircraft.
Transportation Strategy Officer	given the scale of development defers to Hampshire County Council as highway authority.
Thames Water	has expressed concerns that the waste water capacity in the area is inadequate to support the Hartland Park

development. An impact study is currently underway and this site will be subject to the results of that study.

HCC Highways Development Planning

raises a holding objection on highway grounds.

Ecologist Officer

objects to the development on the grounds that the lack of security regarding the SANG land has significant implications for recreational disturbance (particularly but not exclusively on Thames Basin Heaths component species) and the ability of the proposal to deliver the mitigation required for the on-site impacts.

Environment Agency

No views received but it is noted that it raised no objection to its consultation from Hart.

Environmental Health

raises no objection to the proposal.

Hampshire County Council (Education)

raise no objection to Hart subject to financial contributions being secured towards primary and secondary school provision.

North East Hampshire and Farnham Clinical Commissioning Group

raise no objection to Hart subject to a financial contribution towards health care provision.

Neighbours notified

As this is a consultation the responsibility for publicity lies with Hart District Council.

Neighbour comments

No letters of representation have been received by Rushmoor in respect of this application.

Policy and determining issues

The site is outside Rushmoor within countryside between Fleet and Farnborough. The determining issue is the effect on Rushmoor in terms of principle of development, highway considerations, nature conservation, the water environment, community infrastructure, the impact of the local centre and retail uses, the impact on the character of the area and on Rushmoor residents.

Commentary

The principle of development

The proposal will result in the reduction of employment land within the Functional Economic Area (FEA) comprising Rushmoor, Hart and Surrey Heath. Although Hart does not have an up-to-date local plan, saved policies from the Hart District Local Plan (Replacement) 1996-2006 and First Alterations to the Hart District Local Plan (Replacement) 1996-2006 remain material planning considerations within the District. Whilst Policy DEV 12 ('Pyestock Area A')

designates the site for employment uses, it is noted that the Hart Draft Local Plan: Strategy and Sites 2011-2032 was published in April 2017. Policy SC1 in this document identifies Hartland Park/Village as a new settlement for approximately 1500 dwellings with educational uses comprising a primary school and early years provision, measures to improve access to local health facilities (either on or off site), a local centre comprising community uses, small scale local retail, service food and drink facilities, on site public open space comprising Neighbourhood Equipped Area for Play, Local Equipped Areas for Play and Local Areas for Play, parks and gardens, amenity green space and green corridors and measures to mitigate any impact upon the Thames Basin Heaths Special Protection Area.

The plan was out for consultation from 26 April to 9 June 2017. Hart are now in the process of evaluating all responses received and it will use the findings as part of the process by which it formulates policy and reaches a decision on how to proceed with the Local Plan. It is its intention to publish all the responses received when it publishes a Pre-Submission Local Plan for comments in Winter 2017.

With regard to the submitted consultation the Employment Report that accompanies the application states that the loss of the site for employment purposes "will have no adverse implications for the B class market". This is not a view supported by Rushmoor and within this context, in order to protect adequate employment land in the FEA, Rushmoor is protecting its core industrial sites and keeping them in an employment designation. The new Rushmoor Local Plan has identified a number of Strategic Employment Sites and Locally Important Employment Sites which are critical to meeting the economic needs of the Borough, the wider FEA and the EM3 LEP area. The Council has sought to protect these sites for employment uses through the implementation of an Article 4 direction. The limited pipeline of industrial floorspace within the FEA and the Blackwater Valley is a key justification for the introduction of the Article 4 Direction, and Rushmoor notes that the loss of employment land at Hartland Park effectively strengthens its case for the need for a direction within the Borough.

The resolutions of the Hart planning committee held on 24 August 2017 are also noted.

Having regard to the above and as the site is now unlikely to be developed for employment uses, no objection is raised to the principle of development.

Highway considerations

Rushmoor is concerned that the development could put pressure on its road network. The applicant's Transport Assessment assumes that 75% of journeys to work will be made by car. Its analysis of vehicular distribution by destination anticipates that 10.8% of such journeys will be distributed along Ively Road and that 7.2% will be distributed along Summit Avenue, both eastbound towards Farnborough. It also expects that 8.1% of journeys to work will be made on the A323 Fleet Road towards Aldershot). In addition, the Transport Assessment highlights a number of road junctions where the development could have a significant impact and proposes potential highways improvements as mitigation. However, these proposals and any financial contribution have yet to be formally agreed with the local highways authority. Rushmoor has commissioned a high-level overview transport model of the Borough using the North Hampshire Transport Mode suite (NHTM) for background evidence to support the new Rushmoor Local Plan. This model confirms the findings from the Transport Assessment that development growth in this area will have an impact on traffic growth, link capacities and junction performance on the A323 Fleet Road, A327 Ively Road and Summit Avenue.

Because of its location outside the urban area, the site is also poorly served by public transport and sustainable transport modes. This is confirmed by the applicant's Employment Land Report in its argument for why the site is not suitable for office development; for example, it states that 'the site currently has poor access with no public transport near the site and poor sustainable transport, including cycle and pedestrian paths. The only reasonable way to access the site is via car'. Whilst the layout of the site has been designed to accommodate a bus route, discussion with Hampshire County Council regarding provision is ongoing, and a strategy has yet to be agreed.

The County Highway Authority has objected to the proposal and is maintaining a holding highway objection to the proposal. It is noted that when the application was considered by the Hart planning committee on 24 August 2017 the report did not address or make any recommendation about highway matters or off site highway works. These matters remain to be considered.

Nature conservation

Whilst the entire site lies within five kilometres of the Thames Basin Heaths Special Protection Area (SPA), a small proportion of the site (at the southern entrance on Ively Road) is located within 400 metres of the SPA. Natural England considers that any increase in population within five kilometres of the SPA can have an adverse impact upon the ecological integrity of the SPA and that it is not possible to avoid such an impact if a development is located within 400 metres of it. Rushmoor Borough Council and Hart District Council (together with Natural England and nine other local authorities affected by the SPA) are members of the Thames Basin Heaths Joint Strategic Partnership (JSP). In 2009, the JSP agreed a Delivery Framework to encourage a consistent approach to the protection of the SPA from the effects of development. It states that Suitable Alternative Natural Greenspace (SANG) should be provided to attract new residents away from the SPA and that suitable access management and monitoring should be put in place. This approach is reflected within Policy CP13 of the Rushmoor Core Strategy (adopted in 2011) and Policy NE1 of the new Rushmoor Local Plan.

It is noted that no built form is proposed for the part of the site which is located within 400 metres of the SPA. However, Rushmoor is concerned that deliverable SANG is not currently in place. At the time of the submission of the application to Hart the applicant stated that 'Bramshot Farm could be used' to mitigate the impacts of the development and that it planned 'to progress a separate planning application for an area of SANG immediately to the north-east of the site' (Planning Statement, page 2, paragraph 1.6). This is the Kennels Lane application as referred to above and elsewhere on this agenda. In this regard whilst Natural England it considers that the proposed SANG at Kennels Lane will not result in an increase of recreational disturbance to the SPA it does state that

"If any housing application was to be linked to this SANG then Natural England would object to these applications as we believe that there is currently insufficient information to enable certainty that the use of this SANG to provide mitigation will be effective in ensuring no likely significant effect arising from recreational impacts to Thames Basin Heaths SPA. The individual 'bespoke' proposals for avoidance and mitigation offered within this proposal are not considered appropriate."

To this end

"Natural England advise that further information is required from the applicant to enable certainty that there will not be a significant impact upon the SPA if this SANG is to be used to

avoid impacts upon the Thames Basin Heaths SPA. We advise that further information is sought on:

Evidence to justify that 8.36ha of SANG per 1,000 residents will be enough to provide appropriate mitigation. Visitor surveys and further information is required to provide robust evidence that the SANG will be effective at this standard due to the size, scale and close proximity of the site to the SPA. If the applicant wishes to benefit from a true 'super-SANG' then at least two safe and accessible pathway links must be created to the adjacent Southwood Woods SANG to provide a truly circular walk which must be secured in perpetuity".

Given this objection and the absence of strategic access management and monitoring measures objection is raised to the proposal on the basis that the development has not mitigated its impact on the Thames Basin Heaths Special Protection Area.

The Water Environment

Thames Water has identified an inadequate waste water capacity in the area to support the Hartland Park development. They are currently undertaking an impact study which will inform the requirements for the site. Hart confirms that such measures will be secured under water legislation between the developer and Thames Water.

Hampshire County Council as Lead Local Flood Authority confirms that the proposals for surface water drainage for Phase I of the development meet the current standards/best practice in relation to surface water drainage. However it notes that drainage strategies will be required for future phases which accord with the principles set out in the Flood Risk Assessment. It also notes that appropriate mechanisms should be put in place to secure long term maintenance for all approved surface water drainage measures.

Community Infrastructure

The potential impact of the proposal upon the infrastructure of the Borough, particularly in terms of health provision and schools is of great importance to the community.

The developer has been in discussion with the North East Hampshire and Farnham Clinical Commissioning Group (CCG) to establish the need for improved health provision. There are two options to secure the health provision either on site within the proposed local centre or off site provision secured by way of contribution. The CCG advises that they have agreed the level of financial contribution to be made in lieu of on site infrastructure provision (£1.1 million) subject to planning permission and agreeing Heads of Terms in the section 106 planning obligation. The CCG advise that they will prioritise the expenditure of the contribution on addressing the healthcare infrastructure impact from the development. On this basis the CCG is satisfied that adequate provision will be made for healthcare as a consequence of this proposal.

The development includes provision for a two-form entry primary school. From pre-application discussions with Hampshire County Council (the local education authority), the developer states that it considers a two-form entry primary school 'to be sufficient to meet the needs of the development'. However, the Hampshire School Places Plan 2017-2021 includes provision for a new three-form entry primary school at the site. Rushmoor also questions whether a two-form entry primary school is sufficient for the development and is concerned that excess pupil numbers could place pressure on the Borough's primary schools; for instance, Southwood Infant School is located approximately 1.2 kilometres from

the centre of the site. Using the local education authority's (LEA) formula for forecasting school places from new housing developments (0.3 primary pupils per dwelling), as summarised within the Hampshire School Places Plan (paragraph 7.2), Rushmoor anticipates that the development could generate a need for 450 additional primary school places. The County Council as Local Education Authority have reached agreement with the developer to provide a two form entry school and an early years provision with associated playing fields, parking etc. Subject to a review there is provision to expand the school up to 2.5 form entry. Hart has indicated that the proposed section 106 planning obligation will secure the review mechanism to determine with clauses requiring expansion if there is a demonstrable need. The LEA has confirmed that the site area for the primary school is sufficient to accommodate an expansion. The County Council has confirmed that the catchment area for secondary school provision will be secured at Calthorpe School in Fleet. The Secondary School is at capacity and therefore a contribution to mitigate the additional 350 secondary pupils is also being sought. There is a proposal in the Hart draft Local Plan for a new secondary school at Murrells Green (draft policy SC2 proposes a new settlement of 1800 dwellings etc and includes provision for a seven form entry secondary school) therefore at this stage the LEA suggest making provision for the new secondary places as part of a future, off site, new school. To facilitate the off site provision the developer has agreed to pay £7.2 million to provide adequate provision off site which will be secured by way of the section 106 planning obligation.

Subject to the appropriate financial contributions as set out above being secured by way of section 106 planning obligation to include appropriate review and implementation mechanisms no objection is raised to the proposal in terms of community infrastructure.

The impact of the local centre and retail uses

The proposal includes a local centre to meet the day-to-day needs of residents. Whilst its exact use (likely to fall within use classes A1, A2, A3, A4, A5, B1, C3, D1 or D2) will be a matter for consideration as part of the Reserved Matters submission, the current scheme proposes up to 1,859 square metres of floorspace within the centre.

The National Planning Policy Framework (NPPF, 2012) states that when assessing applications for retail, leisure and office development outside of town centres, 'local planning authorities should require an impact assessment if the development is over a proportionate, locally set floorspace threshold'; if there is no locally set threshold, the default threshold is 2,500 square metres (paragraph 26). The applicant highlights that the proposed centre falls below the NPPF threshold and does not consider an impact assessment to be necessary (Planning Statement, page 57, paragraphs 10.45-10.46).

As part of the process of preparing the new Rushmoor Local Plan, Rushmoor commissioned a Retail, Leisure and Town Centres Study with Hart District Council to assess the future need and capacity for retail floorspace within Rushmoor and Hart, and the implications of emerging developments in terms of their impact on town centres within each area. It concludes that the NPPF threshold is inappropriate for Rushmoor and suggests that retail, leisure and town centre developments over 1,000 square metres gross located outside Aldershot and Farnborough town centres should be required to prepare an impact assessment. This recommendation is reflected within Policy LN7 (Retail Impact Assessments) of the new Local Plan. Though the applicant predicts that 20% of shopping trips will be internal to the development (Transport Assessment, page 35, paragraph 5.31), in the absence of detail as to the exact use of the centre, Rushmoor is concerned that the development could have a negative impact upon the vitality and viability of its town and district centres. For example, Farnborough Town Centre, North Camp District Centre and Aldershot Town Centre are

located approximately three, four and five kilometres from the site respectively. Rushmoor therefore sought that the applicant carried out a retail impact assessment in order to ascertain the impact of the development on Aldershot and Farnborough town centres and North Camp District Centre. Whilst the proposed development is located outside of Rushmoor and the applicant would not be obliged to undertake such an assessment, the applicant states that it has sought to engage with the Borough and has taken into account Rushmoor's development plan policies in developing the application.

In response to this Hart advised that:

"The proposed local centre is solely intended to meet the day to day needs of residents and will consist of a small metro or local store and one other small retail unit. As you correctly state the exact use will be a matter for consideration as part of the Reserved Matters submission and whilst we note your comments is not for consideration as part of this application.

The NPPF provides clear guidance on the provision of retail and leisure uses. The size of the proposed local centre falls below the required threshold for an impact assessment to be undertaken. Moreover, a sequential test is not appropriate in this instance as the local centre will complement rather than replace existing retail and service provision within the local area.

The provision of a local centre as part of the development proposal therefore fully accords with the requirements of the NPPF and local planning policies. The local centre will contribute towards the overall sustainability of the site and minimise the use of the private car by existing and incoming residents."

Whilst this approach is disappointing, it is not considered that an objection to the proposal could be sustained in this regard.

Impact on the character of the area

The extant permission would result in a complex of large warehouse buildings with ridge heights up to a maximum height of 19 metres. The proposed development is predominantly 3 storey with many houses in phase I measuring over 10 metres in height. There are three 4 storey flat buildings in Phase I with a maximum height of 15 metres. Whilst the development is tall, given that the site is largely surrounded by mature woodland that serves to conceal it from most publicly accessible viewpoints and the size of the site allows for the creation of a new village character, the proposal is not considered to visually impact Rushmoor to its detriment.

Impact on residents

Environmental Health are satisfied that the potential noise and air quality impacts of the proposed development on Rushmoor residents has been adequately investigated. Whilst there will be minor increases in noise and air pollution arising from the increase in traffic associated with the development, the potential impacts will not be significant and levels of noise and air quality with the development in place will still be within the relevant noise guideline criteria and AQ limit values.

The potential impact on residents in relation to health and education provision are dealt with above.

The applicant states that it will prepare a Construction Environmental Management Plan for

the proposed development following approval of the detailed planning application (Environmental Statement Non-Technical Summary, page 26, paragraph 4.2). It highlights that this will be discussed and agreed with Hart District Council and will include such matters as hours of operation and HGV routes. However, because of the site's close proximity to the Borough and the potential impact of demolition and construction on the amenity of residents, it is recommended that Rushmoor be consulted on this document.

Notwithstanding the above Environmental Health query how noise from operations at Farnborough Airport has been addressed within the Chapter 11 of the EIA, and how it could impact on future occupants of the development. The Airport has permission for up to 50,000 business aviation movements by 2019 so any noise assessment should consider this level of potential noise, in addition to other external environmental noise sources, as a worse case scenario. This is a matter for Hart BC to raise and the effects may well be minor. However it is possible that it may have some implications for the level of noise mitigation required to achieve satisfactory internal noise levels within habitable rooms on the development.

Conclusion

Rushmoor accepts the principle of the proposal, and that the site is unlikely to be developed for employment uses. However, as summarised above, the applicant has failed to provide detailed evidence of how the impacts of the proposed development will be mitigated appropriately. Unless the applicant addresses the detailed infrastructure and transport matters satisfactorily, Rushmoor is unable to support the application in its current form. It is therefore considered that an objection to the proposal in its current form is raised on the basis of transport and inadequate provision of SANG. In the event that planning permission is granted it is recommended that appropriate financial contributions for health and education provision are secured and conditions to safeguard amenity are imposed.

Full Recommendation

It is recommended that **OBJECTION** is raised to the proposal as submitted on the basis of transportation impact and inadequate provision of SANG for the reasons set out below. In the event that planning permission is granted it is recommended that appropriate financial contributions for health and education provision are secured and conditions to safeguard amenity are imposed:

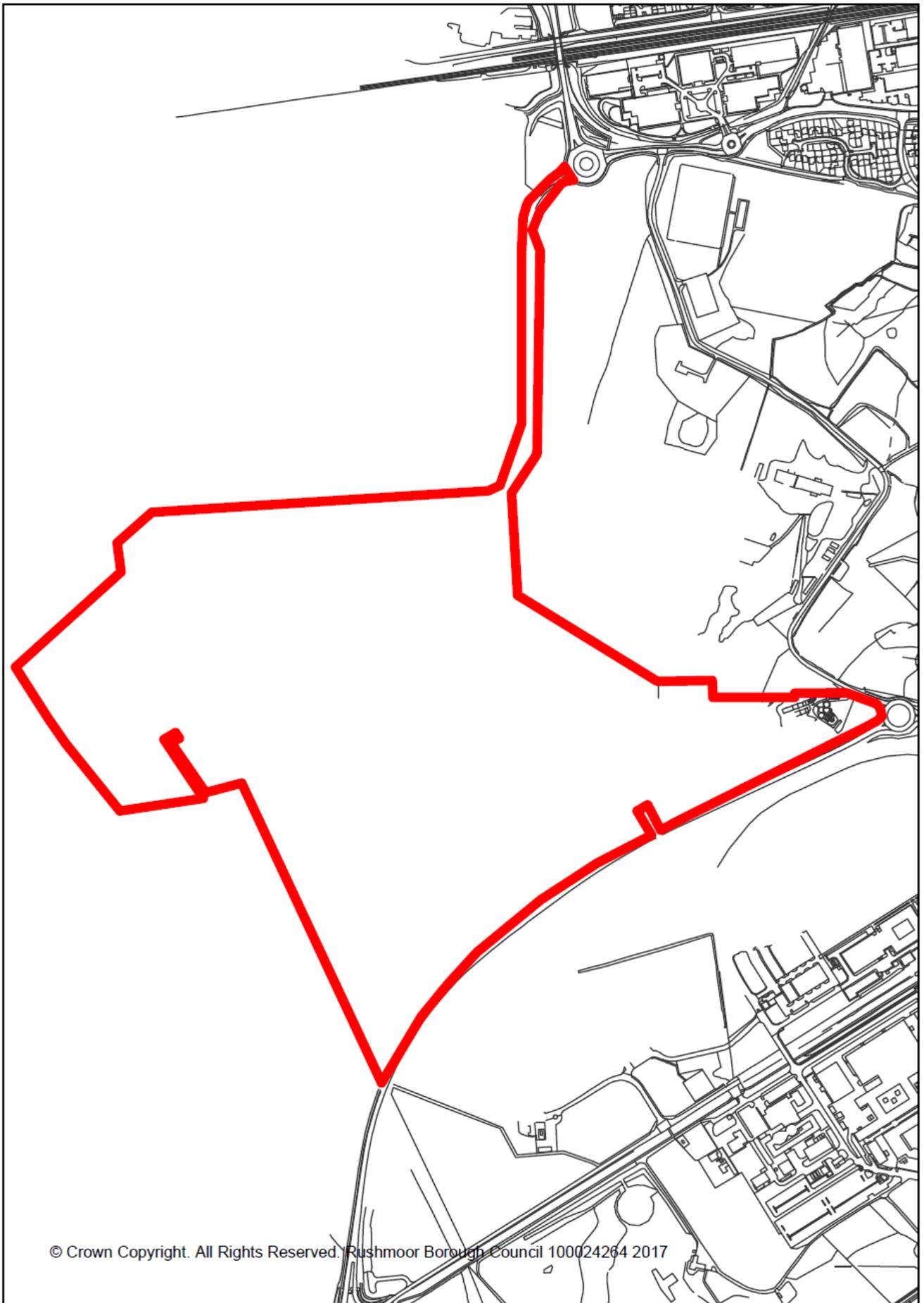
- 1 Insufficient information has been submitted to demonstrate that the development will have a satisfactory impact on the highway network within Rushmoor.
- 2 Insufficient information has been provided to demonstrate the proposal will adequately mitigate the additional recreation impact arising from the new residential development on the Thames Basin Heaths Special Protection Area.

Informatives

- 1 In the event that Hart District Council is minded to grant planning permission it is requested that the following matters are addressed:
 - appropriate financial contributions towards health and education provision are secured with relevant triggers and review mechanisms in place;
 - a Construction Environmental Management plan is secured by way of condition and that Rushmoor is consulted on its contents;

- the impact of Farnborough Airport on the development is fully assessed.

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



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	<p>HARTLAND VILLAGE FLEET</p>	<p>PLANNING</p>	
	<p>ILLUSTRATIVE SITE MASTERPLAN</p>	<p>2511-SK-1005-K</p>	



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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.	17/00515/FULPP
Date Valid	27th June 2017
Expiry date of consultations	28th August 2017
Proposal	Change of use of 27.9ha of land to provide a Suitable Alternative Natural Greenspace (SANG) including: access; car parking; fencing; pathways; landscaping; earthworks; and all other ancillary and enabling works.
Address	Land At Kennels Lane Farnborough Hampshire
Ward	Cove And Southwood
Applicant	The Prudential Assurance Company Ltd, SEH Manager Ltd & SEH
Agent	Mr Mark Sitch
Recommendation	GRANT

Case Officer	Sarita Jones
Application No.	17/00660/ADJ
Date Valid	4th August 2017
Proposal	Consultation from Hart District Council in respect of a full planning application including change of use to a Suitable Alternative Natural Greenspace (SANG) on 27.9ha of land at Kennels Lane including: access; car parking; fencing; pathways; landscaping; earthworks; and all other ancillary and enabling works.
Address	Land At Kennels Lane Kennels Lane Farnborough
Applicant	Hart District Council
Recommendation	RAISE NO OBJECTION

Description

The site of 27.9 hectares is located to the west of Farnborough. It is bounded by Kennels Lane, Summit Avenue and Bramshot Lane and part of the Hartland Park redevelopment site. The applicant is also the proposed developer for Hartland Park. The majority of the site falls within Hart District. Two small pockets of land adjoining Kennels Lane are within Rushmoor. Whilst the overall site is characterised by a mixture of deciduous and coniferous woodland and open land including grassland and heathland habitats, the land within Rushmoor comprises ditches and woodland. There is an area of hardstanding within Hart which takes access from Bramshot Lane. This is currently vacant but was last used as car parking. The western and northern boundaries within Hart are characterised by block paved and tarmac pedestrian/cycleway. The eastern and southern boundaries within Hart and Rushmoor are wooded. There are no pavements on either side of Kennels Lane. Areas of the site are also within designated Sites of Importance for Nature Conservation (Bramshot Heath, Pyestock (North Grasslands), Pyestock (Fairway) and Southwood Woodlands. There are no formal access arrangements across the site, however it is evident that informal access, particularly with the formation/use of footpaths across the site has taken place over many years.

Land to the east of the site includes the Southwood Woodland Suitable Alternative Green Space (SANG) and the Kennels Lane sports pavilion. Land to the north includes the BMW headquarters buildings. Land to the west within Hart includes the Hartland Park redevelopment site formerly the Defence and Evaluation Research Agency (DERA), the National Gas Turbine Establishment (NGTE) and woodland. Land to the south is also part of the Hartland Park redevelopment site, being a disused sewage treatment plant being known as the HOWF site. There is an additional area of land to the east of Bramshot Lane within Hart having an area of 3.4 hectares which does not form part of this application but will be part of the proposed SANG resulting in an overall SANG provision of 30.1 hectares.

In March 2002 planning permission, 02/00016/FUL, was granted for the construction of a realigned carriageway (Kennels Lane) to provide new vehicular link between Summit Avenue and Ively Road to include shared pedestrian footway and cycleway together with associated works and landscaping on land between Summit Avenue and Ively Road. The line of the new road would have bisected the current application site. This permission was not implemented.

There is a current consultation from Hart, 17/00241/ADJ, in respect of a 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 on land at Hartland Park Bramshot Lane Fleet (to be known as Hartland Village). This

is also on this agenda for consideration.

The development is divided into ten phases. The hybrid application comprises Phase 1 (full application) and Phases 2-10 (outline planning application).

It is noted that the terms of the application considered by Hart at a special meeting of its Planning Committee on 24 August 2017 were as follows:

1. Outline planning application with means of access 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 retail, commercial and community premises and a primary school (Use Classes A1 to A5, B1, D1 and D2); bin stores, car and cycle parking, open space, landscaping and ecological habitats and suitable alternative natural greenspace (SANG), site remediation, earthworks and ground modelling, drainage works including ponds for surface water attenuation, relocation of existing electricity substation, provision of utilities infrastructure, and all other ancillary and enabling works; 2 Full planning application for the demolition of existing buildings and structures and site clearance, the construction of 181 dwellings (Use Class C3); and roads including connection to existing roundabout at Ively Road, bin stores, car and cycle parking, open space, landscaping and ecological habitats and all other ancillary and enabling works.

Rushmoor has not been consulted on amendments to the planning application.

The Hart committee resolved to:

- to agree the principle of development and the scale, mass and quantum of development ie for up to 1500 new homes on the site and refer the details of Phase I to Major Sites Sub-Committee for detailed consideration;

subject to:

- (i) Hampshire County Council withdrawing its holding highway objection;
- (ii) Confirmation of the outcome of viability issues associated with the testing of affordable new home provision; and
- (iii) the securing of appropriate SANG provision

the application to brought back to Planning Committee for final decision on the above, completion of a planning obligation and any other matters that may arise (including the outcome of the Major Sites Sub-Committee meeting) that have not been previously addressed.

The consultation from Hart is in relation to a planning application for the change of use of the wider site to provide a Suitable Alternative Natural Greenspace (SANG) including: access; car parking; fencing; pathways; landscaping; earthworks; and all other ancillary and enabling works as set out below:

- provision of post and wire fencing (using sheep-wire) at the SANGs eastern boundary with Kennels Lane to ensure that dogs can be safely let off the lead within the SANG;
- new planting to be implemented along Kennels Lane and the northern SANG boundary in order to screen the adjacent road from the SANG, to include the planting of native species such as Holly and Birch;
- provision of a 19 space car park, including 3 for disabled use, with vehicular access from the proposed Hartland Park site via Bramshot Lane (to be delivered as part of

- Phase 9 of the Hartland Village proposal when approved);
- provision of interim car parking provision from Bramshot Lane (prior to the permanent provision above being made)
- the widening of principle footpaths;
- cycle parking for up to 10 bicycles;
- provision of marked circular walks (including a 2.3 km circular walk) and picnic areas, dog bin in the car park and information boards and signs;
- selective thinning of Bracken and understorey;
- transition landscaping;
- where required improvement of footpaths to prevent localised pooling of water or implementation of strategies to avoid localised flooding deterring visitors from utilising the SANG for example through the use of raised boardwalks;
- provision of a BMX trail within the SANG in the location of the defunct tank training area; and

The long term management of the SANG will be undertaken by an appropriate body but no detailed proposals are indicated at this stage.

The application indicates that the proposed SANG will be used to mitigate the increased recreational pressure arising from up 1500 new dwellings proposed as part of the Hartland Park redevelopment. No legal agreement has been completed to link the proposed developments. Notwithstanding this, the terms of the application are for a SANG which could provide mitigation for any new residential development in the catchment area and it is on this basis that this application is considered.

The application is accompanied by a Design and Access statement, a SANG management plan, a landscape strategy and management plan; a Phase I Land Quality Assessment, a Flood Risk Assessment, a Transport statement and an Arboricultural Survey and Impact Assessment in relation to the proposed car park.

The application to Rushmoor is the same as the one made to Hart but relates to small areas of land adjacent to Kennels Lane and is a component part of the Hart application site.

In August 2017 a screening opinion, 17/00613/SCREEN, was issued, pursuant to the Town & Country Planning (Environmental Impact Assessment) Regulations 2017 (EIA), in respect of the proposed development confirming that it was not EIA development for the purposes of the Regulations.

Consultee Responses

TAG	raises no objection to the proposal.
HCC Highways Development Planning	due to the scale of highway movements associated with this development proposal, it is considered that it falls within HCC's Agency agreement with Hart District Council.
Parks Development Officer	views awaited
Transportation Strategy Officer	raises no objection to the proposal subject to conditions
Environment Agency	no views received.

Surface Water Drainage Consultations	raises no objection in principle but seeks clarification of who will be responsible for maintenance of drainage features
Thames Water	has no comment to make on the application
Planning Policy	raises no objection to the proposal
Ecologist Officer	raises no objection to the proposal subject to condition.
Natural England	raises no objection to the proposal as a stand alone SANG.
Arboricultural Officer	given the small area of land within Rushmoor and joint working between Rushmoor and Hart on tree matters he defers to the Arboricultural Officer at Hart
Environmental Health	raises no objection to the proposal.
Hart District Council	No views received.

Neighbours notified

In addition to posting two site notices on at either end of Kennels Lane and press advertisement, eight individual letters of notification were sent to Cody Technology Park Ively Road, Ively Road, Kennels Lane, Summit Avenue and Rushmoor Borough Council.

Neighbour comments

No letters of representation have been received by Rushmoor in respect of this proposal.

Policy and determining issues

The site is located on the west side of Farnborough. As such "saved" local plan policies ENV5 (Green Corridors), ENV13 (Trees and Existing Landscape Features), ENV16 (General Development and Design Criteria), ENV19 (New Landscaping Requirements), ENV48, 49 and 52 (Environmental Pollution and Noise) and TR10 (Transport and Development), policies SS1 (The Spatial Strategy), CP1 (Sustainable Development Principles), CP2 (Design and Heritage), CP4 (Surface Water Flooding), CP11 (Green Infrastructure Network), CP12 (Open Space, Sport and Recreation), CP13 (Thames Basin Heaths Special Protection Area), CP15 (Biodiversity), CP16 (Reducing and Managing Travel Demand) and CP17 (Investing in Transport) of the Rushmoor Core Strategy, "saved" policy NRM6 of the South East Plan (Thames Basin Heaths Special Protection Area), the Council's supplementary planning documents Planning Contributions - Transport 2008 and Car and Cycle Parking Standards 2012 (currently under review), the Thames Basin Heaths Avoidance and Mitigation Strategy and the advice contained in the National Planning Policy Framework/Practice Guidance are relevant to the consideration of this proposal. Although having limited weight in the determination of this application, policy NE1 of the draft submission Rushmoor Local Plan June 2017 is also relevant

The main determining issues the principle of development, the impact on the character of the

area, the impact on adjoining occupiers, flood risk, nature conservation and highway considerations and the resultant impact on Rushmoor

Commentary

The principle of development

The very small areas of the site that fall within Rushmoor Borough do not have a specific designation on the Core Strategy Policies Map. Nevertheless, the land falls outside the settlement boundary, and adjoins a major area of recreational space.

Rushmoor Borough Council and Hart District Council (together with Natural England and nine other local authorities affected by the SPA) are members of the Thames Basin Heaths Joint Strategic Partnership (JSP). In 2009, the JSP agreed a Delivery Framework to encourage a consistent approach to the protection of the SPA from the effects of development. It states that Suitable Alternative Natural Greenspace (SANG) should be provided to attract new residents away from the SPA and that suitable access management and monitoring should be put in place.

This approach is reflected within Policy CP13 of the Rushmoor Core Strategy (adopted in 2011) and Policy NE1 of the emerging Rushmoor Local Plan. Hence, mitigation measures are required to address the potential adverse recreational effects of net new residential development on the Thames Basin Heaths Special Protection Area.

This mitigation as set out in planning policy requires:

- A minimum of 8 hectares of SANG land to be provided in perpetuity per 1,000 new occupants
- Contributions towards Strategic Access Management and Monitoring measures

This standard applies across both Hart and Rushmoor.

In order to satisfy the requirements of the Conservation of Habitats and Species Regulations 2010, the Thames Basin Heaths Delivery Framework (the content of which has been agreed by Natural England) must be satisfied, and is reflected in relevant planning policy. The information submitted by the applicant indicates a suite of proposals for the creation of the new SANG, which are in keeping with the specification required by Natural England. On this basis the principle of development is considered to be acceptable.

The impact on the character of the area

A network of footpaths will be promoted within the SANG area, including upgrading existing informal footpaths to improve accessibility. A new car park will be provided at the southern end of the SANG. This will have an informal surface comprising wet rolled crushed stone and will require the removal of 10 Scots Pine and one group of 4 Silver Birch comprising eight category B trees, two category C trees with the group falling within Category C. However it is noted that the site will be subject to a detailed landscape strategy including new tree and shrub planting. Post and rail fencing with mesh panels and accessible kissing gates are also proposed. It is recognised that these works will have an effect on the sylvan character of the area. However, given the scale of the works, the proposed landscape strategy for the site and when seen in the overall context of the woodland, no material harm to the character of the area is considered to result.

As the proposed temporary car park is already laid out as car parking spaces, the resultant change to the character of the area is minimal.

The Arboricultural Officer at Hart raises no objection to the proposal.

The impact on adjoining occupiers

The closest residential occupiers are located within Hart at 128 and 130 Ively Road, some 400 metres to the south east. The closest residential occupiers within Rushmoor are located at 1 and 2 Peartree Cottages, some 430 metres to the east on the other side of the Southwood Woodland. Commercial and recreation occupiers lie to the north and east with woodland to the west and the Hartland Village site to the south and south west. Given the separation distances proposed and the introduction of a recreational use over a wide area, no material harm to adjoining occupiers is considered to result.

The Water Environment

The application is accompanied by a Flood Risk Assessment. Hampshire County Council as Lead Local Flood Authority advise that the proposals for surface water drainage meet the current standards/best practice in relation to surface water drainage. However they require confirmation of who will undertake the maintenance of the drainage features. As these features are within Hart this will be matter for its consideration. Thames Water has no comment to make on this application. No views have been received from the Environment Agency. No objection is therefore raised to the proposal in terms of the water environment.

Nature conservation

The site is established woodland, part of which is designated as a SINC. Natural England has been consulted on this application and advises that based on the plans submitted, it considers that the proposed development will not result in an increase of recreational disturbance to the SPA has no objection to the proposal. However it does state that

"If any housing application was to be linked to this SANG then Natural England would object to these applications as we believe that there is currently insufficient information to enable certainty that the use of this SANG to provide mitigation will be effective in ensuring no likely significant effect arising from recreational impacts to Thames Basin Heaths SPA. The individual 'bespoke' proposals for avoidance and mitigation offered within this proposal are not considered appropriate."

To this end

"Natural England advise that further information is required from the applicant to enable certainty that there will not be a significant impact upon the SPA if this SANG is to be used to avoid impacts upon the Thames Basin Heaths SPA. We advise that further information is sought on:

Evidence to justify that 8.36ha of SANG per 1,000 residents will be enough to provide appropriate mitigation. Visitor surveys and further information is required to provide robust evidence that the SANG will be effective at this standard due to the size, scale and close proximity of the site to the SPA. If the applicant wishes to benefit from a true 'super-SANG' then at least two safe and accessible pathway links must be created to the adjacent Southwood Woods SANG to provide a truly circular walk which must be secured in perpetuity".

Whilst this objection is not a determining issue for this application, it will need resolution if the applicants for the Hartland Village proposal choose to rely on this proposed SANG to address the impacts of the SPA from the residential element of their proposal. This would be a matter for Hart to address and secure appropriate mitigation in relation to the Hartland Village proposal.

The Council's Ecologist has also been consulted on this application and advises that:

"The site has previously been surveyed and I have visited the site on a number of occasions. The major area of interest in the ecological terms within the proposed SANG is the part of Southwood (Kennels Lane) Site of Importance for Nature Conservation (SINC) that falls within the proposal boundary. This is partially designated for remnant heathland habitat which exists within the generally afforested site. There is significant scope for enhancing and restoring some of this heathland/acid grassland which is degrading through the growth of the predominantly coniferous trees. This, along with other enhancement measures, will help to achieve a "net gain" for biodiversity as outlined in the NPPF and can be incorporated into a management plan.

I have no objection to this application on the grounds of biodiversity subject to an Ecological Management Plan (EMP) following the guidelines in BS: 42020 for biodiversity being agreed with and submitted to the local authority prior to any work commencing."

Subject to provision of this plan, which would largely relate to the site within Hart, no objection is raised to the proposal on ecological grounds subject to Hart securing this plan to ensure the appropriate management of the site.

Highway considerations

The Council's Transportation Strategy Officer has been consulted on this application and advises that:

"The proposed car park is outside the administrative borough of Rushmoor.

The application shows a car park with 46 car parking spaces accessed from Bramshot Lane, I understand this is a temporary car park which will be used in a first phase of the development of the SANG before the permanent 19 space car park is introduced. The spaces appear to be 2.4m x 4.8m however the aisle width between the central double row of spaces and the northern row of spaces only measures 5m (the aisle needs to be 6m wide to be able to access the spaces on each side).

It is expected that disabled drivers will need access to the SANG and I would expect some spaces to be identified for disabled drivers with additional width (1.2m) bays. Further to this I would also expect facility for cycle parking to be provided I note that 6 Sheffield stands are proposed for the permanent parking area, I do think some thought needs to be given to the security of this as remote locations with Sheffield stands only would be susceptible to theft and maybe a locker arrangement would be more suitable (for both the temporary and permanent phase).

The details now provided show pedestrian crossing points of Kennels Lane and Bramshot Lane. I will defer to colleagues in Hart district to consider the suitability of the crossing points on Bramshot Lane which is outside of Rushmoor. The southerly crossing point of Kennels Lane is in Rushmoor, there is already an uncontrolled crossing point for

cyclists and pedestrians at this point where there are dropped kerbs and tactile paving each side of the road which would appear to be suitable for the proposed use. The other crossing point on Kennels Lane is located just north of a right angled bend in the road. I note that it is intended to erect a kissing gate on the SANG side of the road which will make the crossing point more prominent and act as a warning to walkers (in particular dog owners) of the road at the end of the footpath through the woods. In view of the strategic nature of this crossing point that links the two woodlands together I would expect an equivalent kissing gate to be introduced on the Southwood woodland side of the road. Further to this for motorists I would expect warning signs to be introduced on Kennels Lane of "Pedestrian Crossing" in particular on the south side of the bend before the crossing point"

Vehicular access to the site and its car park will be gained from the proposed Hartland Village internal layout via a priority junction on Bramshot Lane, all of which is within Hart. It is noted that this part of Hartland Village, if approved, will be delivered as phase 9 indicatively shown in the Hartland Village application as commencing in 2028. As a result of this temporary car parking provision is to be made from an existing parking area off Bramshot Lane. As appropriate and acceptable SPA mitigation would need to be in place no later than the occupation of the first residential properties it would be appropriate to recommend to Hart to impose a condition securing these interim parking arrangements to ensure that the SANG would be accessible from first occupation of Hartland Park or first use of the SANG.

The application is accompanied by a Transport statement. This includes a TRICS analysis that demonstrates that the proposed development is likely to generate around 21 trips in the weekday AM peak and 36 trips in the PM peak (this is on the basis that the weekday will have as high a peak demand as a weekday in practice). The County Highway Authority advises that due to the scale of highway movements associated with this development proposal, it is considered that it falls within HCC's Agency agreement with Hart District Council.

For information, the Highways Officer at Hart raises no objection to the proposal subject to satisfactory pedestrian links, provision of visibility splays and access to the car park, the timing of the provision of the car park and interim pedestrian links to serve Hartland Village, provision of overflow car parking and servicing arrangements.

No objection is therefore raised to the proposal on highway grounds subject to the imposition of conditions by both Rushmoor and Hart as set out above.

The proposal is considered to be acceptable in principle and have acceptable impacts on amenity, flood risk, nature conservation and highway safety and Rushmoor as a Borough having regard to development plan policy

Full Recommendation 17/00515/FULPP

GRANT planning permission subject to the following conditions and informatives:

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

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

- 2 Prior to the first use/occupation of the development details of advance warning highway signage to be displayed on Kennels Lane shall be submitted to the Local Planning Authority for approval. Once approved the signage shall be installed prior to the first use/occupation of the development and thereafter retained in a satisfactory condition.

Reason - In the interests of pedestrian/cyclist safety*

- 3 Notwithstanding any information submitted with the application, details of the boundary treatment line along Kennels Lane including site levels and tree removal shall be submitted to the Local Planning Authority for approval. Once approved the boundary treatment shall be erected in accordance with these details and thereafter retained.

Reason - In the interests of the visual amenities of the area.*

- 4 The permission hereby granted shall be carried out in accordance with the following approved drawings – L03-09, L03-11, L05-1 and -2 and L06-13, 2511.1-A-1000-PLB and 1001-PLD

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 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 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.

- 5 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.
- 6 INFORMATIVE - No materials produced as a result of site preparation, clearance, or development should be burnt on site. Please contact the Head of Environmental Health for advice.
- 7 INFORMATIVE - Future occupiers of the development should be made aware that aircraft approaching and departing TAG Farnborough Airport could be seen, and (dependent on weather conditions and ambient noise from other sources) heard from the application site.
- 8 INFORMATIVE - The applicant is advised that in respect of condition 3 above an Arboricultural Survey and Impact Assessment to BS5837:2012 will be required

Full Recommendation 17/00660/ADJ

RAISE NO OBJECTION subject to Hart securing a SANG management plan in perpetuity and the imposition of the following conditions

- 1 Prior to the first use of the development, details of the works to be provide the crossing points on Kennels Lane as indicated on the approved plans shall be submitted to the Local Planning Authority for approval. Once approved the crossing points shall be provided in accordance with the approved details prior to the first use of the Suitable Alternative Natural Green Space and thereafter retained.

Reason - In the interests of pedestrian and cyclist safety.

- 2 Prior to the first use of the development details of disabled car parking and cycle provision for the proposed temporary car park shall be submitted to the Local Planning Authority for approval. Once approved the disabled car and cycle parking provision shall be completed and made available for use prior to the first use/occupation of the development.

Reason – In the interests of accessibility and to promote sustainable transport choices

- 3 Prior to the first use of the development an Ecological Management Plan (EMP) following the guidelines in BS: 42020 for biodiversity shall be submitted with to the Local Planning Authority for approval. Once approved the EMP shall be implemented in full in accordance with the approved plan and the time frames therein.

Reason – In the interests of biodiversity

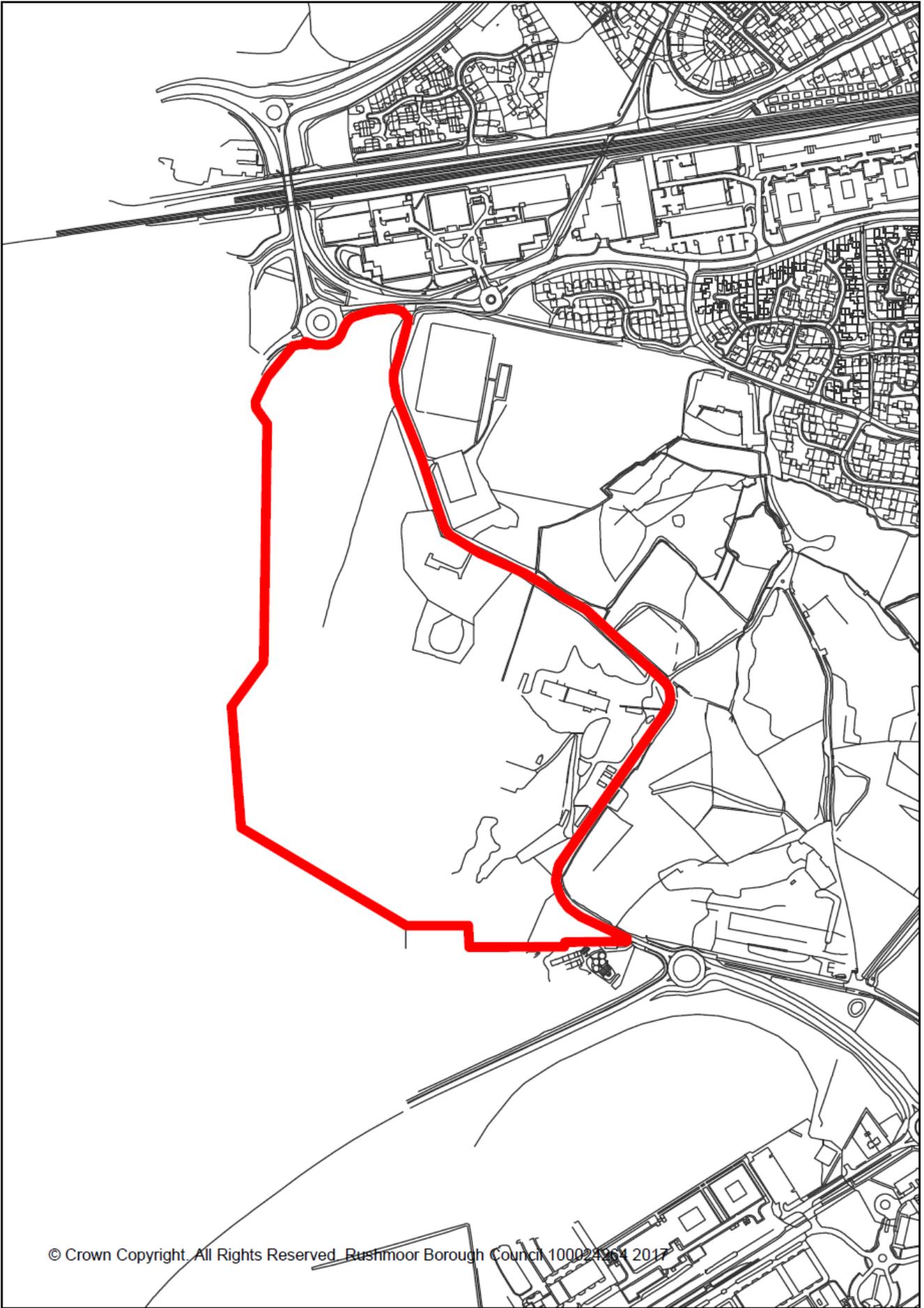
- 4 Notwithstanding any information submitted with the application, details of the boundary treatment line along Kennels Lane including site levels and tree removal shall be submitted to the Local Planning Authority for approval. Once approved the

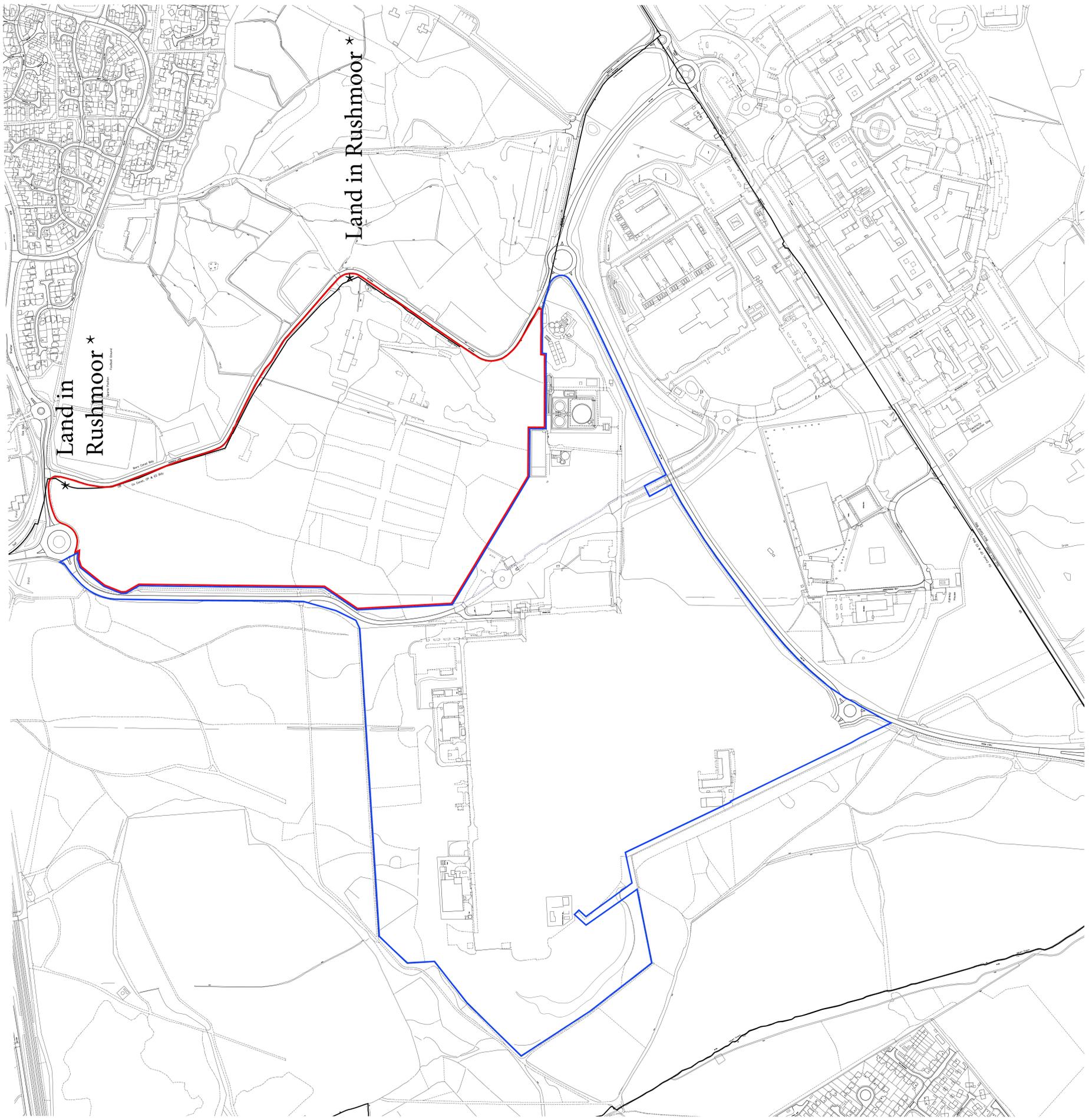
boundary treatment shall be erected in accordance with these details and thereafter retained.

Reason - In the interests of the visual amenities of the area.

- 5 Prior to the first use of the development the off-street parking facilities shown on the approved plans shall be completed and made available for use by the public.

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





OS LICENCE NUMBER: 100022432



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.	17/00348/FULPP
Date Valid	5th May 2017
Expiry date of consultations	15th August 2017
Proposal	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 Templer Avenue Farnborough Hampshire
Ward	Empress
Applicant	HEREF Farnborough Limited
Agent	Ms Charlotte Hutchison
Recommendation	GRANT

Description

This irregular shaped site is located to the north of Templer Avenue and to the south of Elles Road. It is a component of that part of Farnborough Business Park known as Plot C. It comprises vacant brownfield land currently containing grassland, trees and hardsurfacing which has recently been used as a site compound for the adjoining development site (now Pinehurst I and II). There is a difference in levels across the site with the northern site boundary being some two metres lower than the southern boundary and the eastern boundary being about 0.3 metres lower than the western boundary. There is established structural landscaping on Templer Avenue to the south and established landscaping along the boundary with Elles Road to the north. There are bus stops on Templer Avenue, Fowler Avenue and Pinehurst Road. A demand responsive bus service within the park offers free connections to rail services at peak times and a flexible service to a variety of town centre locations at other times of day.

Costco lies to the west of the site. This comprises a large building, with associated car parking, which is in use as a members only warehouse club. To the east/north east of the application site is an area of vacant brownfield land of similar character and description to the application site. The land to the north east has the benefit of planning permission for two

four storey office buildings (known as Pinehurst III and IV). To the south of this are Pinehurst I and II. These are four storey office buildings with associated surface car parking. These buildings take vehicular from Pinehurst Road and Templer Avenue. All these areas together with the application site comprise Plot C.

The Invincible Road industrial estate lies to the north beyond Elles Road, a major arterial road into Farnborough town centre. There is established tree planting along most of Elles Road. The Farnborough Airport Fire Station lies to the south within the boundary of the airport. There is a further area of undeveloped land which comprises the remainder of 'Area E'. In proximity to the site is The Square incorporating the Historic Core, including the Grade II listed airship hangar, office buildings 250 and Q134 known as The Hub, 110, 120 and 140 Pinehurst Road occupied by Fluor as offices, the Village hotel Pinehurst Road and an office building at 25 Templer Avenue.

Farnborough Business Park, as a whole, has an area of just under 51 hectares with vehicular access from Elles Road (A327) via the Meadowgate roundabout and Meudon Avenue via the Sulzers roundabout. The Southern Access Road enters the park between Government House Road and the Meadowgate roundabout at the end of Templer Avenue. To the east of the park there is a tree/landscaped area (which is within the control of the applicants) and the terraced properties of Pinehurst Cottages. Within the business park there are various office buildings typically four storey in height, a Village hotel, a Costco warehouse club, the Square and The Gloster pub/restaurant. Barons car showroom and housing built by Redrow are located to the east of the park. Farnborough Airport is to the south.

RELEVANT PLANNING HISTORY

In November 2000, outline planning permission, 99/00744/OUT, was granted for the redevelopment of the former Royal Aircraft Establishment factory site and G1 area to provide up to 155,350 sqm of B1 floorspace with up to 6000 sqm of associated development for subsidiary uses within Classes A1 (retail), A3 (food and drink), D1 (non residential institutions) and D2 (assembly and leisure) with associated car parking, landscaping, access roads and new junction with Elles Road. Permission was also granted for the construction of the southern access road. This permission was subject to a legal agreement which, amongst other matters, required the provision of the southern access road when half the permitted floorspace had been constructed and occupied (this level of construction/occupation has not yet been achieved) and the submission of a green transport plan. An indicative master plan was submitted with this outline application which subdivided the business park into areas designated zones A-H. The application site is within part of zone C.

Reserved matters applications have been approved, implemented and completed for B1 development with associated car parking at 1 Meadow Gate (4146 sqm) and 25 Templer Avenue.

Planning permission has been granted, implemented and completed for works to the Historic Core, and associated development.

In June 2001 variation of condition 4(h) attached to 99/00744/OUT was approved which permitted a variation in the maximum parking provision to 1 space per 30 sq m of gross floor area, 01/00273/FUL.

In March 2003 reserved matters approval, 01/00807/REM, was granted in respect of plots 300-380 for the siting, design, external appearance, access & landscaping in respect of Condition 4 (a)(b)(c)(d)(e)(f)(g)(h)(i)(j) & (k) of five office buildings pursuant to outline

permission 99/00744/OUT. This permission has not been implemented to date but subject to conditions submissions before November 2017 remains capable of implementation. Conditions submissions have been made which are currently under consideration.

In June 2006 a variation of condition 2 attached to 99/00744/OUT was approved which extended the time limit for the submission of reserved matters until 17 November 2017, 06/00362/FUL.

In 2007 planning permissions were granted for the erection of a car showroom on zone F and residential refurbishment/redevelopment of zones G and H, (05/00817/FUL and 06/00633/FUL respectively). Both these permissions were subject to legal agreements which sought to expedite the construction of the southern access road. The car showroom has been completed and is trading as Barons BMW. The residential scheme has been completed and is now occupied.

Planning permission was granted in May 2007 for a revision to the route of the southern access road.

In September 2007 planning permission, 07/00309/FUL, was granted for the erection of a village hotel comprising 120 bedrooms, leisure club and conference facilities, pub and restaurant with associated access, parking and landscaping on land at Area D. This permission was implemented.

Reserved matters approval, 07/00591/REM, was granted in October 2007 for the remainder of Area D in respect of the erection of 4 four storey B1 office buildings, (23,047 sq m) (to be known as buildings Q110, Q130, Q140 and Q150), a single storey café pavilion building (223 sq m) with associated external seating area, a part 5 part 6 storey car park (548 spaces), surface car parking (219 spaces of which 38 identified for disabled use), 204 cycle spaces and 22 motorcycle parking spaces and ancillary electricity substations. Two access points were proposed from Pinehurst Road on either side of the landscaped courtyard with an access point between buildings Q140 and Q150 onto O'Gorman Avenue. Pedestrian access was proposed through the hotel site to the north. The existing pedestrian and cycle ways along the site boundaries with Pinehurst Road and O'Gorman Avenue were shown to be retained and modified to reflect the revised arrangements.

In October 2008 planning permission was granted for the erection of a larger multi storey car park (944 spaces) with associated alterations to surface parking (resulting in a total of 162 surface spaces of which 55 are for disabled use) 08/00504/FULPP. This permission was subject to a condition requiring annual monitoring of the extent of take-up of spaces within the proposed car park, with a parallel requirement that 80% of the vacant spaces are made available for the use of business park employees and visitors other than those permanently based within the area D office buildings in order to encourage effective travel planning and full use of the proposed car park by occupiers of the wider development. The remainder of the site remained as previously approved. The redevelopment of Area D is complete with the offices currently occupied by Fluor.

In December 2010 reserved matters approval, 10/00707/REMPP, was granted for the siting, design, external appearance, access and landscaping in respect of the erection of 4 four storey B1 office buildings, (20110 sq m) of varying sizes (Building A 4685 sq m, Building B, 6050 sq m, Building C 3925 sq m and Building D 5450 sq m) a 4 floor multi storey car park with surface car parking (a total of 670 spaces of which 34 are identified for disabled use), 52 cycle spaces and 27 motorcycle parking spaces and ancillary plant and machinery, on part of the land identified as being within Area C. Two new access points were approved one onto

Pinehurst Road and one onto Templer Avenue following the closure of the existing access points. Alterations to the external appearance of the approved scheme were approved in September 2011, 11/00436/MMAPP. These permissions were not implemented.

In March 2012 outline planning permission, 11/00365/OUT, was granted for the erection of a warehouse building to comprise a warehouse club (Costco), associated car park with 616 spaces and access from Templer Avenue at the western end of Area C. In determining this application it was recognised that the proposal was a sui-generis use for which the Core Strategy provides an overarching positive framework. The key indicator for the function test was whether there would be sufficient land of this type to serve the local area's future needs. In 2009 the Council's floorspace estimates indicated that there would be an over-supply of office floorspace, of which a large proportion would be at Farnborough Business Park.

It was therefore considered that the retention of the application site was not considered vital to meeting the wider employment needs of the Borough as sufficient other high quality office space (or land for office space) would be available elsewhere. It was also considered that subject to appropriate transport mitigation and high quality design the proposal would not adversely effect the operation of the neighbouring businesses and would not undermine the operation of the site in that way. In 2012 reserved matters approval was granted, 12/00539/REM, for the external appearance and landscaping of the development. The building opened in July 2013.

In August 2013, reserved matters were approved, 13/00346/REMPP for a different scheme to that approved under reference 10/00707/REMPP in 2010, on an expanded site (now known as Pinehurst I, II, III and IV). This permission has been part implemented. The approved scheme was for 4, four storey B1 office buildings, (29430 sq m) of varying sizes, 4 floor multi storey car parks with surface car parking (a total of 981 spaces of which 49 are identified for disabled use), 196 cycle spaces and 39 motorcycle parking spaces with ancillary plant and machinery. Access points were approved to serve the development from Pinehurst Road and Templer Avenue.

The development was to be constructed on a phased basis in such a way as to allow buildings to be constructed individually, with interim landscaping and parking provision put in place between phases as necessary. Buildings A and B have been completed (now known as Pinehurst 1 and II). Car parking for Pinehurst I and II has been provided at surface level with the multi storey car parks being built when the latter two buildings are constructed.

OTHER RELEVANT MATTERS

In 2013 the Government introduced new permitted development rights which allowed offices to change their use to dwellinghouses without the need for planning permission, subject to a prior approval process, considering transport and highway impacts, contamination risk and flooding risk. In this Borough this right also has been considered in light of the development's impact on the Thames Basin Heaths Special Protection Area. Initially intended to be temporary, expiring at the end of May 2016, these rights were made permanent in April 2016 subject to the impact of noise from commercial premises on the intended occupiers of the development being added to the list of prior approval matters to be considered.

Having regard to the above, the Council made an Article 4 direction on 10 February 2017 to remove the permitted development rights that allow developers to change the use of offices, storage or distribution units, or light industrial units to dwellinghouses without planning permission on sites within the Strategic Employment Sites and the Locally Important Employment Sites as identified in the then draft Rushmoor Local Plan (now draft submission

Rushmoor Local Plan). Farnborough Business Park is identified as one of these sites. The local Order has been introduced to protect these key sites for employment uses

Between 10 February and 24 March, the Council held a consultation and invited views on the Article 4 direction. After reviewing the responses received, the Council decided that the direction should come into force. The direction was confirmed on 25 May 2017 and will come into force on 19 February 2018. The Council believe it is important that Aldershot and Farnborough have a strong portfolio of employment sites to support and encourage economic growth and that the Article 4 direction will help retain and attract businesses, jobs and investment.

Rushmoor, Surrey Heath and Hart comprise a single functional economic area (FEA). The site, within Hart, now known as either Hartland Park or Hartland Village, was previously home to the National Gas Turbine Establishment prior to the site being decommissioned in 2000 and has an area of some 47.5 hectares. In 2009 the Secretary of State granted outline planning permission to provide 125,500 sq m of warehouse/distribution floorspace.

In December 2012 the outline permission was extended by 3 years. The scheme was then partially implemented with the majority of the site being cleared and the off site highway works being completed. No subsequent reserved matters applications have submitted to Hart for substantive development relating to this outline permission.

Whilst Hartland Park was included in the previous Employment Land Review (June 2015) and early versions (including the one that was in place when the Costco application was determined), Hart has now designated this site as a new settlement in its emerging local plan to include approximately 1500 dwellings (Policy SC1 Draft Hart Local Plan Strategy and Sites 2011-2032).

Furthermore Hart has also designated Sun Park, Minley Road Blackwater, a vacant bespoke office development of some 10.3 hectares, as being suitable for residential development for approximately 320 new homes (Policy SC4).

Both these sites are the subject of current planning applications for redevelopment for predominantly residential purposes. The Hartland Park application was considered by Hart at a special meeting of its Planning Committee on 24 August 2017 when it was resolved to agree the principle of development and the scale, mass and quantum of development ie for up to 1500 new homes and refer the details of Phase I to their Major Sites Sub-Committee for detailed consideration.

The Sun Park application is awaiting determination.

THE PROPOSAL

The current proposal is for the erection of a two storey building comprising a car showroom, sales area, servicing area, workshop, parts and office space and a detached outbuilding to be used as wash/valet purposes and smart repair. The proposed occupier is identified as Lookers Audi and is anticipated to generate 134 jobs (full time equivalent). The main building is divided into three key areas. The showroom would be to the south and closest to the road frontage on Templar Avenue together with customer parking and the used car display areas. A display platform for one car is proposed in front of the building. The design and access statement advises that no direct link is required between the showroom and the workshop but the location of the drive-through service reception allows for transition between these areas. This provides an appropriate space for customers to hand over their vehicle for

servicing. The aftersales workshop and the wash/valet building have been located to the rear of the showroom as these areas are not customer facing.

The main building is to be sited forward of the adjacent Costco building fronting Templer Avenue. It is located on the western side of the site and is largely surrounded by car parking areas with landscaping, including two green walls. The main building is generally rectangular in shape and has three separate visual elements. The showroom element would be curtain walling (glazed), with cladding transparent stacking doors. The colour palette is based on grey tones. This would have a height of some 9 metres. The drive- in service area acts as a link between the "front and rear of house" areas. It is finished in metallic silver flat panel cladding with transparent stacking doors. It has a flat roof with a height of about 7 metres. The rear element of the building provides the workshop. It has a flat roof with a height of just over 8 metres. It is proposed to be finished in metallic silver cladding and horizontal ribbon windows. An external ramp, in a galvanised steel finish is also proposed on the west elevation to provide access to roof top parking. Two 2.4 metre high green walls are proposed between the building and the proposed access road separated by a 2 metre gap.

A detached outbuilding is shown adjacent to the northern site boundary. This is square in footprint with a low pitched roof. It has a floor area of some 1,030 square metres and a maximum height of some 6.2 metres. It will be finished in metallic silver Euroclad 20/1066 horizontally laid with fast action and steel doors with the roof finished in grey metal composite panels. As a result of the drainage strategy the buildings will have finished floor levels some one metre higher than site level.

The proposed external lighting includes three 7.5 metre high columns to illuminate the demonstrator parking spaces, twelve 7.5 metres high columns to illuminate the service compound parking area, eleven wall mounted lights, (six on the main building and five on the outbuilding) and six 7.5 metre high columns to illuminate the access road. All luminaires are LED.

Car parking provision to serve the development includes 120 spaces for used car display, 183 spaces for compound parking, 70 spaces for roof top car storage, 30 spaces for customer parking including 3 for disabled use and 18 spaces for demonstrators. A new vehicular entrance is proposed from Templer Avenue. This will necessitate the removal of the existing bus layby. A two-lane access road is provided within the site adjacent to the eastern site boundary. Servicing of the site and staff access would be at the northern end of the site via the new access road. This arrangement has been designed to separate cars and Heavy Goods Vehicles from pedestrians. A new pedestrian entrance is to be provided on Templer Avenue. There would be a single waste/refuse storage area adjacent to the northern site boundary. This enclosure would be finished in timber fencing in a charcoal woodstain. This would be gated and ventilated and accommodate paladin bins with space allocated for oil storage, batteries and used parts.

The proposed opening hours are:

Monday to Friday	9am to 7pm;
Saturdays	9am to 5pm
Sundays/Bank	
Holidays	11am to 5pm

Aftersales

Monday to Friday	7.15am to 9pm;
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Saturday

9am to 5pm

A London Plane tree forming part of the existing landscaping will be removed to create the vehicular entrance from Templer Avenue. Supervised excavation is proposed in respect of the two London Planes on either side of the proposed pedestrian entrance. The submitted tree plan shows a Sycamore, two Oaks (one of which is dead and may be felled in any event) and two Goat Willows in the vicinity of the northern boundary to be removed together with other vegetation identified as Groups 1, 2 and 3. New landscaping is proposed within the site including the planting of two green walls.

The development is proposed to be compliant with the Equality Act 2010 in respect of the provision of disabled access and facilities. The development is also aiming to achieve a BREEAM rating of "Very Good"

The application is supported by a planning statement, an employment report, a design and access statement, flood risk assessment, a transport statement, an arboricultural implications report and method statement in accordance with BS 5837 2012: Trees in relation to design, demolition and construction - recommendations, a Remediation Strategy and Verification Plan, an additional Groundwater Environmental Assessment, a Noise Impact Assessment, a BREEAM 2014 New Construction - Shell Only - Pre-assessment analysis and External Lighting proposals.

Consultee Responses

Surrey Heath Borough Council no views received.

HCC Highways Development Planning no views received

Environment Agency raises no objection to the proposal.

Environmental Health raises no objection subject to conditions

Planning Policy Raise an objection to the proposal on the grounds that the adopted and emerging policy context would support small-scale proposals for changes of use to non-employment uses where they would provide complementary uses (such as cafes and sandwich bars) that are not detrimental to the function and operation of the Key Employment Site (or Strategic Employment Site), or if they enhance the B1(a) offer. The proposed development of a car showroom is not considered to satisfy the policy exception for complementary uses. On this basis, it is necessary to consider whether its implementation would be harmful to the operation or function of the Key Employment Site (or Strategic Employment Site), i.e. with regard to the function test, the role of the site as part of the future supply of B-class employment land in the Borough over the Plan period to 2032.

However, given the role the site plays in the future supply of employment land in the Borough, the loss of

71% of Plot C from this supply would not meet the function test set out in Policy CP8 of the Core Strategy, and emerging Local Plan Policies PC1, PC2 and PC5. A policy objection to the loss of B-class employment land is therefore raised.

Crime Prevention Design Advisor

recommends the use of monitored closed circuit television with external lighting designed to work in conjunction with the cameras. Consideration should be given to the installation of a physical barrier at the road access from the public highway, particularly for use when the site is closed.

Hampshire Fire & Rescue Service

advises that the development should be undertaken in accordance with Approved Document B5 of the Building Regulations and the Hampshire Act 1983. Recommendations are also made concerning access for high reach appliances, water supplies, sprinklers, fire fighting and the environment and timber framed buildings.

Surface Water Drainage Consultations

raise no objection in relation to surface water drainage but seeks further information on water quality

TAG

raises no objection to the proposal.

Transportation Strategy Officer

raises no objection to the proposal.

Arboricultural Officer

raises no objection to the proposal subject to the planting of supplementary landscaping along the Elles Road boundary

Thames Water

raises no objection in relation to sewerage infrastructure. With regard to surface water drainage 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. Prior approval is required to discharge to a public sewer. A trade effluent consent will be required for any effluent discharge other than a domestic discharge. The surface connection point is currently unadopted so permission may need to be sought privately. In order to protect public sewers permission should be sought where the erection of a building would come within 3 metres of a public sewer.

Neighbours notified

In addition to posting a site notice and press advertisement as a departure from the local

plan, 144 individual letters of notification were sent to Farnborough Business Centre Eelmoor Road, Eelmoor Road, Flight Safety Farnborough Airport, Fowler Avenue, Invincible Road, Kempton Court, Meadow Gate Avenue, Meudon Avenue, O’Gorman Avenue, Pinehurst Road and Templar Avenue.

Neighbour comments

A representation has been received from 13 Invincible Road stating that, whilst in full support of the development of this part of Farnborough, as a business owner there is concern about the amount of traffic being generated by the office and other developments around Templar Avenue. This is said to have a major negative impact on free traffic flow out of the estate at both onto Elles Road roundabout and Meudon Avenue roundabout. It is requested that options are carefully considered for improving the clearing rate of traffic away from this site.

Policy and determining issues

The site lies within the Farnborough Main Factory site as defined by the development plan. 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), CP9 (Skills and Training), CP10 (Infrastructure Provision), CP16 (Reducing and Managing Travel Demand) and CP17 (Investing in Transport) of the Rushmoor Core Strategy and "saved" policies FA1 (Major development proposals at Farnborough Aerodrome), FA3 (Main factory site allocated for employment development plus appropriate uses); ENV13 (Trees), ENV16 (Major sites), ENV19-19.4 (Comprehensive landscape plans and long term maintenance), ENV21-22 (Adequate access and facilities/external areas), ENV43 flood risk, ENV48 (Environmental Pollution and Noise), ENV49 (Contaminated land), ENV50 (Amenities of local residents while sites are developed), ENV52 (Light pollution) and TR12 (Rear access and servicing facilities of the Rushmoor Local Plan Review 1996-2011 are relevant .

The Council's adopted planning documents (SPD) on Planning Contributions - Transport' 2008 and 'Car and Cycle Parking Standards', 2012, and the advice contained in the National Planning Policy Framework/Planning Practice Guidance are also relevant. Although having limited weight in the determination of this application, policies PC1, PC2 and PC4 of the draft submission Rushmoor Local Plan June 2017 are also relevant

The main determining issues are:

- 1) the principle of development;
- 2) impact on the character of the area;
- 3) Impact on occupiers in the vicinity;
- 4) Flood risk and the water environment
- 5) Transport and parking issues and
- 6) Sustainable construction and renewable energy

Commentary

Principle of Development -

There is a difference of opinion within the service over the policy issues in this case, and whether permission should be granted as a matter of principle. This stems from the categorisation of the proposed use as "sui generis" (or outside a use class).

The Use Classes Order (the legislation that establishes use classes and changes between them) contains four main categories:

Class A covers shops and other retail premises;
Class B covers offices, workshops, factories and warehouses;
Class C covers residential uses; and
Class D covers non-residential institutions and assembly and leisure uses.

Within Class B, there is a further breakdown;

Class B1a covers offices;
Class B1b covers research and development type uses;
Class B1c covers light industrial uses;
Class B2 is industrial and manufacturing;
Class B8 is storage and distribution.

With the current proposal, whilst there are elements of the operation that can be seen as Class B uses, such as the servicing and workshop floorspace, the primary use of the proposed development for motor car sales is regarded under legislation as "sui generis". The site is within Farnborough Business Park which in the Borough's adopted Core Strategy is designated a Key Employment Site, and Policy CP8 (Supporting Economic Development) is relevant.

Policy CP8 states:

Where new development is proposed on the Key Employment Sites (as defined in Policy SS1), the Council will seek a mix of types of flexible space, including smaller units for start-up and young businesses, and support the development of ICT and sustainable transport infrastructure to maximise opportunities for Smart growth.

The Council will look favourably upon the integration of other B-class employment uses into office developments where they are small scale, would be sympathetic to the character of the area and not prejudice the office uses.

The introduction of new non B-class uses will be permitted on Key Employment Sites where they would support, or not be detrimental to, the function and operation of the site. Where possible, non B-class uses should generate employment themselves.

The view of the Planning Policy team is that the proposal would harm the function of the Business Park as a Key Employment Site since it would reduce the future supply of B-class employment land in the Borough over the Plan period. It was certainly envisaged in the past that this site (as part of the wider Plot C) would deliver high-grade Class B1a offices as has been achieved elsewhere on the Business Park. Yet Policy CP8 in the Core Strategy (and the equivalent emerging policy in the new Local Plan) is not so tightly defined to restrict use to Class B1a (offices) only, and the policy does recognise that new non-B-class uses could be acceptable. The underlying principle is to use these sites for employment uses and to create economic activity to the benefit of the Borough.

It is considered that a more flexible approach can be taken in this instance since there are distinct benefits identified with the proposed development:

Level and nature of employment

Whilst not falling neatly within a Class B use, the proposed development would generate a significant level of employment appropriate to the Business Park. The employment report submitted with the application anticipates the number of jobs to be 134 (fte). The likelihood is that this would be lower than if the floorspace was in Class B1a (offices) use, but higher than many other Class B uses. The applicant has submitted information from an Employment Density Survey (HCA 2015) to show that the proposal would deliver greater levels of employment compared to uses within Class B1b, B1c and B8 – those sought by the policy. It would also provide a diverse mix of jobs including roles in vehicle servicing, maintenance and repair, supplying and fitting parts, vehicle sales and office support.

Active Use of Long Vacant Site and Impact on Land Supply

The application site has remained vacant for at least 15 years despite many marketing efforts, so it does not currently contribute to local economic activity. This proposal, whilst not a B-class use, will bring it back into an economically active use and create a significant level of employment. This in turn should assist with one of the Borough's central aims of regenerating the town centres, particularly since one of the principles of the Civic Quarter proposals is to create better and more attractive links to and from Farnborough Town Centre and the Business Park. If this is achieved then more employment in the Business Park should equate to more footfall in the town centre.

The concern about the impact of the supply of land for future B-class uses has been looked at by the applicants, who point to the evidence base supporting the new Local Plan in the form of the recent Employment Land Review for the Functional Economic Area (Rushmoor, Hart and Surrey Heath). This identifies first, a large surplus of lower-grade office accommodation but a strong demand for modern high-grade stock, and points out refurbishing the lower grade stock is a possible solution; secondly, that the FEA has sufficient vacant floorspace and land available in quantitative terms to meet identified requirements (including space at Farnborough Business Park); and thirdly, that speculative office development is highly unlikely to occur in the current economic climate since such schemes are not viable. This is a position reiterated by the applicants who point to the uncertain political climate (following Brexit) and high construction costs make it uneconomical to build speculatively.

Diversity of Uses on the Business Park

Originally, the Business Park was envisaged predominantly as an office location. However, over time it has emerged as a mixed-use area and become a new part of the town of Farnborough. The operators of the Business Park consider it is this diversity of uses that enables it to continue to be one of the most successful, vibrant and attractive mixed office park schemes in South East England, and increases its chances of success in attracting and retaining tenants, particularly in office use. The applicants point out that the Inspector at the Examination into the Core Strategy (June 2011) endorsed greater flexibility and a more positive policy framework for considering the broadest range of uses in our Key Employment Areas that could generate sustainable economic benefits.

Skills and Training

Policy CP9 of the Core Strategy states:

Planning permission will be permitted for development which, subject to compliance with other development plan policies, supports educational opportunities by:

- a. Providing improvements to primary and secondary schools and further and higher education facilities;
- b. Providing adult learning opportunities;
- c. Enhancing partnership working between employers and training establishments in the Borough;
- d. Providing new training facilities;
- e. Supporting local skills providers.

The applicants have named Lookers Audi as the intended occupants of the proposed development, and in their application submission explain the company's approach to this issue. They would offer a number of learning and development schemes ranging from entry level apprenticeships for servicing technicians, to leadership in excellence courses for heads of business roles. They also state they would develop links with local colleges and training centres with a particular focus on apprenticeships and traineeship roles. They specifically mention a potential relationship with the local technical college, which is particularly appropriate given that Farnborough College of Technology have an automotive department.

On balance, whilst the policy objection raised is understood, the policy does not prevent the use of land on the Business Park for non-B Class uses, and it is considered that the proposed development is likely to bring significant wider economic benefits to the Business Park and the town. This being so the grant of planning permission can be supported.

Impact on the character of the area

In the illustrative master plan for plot C it was envisaged that seven buildings could be built with a total floor area of around 57,895 sqm. The proposed scheme is just over 6,100 sqm in one small part of that wider area (also occupied by Pinehurst I-IV and Costco). It is considered that the proposed layout would not prejudice the development of the remaining undeveloped land within plot C and is acceptable. In respect of the proposed scheme the main building is laid out as frontage development on Templer Avenue. The design approach for the development is contemporary as with Pinehurst I and II and the Fluor buildings located to the east of the site. The proposed development is considered to be of a design, footprint and height which will be compatible with existing buildings and make a contribution to the evolving character of the business park. Subject to the imposition of conditions relating to external materials the proposal is considered to be an acceptable design solution for this site.

The application is accompanied by an Arboricultural Implications Assessment. The Council's Arboricultural Officer has been consulted on this application and raises no objection to the proposal subject to the planting of supplementary landscaping outside of the site adjacent to the northern boundary on land between the site and Elles Road, which is within the control of the applicant. Having regard to the overall landscaping which is retained on the Templer Avenue frontage and the imposition of conditions to secure appropriate levels of replacement/new landscaping and tree protection, the proposal is acceptable in landscape terms.

The submitted External Lighting Strategy is considered acceptable. The scheme has been designed in compliance with the Institute of Lighting Professionals (ILP) Guidance notes for the reduction of obtrusive light, and will be controlled to allow time programming and zone

control.

Impact on occupiers in the vicinity

The closest residential properties are Kempton Court some 315 metres to the west beyond the Costco building and Pinehurst Cottages some 440 metres to the east beyond the Fluor office buildings and car park. The Invincible Road industrial estate is about 19 metres to the north. The Farnborough Airport fire station is some 60 metres to the south. The adjoining site to the east is vacant. The application is accompanied by a noise report which details a Rating Level that any fixed plant and machinery associated with the proposed development should not exceed. This proposed Rating Level is set at the neighbouring offices, Pinehurst I and II, in accordance with BS 4142:2014. The report also recommends that an Operational Management Plan be adopted by the development to minimise noise from activities relating to car servicing such as operation of hand tools and compressors. Environmental Health are satisfied with the conclusions of the noise report and recommends that a suitable condition be attached to any permission granted requiring that plant noise comply with the proposed plant noise Rating Level. It is considered that, given these separation distances, the commercial nature of the buildings closest to the site and existing/proposed tree planting the proposal would not have an unacceptable loss of amenity to occupiers in the vicinity.

A Remediation Strategy and Verification Plan has been submitted in support of the application. This sets out the recommended remedial strategy for the site and this is based on the findings of previous site investigations. Environmental Health have considered these details and are satisfied with its conclusions subject to the imposition of a condition to address unforeseen contamination.

Flood risk and the water environment

Drainage and flood risk strategies have been approved and largely implemented for the wider business park. Hampshire County Council as Lead Local Flood Authority (HCC), the Environment Agency (EA) and Thames Water have been consulted on this application. HCC confirm that it is their understanding that the surface water drainage for the proposed development is to be drained to an existing surface water sewer and that there will be no elements discharging to the ground. The calculations provided within the FRA indicate that the surface water flows will be attenuated to the existing runoff rates up to the 100 year plus climate change for 40%. Storm water attenuation is proposed in the form of cellular storage crates located beneath car parking areas together with areas of permeable block paving car parking. Storm water discharging from the cellular storage crates and free draining sub base beneath the permeable paving will be restricted using reduced pipe sizes/vortex controls together with a vortex control device located downstream of the final cellular attenuation tank before discharging to the public sewer. They advise that this is an acceptable approach. There is an outstanding query concerning water quality and an update will be given to the meeting

The EA raises no objection to the proposal. Thames Water has no objection to the proposal in relation to sewerage infrastructure and makes recommendations in relation to surface water drainage. Subject to the imposition of a condition to secure the submitted drainage strategy, no objection is raised to the proposal in respect of the water environment.

Transport and parking issues.

The proposed development is for 6017m² of car showroom with associated servicing area, workshop parts store and vehicle parking.

From the site layout submitted there is a workshop with 28 bays and a car valet/ wash area with a further 12 bays. A mix of customer parking (30 spaces including 3 disabled), demonstrators (18 spaces), compound (183 spaces), used car display (120 spaces) and roof top car storage (70 spaces) will also be provided on site. The Transportation Strategy Officer is satisfied that this meets the Rushmoor car parking standard.

A cycle store for 16 cycles and a separate store for 4 cycles are shown on the site layout, which is sufficient.

The application includes a tracking diagram for a car transporter with trailer which would seem to be the worst case and confirms that it is able to access the site in a way that its manoeuvring should not conflict with customer access to the site.

An existing bus stop is located at the point where vehicular access is proposed from Templer Avenue to the site. This is envisaged to be replaced and is the subject of discussion with the application. An update will be given to the meeting.

The access arrangements onto Templer Avenue including the provision of visibility sight lines are acceptable.

A transport contribution has already been made associated with the previous consented use of the site, the Transport Assessment has compared the consented B1 use of the site with this proposed use as a car showroom and sufficiently demonstrated that there should be a net reduction in trips for the site, so a further transport contribution is not required.

No views have been received from the County as Highway Authority. Subject to the imposition of appropriate conditions relating to the provision of access and parking provision no objection is raised to the proposal on transport or parking grounds.

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. The application is supported by a BREEAM 2014 pre- assessment analysis which indicates a BREEAM rating of "Good" will be achieved. The proposed measures include energy efficient display and general lighting, water recycling system to vehicle wash, smart controlled lighting to include PIR sensors and air source heat pumps to assist with the heating and cooling of the building. However it is noted that this is based on a shell construction rather than shell and fit out which is considered likely to result in the opportunity to gain further credits. Given that policy CP3 seeks a BREEAM rating of "Very Good" it is considered appropriate to impose a condition seeking a verification report which demonstrates the development achieves a BREEAM "Very Good" rating. Subject to this it is considered that no objection is raised to the proposal in terms of policy CP3.

In conclusion it is considered that the proposal will be a benefit to the business community, support the continuing development of Farnborough Business Park and the town and reflect the objectives of the development plan to encourage and guide development within the Borough.

FULL RECOMMENDATION

Subject to any views received from Hampshire County Council as Lead Local Flood Authority

in relation to water quality raising material planning issues by 11 September 2017 and the outstanding issue concerning the bus stop addressed it is recommended that planning permission be **GRANTED** subject to the following conditions and informatives:-

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

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

- 2 Notwithstanding any information 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 information submitted with the application no works shall start on site until a schedule and/or samples of surfacing materials, including those to access driveways/forecourts 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 The development shall be undertaken in accordance with the levels as shown on drawing number 101 entitled Drainage and Levels plan.

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

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

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

- 6 Notwithstanding any details submitted with the application, no works shall start on site until a fully detailed landscape and planting scheme (to include, where appropriate, both landscape planting and ecological enhancement) has been submitted to and approved in writing by the Local Planning Authority. 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. 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 and to help achieve a satisfactory standard of landscaping.*

7 No works shall start on site until the tree protection measures as set out in the Arboricultural Implications Assessment and Method Statement dated March 2017 prepared by David Archer Associates have been erected in full and thereafter retained for the duration of the construction period.

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

8 The development hereby approved shall not be occupied until the vehicle parking facilities shown on the approved plans have been completed and made ready for use by users of the development. 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.

9 No part of the development hereby approved shall be used or occupied until the means of vehicular access has been completed and made available for use.

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

10 Unless otherwise allowed by this permission no display or storage of goods, materials, plant, or equipment shall take place other than within the building.

Reason - To protect the amenities of neighbouring property.

11 Notwithstanding any details submitted with the application no works shall start on site until details of all screen and boundary walls, fencing or other means of enclosure 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 safeguard the amenities of neighbouring property and the character of the area.*

12 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.

13 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 occupiers and to prevent adverse impact on highway conditions in the vicinity.*

- 14 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

- 15 The lighting strategy for the development shall be installed in accordance with the report External Lighting proposals issue 1 dated 24 February 2017 and as amended on 30 August 2017 drafted by Shepherd Brombley Partnership prior to the first use of the development and thereafter retained.

Reason - In the interests of visual and residential amenity.

- 16 All wild birds and their nests are protected under the Wildlife and Countryside Act 1981 (as amended). If any trees are removed during the bird breeding season (March-September inclusive) they should first be inspected by an experienced ecologist to ensure that no active nests are present. If an active nest is discovered it should be left in situ until the young have fledged.

Reason - to prevent harm to breeding birds.

- 17 The rating level of the noise emitted from fixed plant and machinery associated with the development shall not exceed the existing background sound level at any time. The noise levels shall be determined at the nearest noise sensitive premises. The measurements and assessment shall be made according to BS4142:2014

Reason - To protect the amenity of neighbouring occupiers.*

- 18 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

- 19 The development shall be undertaken in accordance with the drainage measures as set out in the Flood Risk Assessment prepared by Baynham Meikle Partnership Ltd dated August 2017.

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

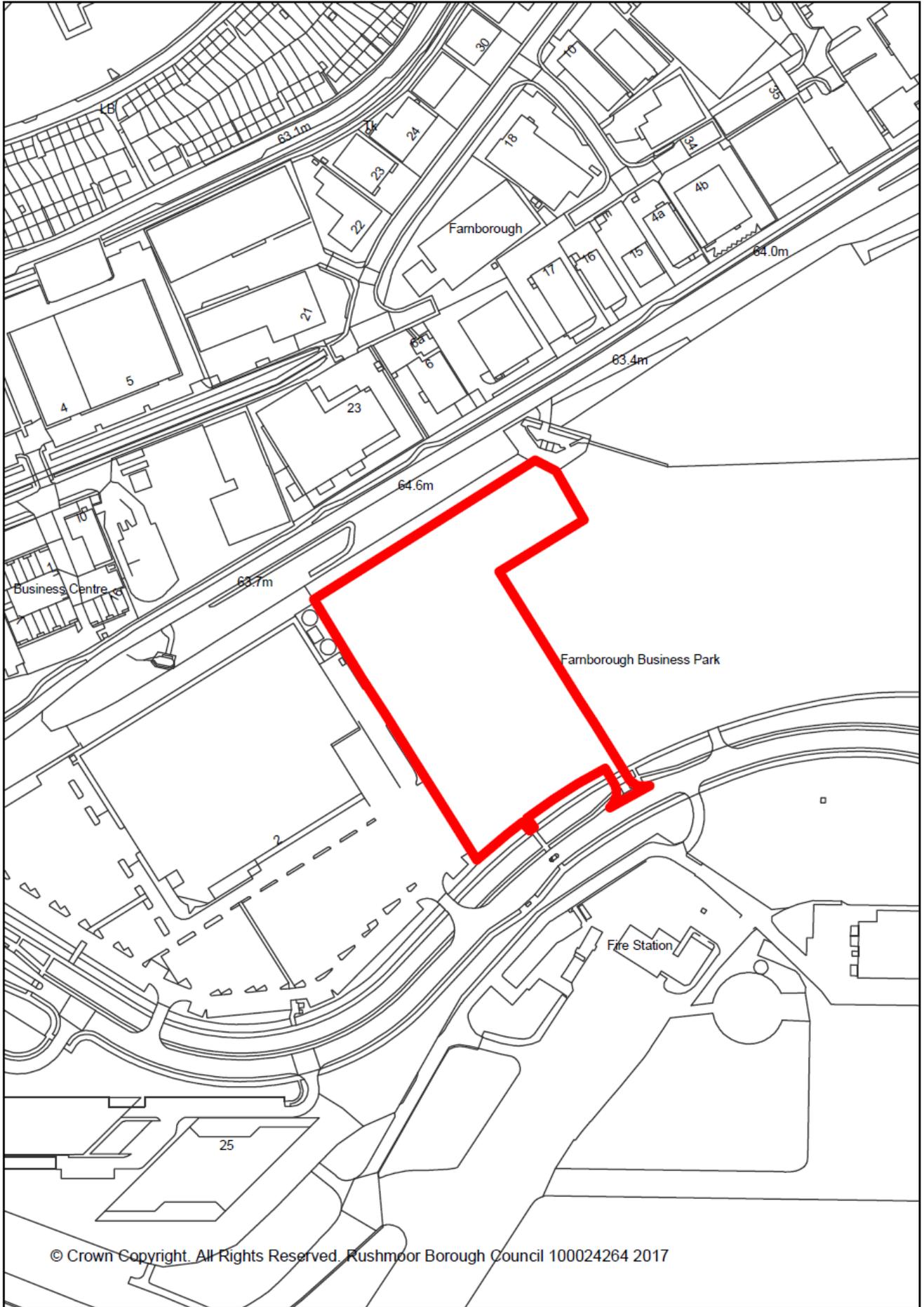
- 20 The permission hereby granted shall be carried out in accordance with the following approved drawings - 5598 001 rev P3, 101 P3, 201 P2, 205 P1, 301 P4, SK 27 P2, 36_P1, 40 P1, 172799/SK/01 rev A, 101 and 18409a_T rev O

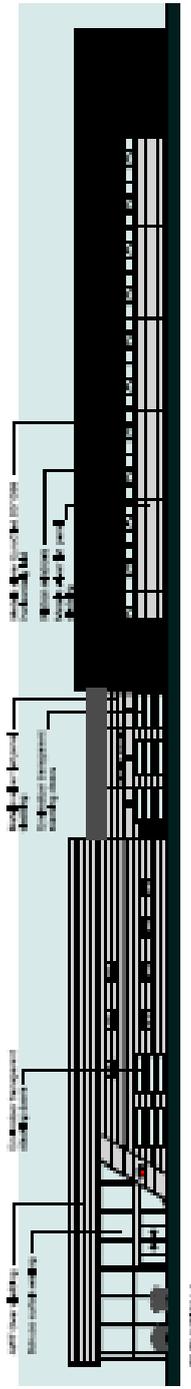
Reason - To ensure the development is implemented in accordance with the permission granted

Informatives

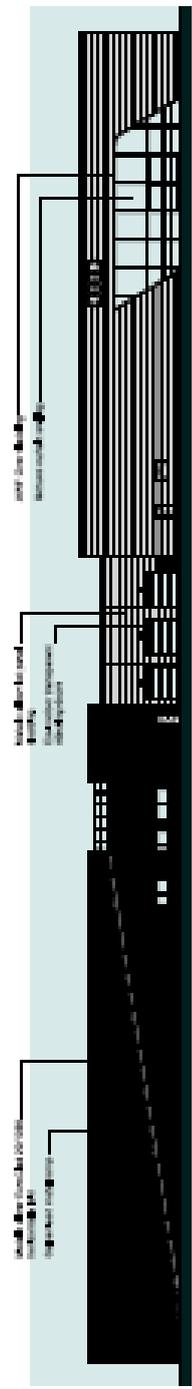
- 1 **INFORMATIVE** – The Local Planning Authority’s commitment to working with the applicants in a positive and proactive way is demonstrated by its offer of pre-application discussion to all, and assistance in the validation and determination of applications through the provision of clear guidance 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 continuing development of Farnborough Business Park and reflect the objectives of the development plan 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 -** 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 - Measures should be taken to prevent mud from vehicles leaving the site during construction works being deposited on the highway throughout the construction period.
- 6 INFORMATIVE - No materials produced as a result of site preparation, clearance, or development should be burnt on site. Please contact the Head of Environmental Health for advice.
- 7 INFORMATIVE - Future occupiers of the development should be made aware that aircraft approaching and departing TAG Farnborough Airport could be seen, and (dependent on weather conditions and ambient noise from other sources) heard from the application site.
- 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 - 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.

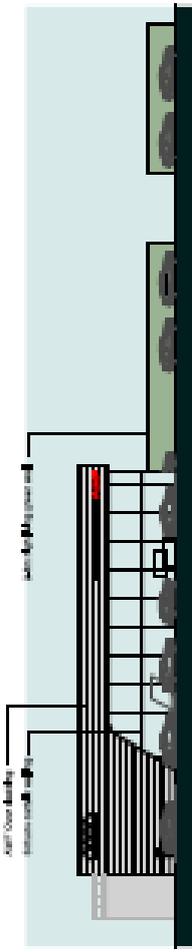




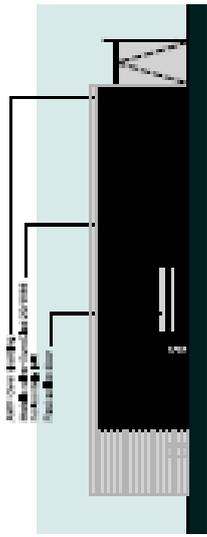
ELEVATION 1



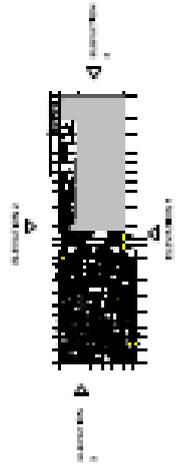
ELEVATION 2



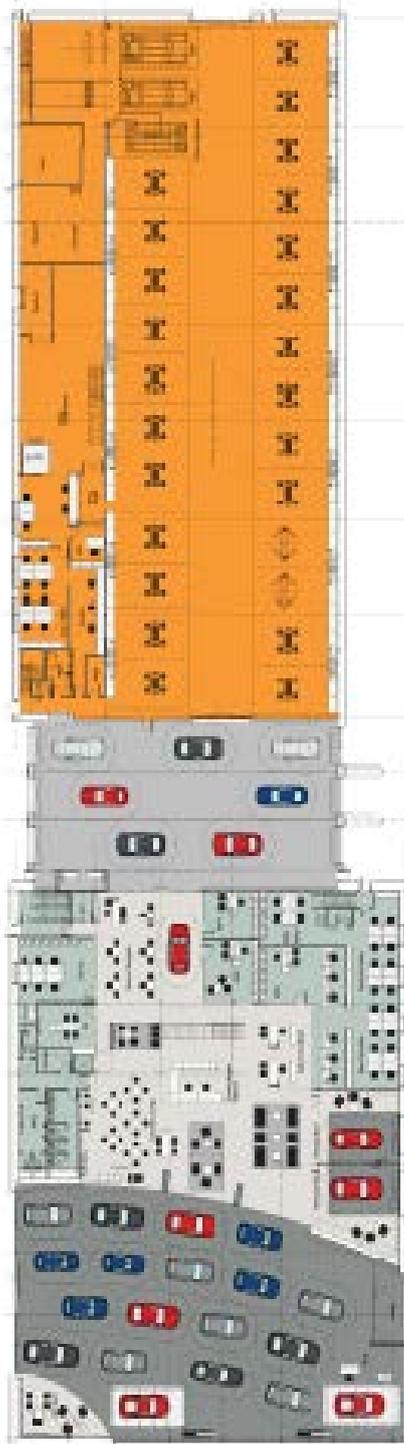
ELEVATION 3



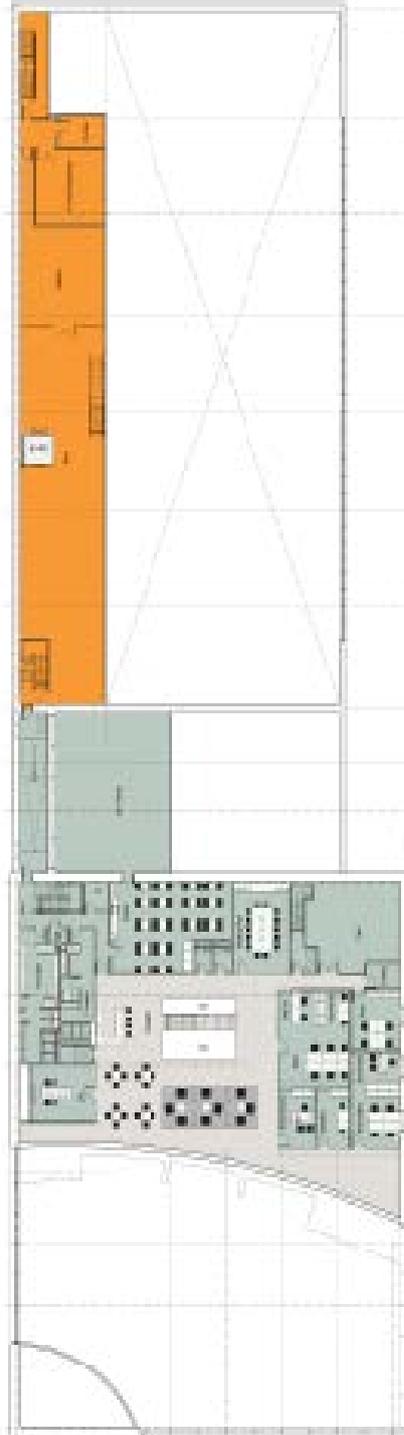
ELEVATION 4



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Second Floor plan



First Floor plan



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Client: [Client Name]	
Location: [Location]	
Scale: [Scale]	
Drawn by: [Name]	
Checked by: [Name]	
Date: [Date]	
Project No.: [Project No.]	
Sheet No.: [Sheet No.]	
Revision: [Revision]	

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Section D

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

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

Application No	16/01030/CONDPP	Ward: Empress
Applicant:	London & Hampshire Ltd	
Decision:	Conditions details approved	
Decision Date:	10 August 2017	
Proposal:	Submission of details pursuant to Condition Nos.3 (external materials), 4 (surfacing materials), 5 (means of enclosure), 6 (levels), 7 (external lighting details), 11 (landscaping scheme), 13 (SUDS drainage details), 14 (construction management plan), 16 (site investigation details) and 19 (energy performance details) of development approved in amended form by material Minor Amendment 16/00775/REVPP dated 27 January 2017	
Address	Thomson House 296 Farnborough Road Farnborough Hampshire GU14 7NU	

Application No	17/00247/CONDPP	Ward: North Town
Applicant:	Vivid Build Ltd	
Decision:	Conditions details approved	
Decision Date:	11 August 2017	
Proposal:	Submission of details to comply with conditions 2 (external materials), 3 (surfacing materials), 17 (SUDS), 19 (contaminated land), 21 (bin storage), 25 (aerial/satellite facilities) and 28 (provision of disabled parking spaces) pursuant to planning permission 13/00081/FULPP dated 28 November 2014 in respect of the demolition of 132 flats and erection of 34 one-bed dwellings, 131 two-bed dwellings, 59 3-bed dwellings and 2 4-bed dwellings (226 in total) with associated highway works, parking , landscaping and amenity areas.	
Address	North Town Redevelopment Site - Stage 2 - Land Bounded By Eastern Road And Denmark Square Pegasus Avenue Aldershot Hampshire	

Application No 17/00306/PREAPP Ward: Manor Park

Applicant: Mr A Holt

Decision: **Pre-app closed**

Decision Date: 22 August 2017

Proposal: Extension of a dropped kerb

Address **79 Boxalls Lane Aldershot Hampshire GU11 3QH**

Application No 17/00315/FULPP Ward: St John's

Applicant: Gurkha Security Services

Decision: **Permission Granted**

Decision Date: 01 September 2017

Proposal: Change of use of existing first-floor office (Use Class B1) and erection of two-storey side extension to create 1 X 1-bedroom and 4 X 2-bedroom flats with parking and bin store; in addition to retention of existing previously approved ground floor residential flats

Address **Falcon House 16 Fernhill Road Farnborough Hampshire GU14 9RX**

Application No 17/00431/CONDPP Ward: North Town

Applicant: Vivid Build Ltd (formerly Wessex Homes)

Decision: **Conditions details approved**

Decision Date: 10 August 2017

Proposal: Submission of details to comply with conditions 8 (construction method statement) and 16 (Code level 3 for sustainable homes) pursuant to planning permission 13/00081/FULPP dated 28 November 2014 in respect of the demolition of 132 flats and erection of 34 one-bed dwellings, 131 two-bed dwellings, 59 3-bed dwellings and 2 4-bed dwellings (226 in total) with associated highway works, parking , landscaping and amenity areas.

Address **North Town Redevelopment Site - Stage 2 - Land Bounded By Eastern Road And Denmark Square Pegasus Avenue Aldershot Hampshire**

Application No 17/00448/REVPP Ward: Empress

Applicant: London and Hampshire Ltd

Decision: **Permission Granted**

Decision Date: 01 September 2017

Proposal: Material Minor Amendment : Revisions to scheme approved by planning permission 15/00770/FULPP dated 30 March 2016 as amended by material minor amendment 16/00775/REVPP dated 27 January 2017 comprising (a) amendments to elevations and internal layout of extended existing building resulting in new dwelling mix and an increase from 115 to 116 dwelling units; (b) reduction in number of floors in new building to rear from 6 to 5 storeys and decrease in number of dwelling units from 30 to 29; (c) number of car parking spaces overall reduced from 172 to 170, including number of disabled spaces reduced from 8 to 6, but 27 visitor spaces retained; and (d) revisions to bin storage arrangements. The overall development to remain for a total of 145 dwelling units

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

Application No 17/00454/CONDPP Ward: St Mark's

Applicant: Mr Jim Lye

Decision: **Conditions details approved**

Decision Date: 07 August 2017

Proposal: Submission of details pursuant to condition 2 ii (contamination remediation) attached to Planning Permission 13/00698/FULPP dated 7th November 2013 in respect of the installation of replacement underground storage tanks & fuel pumps and erection of new canopy following removal of existing, relocation of Jet Wash with new vents and installation of new floodlights, together with widening of vehicle access onto A325

Address **22 Farnborough Road Farnborough Hampshire GU14 6AY**

Application No 17/00480/FULPP Ward: St Mark's

Applicant: Mr & Mrs Sheridan

Decision: **Permission Granted**

Decision Date: 11 August 2017

Proposal: Conversion of building permitted by planning permission 16/00646/FULPP dated 2 November 2016 to create 2 X 1-bedroom houses (Use Class C3)

Address **15 Charlie Mews 77 Alexandra Road Farnborough Hampshire GU14 6US**

Application No 17/00483/ADVPP Ward: Wellington
Applicant: Smart Parking Ltd
Decision: **Permission Granted**
Decision Date: 01 September 2017
Proposal: Retention of 38 non-illuminated pole mounted text signs, 2 non-illuminated wall mounted text signs, 1 non-illuminated fence mounted text sign and 1 non-illuminated free standing text sign
Address **Aldershot Centre For Health Hospital Hill Aldershot Hampshire GU11 1AY**

Application No 17/00499/COND Ward: Empress
Applicant: Moore Blatch
Decision: **Split decision**
Decision Date: 21 August 2017
Proposal: Confirmation that conditions attached to planning permission 06/00633/FUL dated 29 June 2007 have been complied with
Address **14 Vulcan House Wallis Square Farnborough Hampshire GU14 7GS**

Application No 17/00502/REVPP Ward: North Town
Applicant: CDS (Superstores International) Ltd
Decision: **Permission Granted**
Decision Date: 11 August 2017
Proposal: Variation of condition 7 attached to planning permission 16/00278/FULPP dated 14 June 2016, for the erection of an attached ancillary garden centre following demolition of existing, to enable the provision of an ancillary cafe linked to occupation by The Range.
Address **Unit 14 Ivy Road Aldershot Hampshire GU12 4TX**

Application No 17/00504/CONDPP Ward: St Mark's

Applicant: Royal London Mutual Insurance Society L

Decision: **Conditions details approved**

Decision Date: 11 August 2017

Proposal: Submission of details to comply with conditions 3 (surfacing materials) and 4 (levels) attached to planning permission 16/00007/FULPP for the development of 14,489 sq m (GIA) of industrial/warehouse units with ancillary offices within B1c/B2 and/or B8 Use Classes with associated car/cycleparking, service areas and landscaping

Address **Land At Dingley Way Farnborough Hampshire**

Application No 17/00505/FULPP Ward: St Mark's

Applicant: Royal London Mutual Insurance Society L

Decision: **Permission Granted**

Decision Date: 11 August 2017

Proposal: Erection of five pedestrian single swing gates, removal of path and gate onto Aerospace Boulevard and fencing between units 1 and 3, creation of plant/bin stores and plant/gas meter enclosures

Address **Land At Dingley Way Farnborough Hampshire**

Application No 17/00509/TPOPP Ward: Rowhill

Applicant: Mrs Cranham

Decision: **Permission Granted**

Decision Date: 09 August 2017

Proposal: One Lime (T1 of TPO 394) raise the crown no more than 4 metres from ground level, reduce the crown overall by no more than 2.5 meters back to suitable secondary growth points and crown thin by no more than 10%

Address **4 Alverstoke Gardens Aldershot Hampshire GU11 3XA**

Application No 17/00512/TPO Ward: Knellwood
Applicant: Mrs Kelly Stapleton
Decision: **Permission Granted**
Decision Date: 09 August 2017
Proposal: One Douglas Fir (T25 of TPO 439A) crown lift to no more than 5.5 metres from ground level and remove dead wood
Address **66 Canterbury Road Farnborough Hampshire GU14 6QL**

Application No 17/00524/TPO Ward: Knellwood
Applicant: Mr Graham Mortlock
Decision: **Permission Granted**
Decision Date: 18 August 2017
Proposal: One Oak (T2 of TPO 263) lift canopy to no more than 5.5 metres from ground level and remove deadwood down to 25 mm
Address **201 Sycamore Road Farnborough Hampshire GU14 6RQ**

Application No 17/00534/TPO Ward: Fernhill
Applicant: Mr David Lambert
Decision: **Permission Granted**
Decision Date: 21 August 2017
Proposal: Fell one Oak (part of group G17 of TPO 357A)
Address **6 Blackstone Close Farnborough Hampshire GU14 9JW**

Application No 17/00536/TPO Ward: Fernhill
Applicant: Mr Phillip Kennedy
Decision: **Permission Refused**
Decision Date: 22 August 2017
Proposal: Four Oaks (part of group G1 of TPO 236) fell two Oaks, 1 and 4 on submitted plan and crown reduce by no more than 5 metres trees 2 and 3 on submitted plan
Address **3 Randell Close Blackwater Camberley Hampshire GU17 9HF**

Application No 17/00538/COND Ward: St Mark's
Applicant: Mr Carlos Fernandes
Decision: **Conditions not complied with**
Decision Date: 23 August 2017
Proposal: Request for confirmation that all conditions of planning permission RSH01639/3 dated 23rd January 1980 for the erection of aged persons grouped flatlets are being complied with in respect to 1 to 39 Pegasus Court (inclusive) Rivers Close Readings Road Farnborough
Address **Pegasus Court Rivers Close Farnborough Hampshire GU14 6LZ**

Application No 17/00540/COND Ward: St Mark's
Applicant: Mr Carlos Fernandes
Decision: **Split decision**
Decision Date: 23 August 2017
Proposal: Request for confirmation that all conditions of planning permission RSH01639/1 dated 15th June 1979 for the erection of category 2 aged persons development bedsitting room and 2 person flats with communal facilities are being complied with in respect to 1 to 39 Pegasus Court (inclusive) Rivers Close Readings Road Farnborough
Address **Pegasus Court Rivers Close Farnborough Hampshire GU14 6LZ**

Application No 17/00541/FULPP Ward: North Town
Applicant: Mr & Mrs Pratt
Decision: **Permission Granted**
Decision Date: 29 August 2017
Proposal: Erection of a two storey side and rear extension
Address **81 Roberts Road Aldershot Hampshire GU12 4RB**

Application No 17/00542/FULPP Ward: North Town
Applicant: Mr & Mrs Cooker
Decision: **Permission Granted**
Decision Date: 29 August 2017
Proposal: Erection of a two storey rear extension
Address **83 Roberts Road Aldershot Hampshire GU12 4RB**

Application No 17/00545/COU Ward: Wellington
Applicant: Mr Madukar Gurung
Decision: **Permission Granted**
Decision Date: 01 September 2017
Proposal: Change of use of existing shop (Use Class A1) to mixed restaurant/takeaway use (Use Classes A3/A5) with installation of external extraction chimney to the rear
Address **30 Station Road Aldershot Hampshire GU11 1HT**

Application No 17/00553/COND Ward: St Mark's
Applicant: Aspire Defence Services Ltd.
Decision: **Conditions details approved**
Decision Date: 07 August 2017
Proposal: Submission of roof slate sample pursuant to the requirements of Condition No.4(i) of Listed Building Consent 16/00848/LBCPP dated 22 December 2016
Address **Old Military Swimming Baths Queens Avenue Aldershot Hampshire**

Application No 17/00564/FULPP Ward: Empress
Applicant: Mr & Mrs Servaes
Decision: **Permission Granted**
Decision Date: 31 August 2017
Proposal: Erection of a single storey rear extension following removal of existing conservatory
Address **165B Rectory Road Farnborough Hampshire GU14 8AJ**

Application No 17/00567/TPOPP Ward: St John's
Applicant: Mrs Karen Powell
Decision: **Permission Granted**
Decision Date: 24 August 2017
Proposal: One Oak on border between No 2 and No 4 Conway Drive (part of group G29 of TPO 358A) remove bottom two branches. One Silver Birch in garden of No 2 Conway Drive (T10 of TPO 358A) remove bottom branch
Address **Land Affected By TPO 358A- At The Birches, Conway Drive And Fleet Road Farnborough Hampshire**

Application No 17/00568/FULPP Ward: Rowhill
Applicant: KC Property Portfolio Limited
Decision: **Permission Granted**
Decision Date: 29 August 2017
Proposal: External alterations to front elevation of property and change of use of take-away premises (Use Class A5) with ancillary residential accommodation above to facilitate conversion of whole property to a three-bedroom house (Use Class C3)
Address **98 Queens Road Aldershot Hampshire GU11 3JU**

Application No 17/00571/FULPP Ward: Manor Park
Applicant: Mr & Mrs L Stone
Decision: **Permission Granted**
Decision Date: 16 August 2017
Proposal: Erection of part two storey and part single storey rear extension
Address **48 Boxalls Lane Aldershot Hampshire GU11 3QJ**

Application No 17/00581/CONDPP Ward: St Mark's
Applicant: Canmoor Group
Decision: **Conditions details approved**
Decision Date: 10 August 2017
Proposal: Submission of details to comply with condition 11 (SUDS) attached to planning permission 17/00029/FULPP dated 19 April 2017 for the erection of a part three storey, part second floor front extension, a three storey side extension and enclosure/reroof of existing atrium
Address **Warwick House 1 Aerospace Boulevard Farnborough Hampshire GU14 6XW**

Application No 17/00582/FULPP Ward: Wellington
Applicant: C/o Agent
Decision: **Permission Granted**
Decision Date: 22 August 2017
Proposal: Demolition of building within Development Zone O - Mandora (Building 29A AVTC Workshop), within Aldershot Military Town Conservation Area.
Address **Zone O - Mandora Aldershot Urban Extension Alisons Road Aldershot Hampshire**

Application No 17/00585/PDCPP Ward: St John's
Applicant: Miss Jo Darbyshire
Decision: **Development is Lawful**
Decision Date: 25 August 2017
Proposal: Erection of single storey side and rear extensions, enlarge existing rear dormer window and insertion of an additional rear dormer window and insertion of two rooflights to front
Address **10 Limes Road Farnborough Hampshire GU14 9TS**

Application No 17/00591/COND Ward: St Mark's

Applicant: Qinetiq

Decision: **Conditions details approved**

Decision Date: 08 August 2017

Proposal: Submission of details to comply with condition 3 (construction method statement in respect of SSSI) attached to planning permission 17/00122/FULPP dated 25 May 2017 for the 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 17/00592/REVPP Ward: Aldershot Park

Applicant: Vivid Build Ltd. (formerly First Wessex)

Decision: **Permission Granted**

Decision Date: 24 August 2017

Proposal: Variation of Condition No.2 of planning permission 16/00305/FULPP dated 18 November 2016 to substitute revised external materials schedule changing the proposed window frames from white aluminium to white uPVC

Address **Garages At Junction With Lyndhurst Avenue Selborne Avenue Aldershot Hampshire**

Application No 17/00600/FUL Ward: Cove And Southwood

Applicant: Mr Pattison

Decision: **Permission Granted**

Decision Date: 21 August 2017

Proposal: Erection of first floor side extension and single storey rear extension

Address **8 Laurel Close Farnborough Hampshire GU14 0PT**

Application No 17/00601/FUL Ward: North Town

Applicant: Mr L Bookham

Decision: **Permission Granted**

Decision Date: 16 August 2017

Proposal: Erection of a two storey side extension

Address **37 Field Way Aldershot Hampshire GU12 4UJ**

Application No 17/00602/FUL Ward: Cove And Southwood

Applicant: Mr A Bilcliff

Decision: **Permission Granted**

Decision Date: 22 August 2017

Proposal: Raising of the ridge height by 350mm and insertion of dormer window to rear and roof lights to front to facilitate a loft conversion

Address **44 Randolph Drive Farnborough Hampshire GU14 0QQ**

Application No 17/00606/REVPP Ward: Cove And Southwood

Applicant: Mr Luke Maunders

Decision: **Permission Granted**

Decision Date: 14 August 2017

Proposal: Relief of Condition 25 of Planning Permission 96/00079/FUL dated 3rd October 1996 (for the Erection of 220 two bedroom, three bedroom and four bedroom detached and semi-detached dwellings with associated landscaping, open space, access and roads) to allow the erection of a single storey rear extension

Address **32 Broadmead Farnborough Hampshire GU14 0RJ**

Application No 17/00608/REV Ward: Cove And Southwood

Applicant: Mr And Mrs Hilder

Decision: **Permission Granted**

Decision Date: 14 August 2017

Proposal: Relief of Condition 20 of Planning Permission 93/00008/FUL dated 7th October 1993 (Erection of 181 dwellings with associated road works and landscaping) to allow erection of a single storey rear extension

Address **1 The Lawns Farnborough Hampshire GU14 0RF**

Application No 17/00610/FULPP Ward: Knellwood
Applicant: Mr Peter Horrocks
Decision: **Permission Granted**
Decision Date: 21 August 2017
Proposal: Erection of single storey rear extension
Address **21 Brookwood Road Farnborough Hampshire GU14 7HH**

Application No 17/00611/FULPP Ward: West Heath
Applicant: Mr & Mrs Raine
Decision: **Permission Granted**
Decision Date: 21 August 2017
Proposal: Erection of a single storey side extension
Address **41 Riverside Close Farnborough Hampshire GU14 8QT**

Application No 17/00613/SCREEN Ward: Cove And Southwood
Applicant: St Edward Homes Ltd
Decision: **Environmental Assessment Not Required**
Decision Date: 08 August 2017
Proposal: SCREENING OPINION in respect of a change of use of 27.9ha of land to provide a Suitable Alternative Natural Greenspace (SANG) including: access; car parking; fencing; pathways; landscaping; earthworks; and all other ancillary and enabling works.
Address **Land At Kennels Lane Farnborough Hampshire**

Application No 17/00619/NMAPP Ward: St Mark's
Applicant: Alexandra Real Estate Partners Ltd
Decision: **Permission Granted**
Decision Date: 14 August 2017
Proposal: Non Material Amendment : to plans and details approved with Planning Permission 16/00474/FULPP dated 27 September 2016 comprising omission of projecting bay windows in side elevations at first floor level to be substituted by obscurely-glazed flat windows
Address **59 - 61 Alexandra Road Farnborough Hampshire**

Application No 17/00624/REXPD Ward: Empress
Applicant: Mr K Mann
Decision: **Prior approval is NOT required**
Decision Date: 21 August 2017
Proposal: Erection of a single storey rear extension measuring 5 metres in length from the original rear wall, 2.95 metres to the eaves and 3.1 metres in overall height
Address **11 Cabrol Road Farnborough Hampshire GU14 8NY**

Application No 17/00626/FULPP Ward: West Heath
Applicant: Louis-Lenn and Lucy Joubert and William
Decision: **Permission Granted**
Decision Date: 23 August 2017
Proposal: Erection of single storey front and single storey side extensions
Address **1 Beta Road Farnborough Hampshire GU14 8PG**

Application No 17/00627/FULPP Ward: Empress
Applicant: Mr PAUL KEAN
Decision: **Permission Granted**
Decision Date: 30 August 2017
Proposal: Demolition of existing garage and erection of a two storey side extension
Address **87 Prospect Road Farnborough Hampshire GU14 8NX**

Application No 17/00629/COND Ward: West Heath
Applicant: Rio Homes & Estates
Decision: **Conditions details approved**
Decision Date: 24 August 2017
Proposal: Submission of details pursuant to condition Nos.3 (external materials), 4 (surfacing materials) & 8 (landscaping scheme details) of planning permission 17/00303/FULPP dated 7 June 2017
Address **Land To The Rear Of 42 To 44 Newfield Avenue Farnborough Hampshire**

Application No 17/00632/PDC Ward: Manor Park
Applicant: Katherine Scholes
Decision: **Development is Lawful**
Decision Date: 24 August 2017
Proposal: Certificate of Lawfulness for Proposed Development: Formation of a
hipped to gable and dormer within rear roof elevation and four sky light
windows within the front roof elevation
Address **13 Upper St Michaels Road Aldershot Hampshire GU11 3HA**

Application No 17/00637/FULPP Ward: West Heath
Applicant: Mr & Mrs Gibson
Decision: **Permission Granted**
Decision Date: 30 August 2017
Proposal: Removal of existing timber shed and erection of a double garage to the
rear
Address **9 West Heath Road Farnborough Hampshire GU14 8QH**

Application No 17/00638/COU Ward: West Heath
Applicant: Miss Nicola Smith
Decision: **Permission Granted**
Decision Date: 22 August 2017
Proposal: Change of use of existing soft landscaping area to hard standing to allow
parking in rear garden and erection of 1.98 m high gates
Address **36 Chaucer Road Farnborough Hampshire GU14 8SP**

Application No 17/00640/FULPP Ward: Cove And Southwood
Applicant: Mr Steve Holmes
Decision: **Permission Granted**
Decision Date: 25 August 2017
Proposal: Erection of a single storey rear extension
Address **9 Alpine Close Farnborough Hampshire GU14 0RN**

Application No 17/00641/FULPP Ward: Cove And Southwood
Applicant: Mrs P Holmes
Decision: **Permission Granted**
Decision Date: 25 August 2017
Proposal: Removal of existing conservatory and erection of a single storey rear extension
Address **8 Alpine Close Farnborough Hampshire GU14 0RN**

Application No 17/00642/REV Ward: Cove And Southwood
Applicant: Mr Dhananjay Kumar
Decision: **Permission Granted**
Decision Date: 30 August 2017
Proposal: Relief of condition 13 of planning permission 96/00079/FUL (Erection of 220 two bedroom, three bedroom and four bedroom detached and semi-detached dwellings with associated landscaping, open space, access and roads) dated 3rd October 1996 to allow the retention of the garage to a habitable room
Address **32 Richmond Close Farnborough Hampshire GU14 0RH**

Application No 17/00651/FULPP Ward: Cove And Southwood
Applicant: Mr & Mrs D Whitlock
Decision: **Permission Granted**
Decision Date: 29 August 2017
Proposal: Erection of a side and rear extension following demolition of existing conservatory
Address **18 Southwood Road Farnborough Hampshire GU14 0JQ**

Application No 17/00652/FULPP Ward: Aldershot Park
Applicant: Mr & Mrs R Barber
Decision: **Permission Granted**
Decision Date: 30 August 2017
Proposal: Erection of a two storey side extension
Address **66 Brighton Road Aldershot Hampshire GU12 4HL**

Application No 17/00653/FULPP Ward: Aldershot Park
Applicant: Mrs D Simpson
Decision: **Permission Granted**
Decision Date: 29 August 2017
Proposal: Erection of a single storey rear extension and alterations after demolition of existing lean to conservatory
Address **9 Gillian Avenue Aldershot Hampshire GU12 4HS**

Application No 17/00654/FULPP Ward: West Heath
Applicant: Mr M O'Sullivan
Decision: **Permission Granted**
Decision Date: 30 August 2017
Proposal: Erection of a single storey front, side and rear extension following demolition of existing conservatory and detached garage
Address **41 Chestnut Road Farnborough Hampshire GU14 8LD**

Application No 17/00657/FUL Ward: Knellwood
Applicant: Mr & Mrs Pritchard
Decision: **Permission Granted**
Decision Date: 30 August 2017
Proposal: Demolition of existing garage, removal of hung tile to front and render, erection of a two storey side extension and front porch
Address **35 Monks Close Farnborough Hampshire GU14 7DB**

Application No 17/00661/NMAPP Ward: Empress
Applicant: JLT Pension Trustees Limited & Malcom
Decision: **Permission Granted**
Decision Date: 23 August 2017
Proposal: NON-MATERIAL AMENDMENT : Alterations to details of external materials and finishes; external detailing and fenestration; addition of close-boarded fencing, gates, railings, bin and cycle store enclosures; alterations to external access steps and raised paths for development approved by planning permission 16/00490/FULPP dated 11 August 2016
Address **2 Clockhouse Road Farnborough Hampshire**

Application No 17/00662/CONDPP Ward: Fernhill
Applicant: Mr & Mrs Pratt
Decision: **Conditions details approved**
Decision Date: 10 August 2017
Proposal: Submission of details to comply with condition 14 (tree protection measures) attached to planning permission 15/00612/FULPP dated 11 November 2015 for the erection of a 3 bedroom detached dwelling with associated car parking and access
Address **88 Blackthorn Crescent Farnborough Hampshire GU14 9AG**

Application No 17/00670/FUL Ward: Fernhill
Applicant: Iain Griffin
Decision: **Permission Granted**
Decision Date: 01 September 2017
Proposal: Erection of a single storey front and side extension
Address **Briarwood 40 Sandy Lane Farnborough Hampshire GU14 9HJ**

Application No 17/00677/FULPP Ward: Rowhill
Applicant: Mr R Gunner
Decision: **Permission Granted**
Decision Date: 30 August 2017
Proposal: Erection of a single storey rear extension and associated alterations
Address **St Clare 19 Kings Road Aldershot Hampshire GU11 3PG**

Application No 17/00686/NMA Ward: Aldershot Park
Applicant: Mr And Mrs Bond
Decision: **Permission Granted**
Decision Date: 14 August 2017
Proposal: Non material amendment to planning application 17/00379/FUL (Erection of two storey side extension) dated 26 May 2017 to allow the depth of the proposed dormer to be increased by 0.5m
Address **15 Elston Road Aldershot Hampshire GU12 4HX**

Application No 17/00703/NMA Ward: Aldershot Park
Applicant: Mr S Sandhu
Decision: **Permission Granted**
Decision Date: 21 August 2017
Proposal: Non-material amendment to application 15/00019/FULPP for the erection of garages to rear gardens dated 3rd March 2015 to allow a change of layout and materials of the driveway
Address **99 - 101 Brighton Road Aldershot Hampshire GU12 4HN**

Application No 17/00705/NMA Ward: Knellwood
Applicant: Mr Roberts
Decision: **Permission Granted**
Decision Date: 21 August 2017
Proposal: Non material minor amendment to planning permission 17/00215/FULPP (Erection of single storey rear extension and formation of dormer window to rear) dated 25th April 2017 to allow the adjustment of width, repositioning of window, repositioning and enlargement of bi folding doors and 2 roof lights to the single storey rear extension
Address **40 Collingwood Farnborough Hampshire GU14 6LX**

Application No 17/00716/NMA Ward: Fernhill
Applicant: Mr Seamus Kennedy
Decision: **Permission Granted**
Decision Date: 23 August 2017
Proposal: Non Material Amendment to approved planning application Ref: 17/00263/REV dated 21 April 2017 to allow the change from a pitched roof to a flat roof with two roof lights and adjustment of the side wall of the extension to the boundary with adjoining property
Address **4 Goddards Close Farnborough Hampshire GU14 9GU**

Application No 17/00734/NMA

Ward: Heron Wood

Applicant: Mr & Mrs L. Alderman

Decision: **Permission Granted**

Decision Date: 31 August 2017

Proposal: Non material amendment to planning permission 03/00669/FUL dated 24 October 2003 to allow the change of roof from pitched glass roof to a flat roof

Address **2 Tongham Road Aldershot Hants GU12 4AA**

Development Management Committee
13th September 2017

Head of Planning
Report No. PLN1731

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	29 Wellington Street, Aldershot
Ward	Wellington
Decision	Issue Enforcement Notice
Decision Date	23 rd August 2017
Reasons	Installation of visually inappropriate shop front and roller shutter to the front of this property.
Alternatives	No Action - would fail to address the detrimental impact on the visual character of the area, contrary to Core Strategy Policy CP2 (Design and Heritage), saved Local Plan Policy S3 (Shop fronts) and the objectives of the Shop Front Design Guide Supplementary Planning Document. Therefore enforcement action is necessary.
Case Officer	Mark Andrews
Associated Documents	Enforcement Reference 16/00192/GENWRK

Recommendation: To Note

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Development Management Committee
13th September 2017

Planning Report No. PLN1732

Appeals Progress Report

1. Appeal Decision

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

Land at former Lafarge Site, Hollybush Lane, Aldershot

- 1.2 Members will recall that the substantive decision in respect of this appeal, which was, overall, to dismiss the appeal and uphold the requirements of the Enforcement Notice (with minor amendments reducing the area covered by the Notice; modifying the requirements of the Notice; and the timescale for complying with the requirements) was made on 30 November 2016. This followed a Public Inquiry held at the Council Offices on 18, 19 and 20th October 2016. In this respect the appeal was dismissed on all of the grounds lodged by the appellant, namely:-

Ground (a) : that planning permission should be granted for the unauthorised development the subject of the Notice;

Ground (b) : that the specific breach of planning control alleged by the Notice has not occurred;

Ground (f) : that the requirements of the Notice exceed what is necessary to remedy the breaches of planning control that have occurred; and

Ground (g) : that the time period specified by the Notice for compliance is too short.

- 1.3 However, as was reported to this Committee in February 2017, the appellant was successful in making a High Court legal challenge solely in respect of the Ground (f) appeal decision. This was on the basis that the appeal Inspector had failed to make amendments to the requirements of the Notice to reflect their findings concerning whether or not the material arising from the taking down of the unauthorised bunds could be spread out on the land at the appeal site. Instead, the Notice as amended by the original Inspector continued to require the unauthorised bund material to be removed entirely from the appeal

site. The Secretary of State (on behalf of the Planning Inspectorate) conceded that the Ground (f) appeal should be re-determined by a new (second) Inspector. This had the effect of putting the Enforcement Notice back into abeyance (and thereby not in effect) pending the re-determination of the Ground (f) appeal. The second Inspector considered the re-determined Ground (f) under the Written Representations procedure, thereby allowing the Council and the appellants to make written comments for their consideration. The second Inspector made an accompanied site visit on 5 June 2017 and issued his decision on 23 August 2017.

- 1.4 The second Inspector noted that the appellants had submitted evidence at the Public Inquiry to support their assertion that the entirety of the unauthorised bund material had been taken from the land at the appeal site and not imported onto the site from elsewhere. Although the veracity of this evidence was called into question by the Council at the Inquiry and in submissions with the re-determined Ground (f) appeal, the Council were unable to provide any evidence to directly and substantially contradict the appellants in this respect because the construction of the bunds had taken place unobserved on an unauthorised basis. Furthermore, the Enforcement Notice did not allege the importation of materials onto the appeal site; the original appeal Inspector appeared to have concluded that it was unnecessary for the Appellants to remove the bund material from the land; and that the levelling of the material on the land would suffice. Accordingly, whilst the second Inspector accepted that the Appellant's evidence did not prove their assertions beyond all doubt, he took the view (backed up by case-law) that the appellant's own evidence did not need to be corroborated by independent evidence to be accepted. This was provided that the appellant's evidence alone is sufficiently precise and unambiguous on a 'balance of probability'. The Inspector concluded that the Appellant's evidence was sufficient in these regards.
- 1.5 Given that the provenance of the bund material was unknown to the Council, it was submitted by the Council to the second Inspector that the material should only be allowed to remain on the land if it was found to be un-contaminated. Furthermore, that the bund material to be spread on the land should be placed where it would not have an adverse impact upon the river floodplain. However the Inspector considered that the purpose of the Notice should only be to return the land to its former condition; and that it could not be used to make improvements over and above what was the former situation. The Inspector considered that it should be possible to spread and level the bund material on the appeal site returning the site to its former levels.
- 1.6 The second Inspector therefore upheld the Enforcement Notice with further amendments to delete the requirement for the unauthorised bund material to be removed from the land. The Enforcement Notice therefore took effect again from the date of the Ground (f) re-determined appeal decision on 23 August 2017. The overall requirements of the Notice therefore now read (with deleted/amended portions shown) as follows:-

“(A) Cease using any part of the land for:-
• motor vehicle sales;

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

(B) Remove from the land:-

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

(C) Take down the earth bunds and spread and level the resultant material on the appeal site returning the site to its former levels. Following this, replant (and replace and replant any species which die or fail within five years of being replaced) the land shown marked “Y-Y” on the Notice Plan with a native mix of trees comprising oak, hawthorn, blackthorn, rowan, hazel and beech planted in a random order as young (‘whip’) saplings about 40 – 60cm in height at 1 metre separations into appropriately prepared soil.”

1.7 Now that the Enforcement Notice has taken effect, the following timescales apply for compliance with the requirements of the Notice:-

- Within 3 Months (i.e. **by 23 November 2017**) to remove from the land all of the portable buildings;
- Within 6 Months (i.e. **by 23 February 2018**) to comply with the remainder of the requirements in (A) and (B) above; and
- Within 12 Months (i.e. **by 23 August 2018**) take down of the earth bunds, spread and level of the resultant material on the appeal site, and plant the cleared area Y-Y on the Notice Plan.

Decision – Re-determined Ground (f) Appeal ALLOWED resulting in further amendments to the requirements of the Enforcement Notice; However the overall appeal decision remains as originally determined : Appeal DISMISSED and Enforcement Notice UPHELD with variations.

2. Recommendation

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

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Head of Planning