

Public Document Pack



RUSHMOOR BOROUGH COUNCIL

DEVELOPMENT MANAGEMENT COMMITTEE

*at the Council Offices, Farnborough on
Wednesday, 8th November, 2017 at 7.00 pm*

To:

VOTING MEMBERS

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

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

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

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

NON-VOTING MEMBERS

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

STANDING DEPUTIES

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

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

A G E N D A

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

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

2. **MINUTES** – (Pages 3 - 16)

To confirm the Minutes of the meeting held on 13th September, 2017 (copy attached).

3. **PLANNING APPLICATIONS** – (Pages 17 - 128)

To consider the Head of Planning's Report No. PLN1735 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	17/00616/FULPP	Land at Orchard Rise 127 and La Fosse House, 129 Ship Lane, and Farnborough Hill School 312 Farnborough Road, Farnborough	For information
4	17/00842/RBCRG3	259 North Lane, Aldershot	For information
5	17/00858/REVPP	34 Cranmore Lane, Aldershot	For information
6	17/00866/FULPP	Blackwater Shopping Park, Farnborough Gate, Farnborough	For information
7	17/00748/FULPP	110 Boxalls Lane, Aldershot	For information

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

Item	Reference Number	Address	Recommendation
8	17/00494/REMPP	McGrigor Zone D Wellesley, 116 Dwellings	Grant
9	17/00495/LBC2PP	McGrigor Zone D Wellesley, Listed Building Consent	Grant
10	17/00744/REVPP	10 Queens Road, Farnborough	Grant
11	17/00787/COUPP	Voyager House, 2 Apollo Rise, 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 – (Pages 129 - 136)**

To consider the Head of Planning's Report No. PLN1736 (copy attached) which reports on cases of planning enforcement and possible unauthorised development.

5. **APPEALS PROGRESS REPORT – (Pages 137 - 138)**

To receive the Head of Planning's Report No. PLN1737 (copy attached) on the progress of recent planning appeals.

6. **PLANNING (DEVELOPMENT MANAGEMENT) SUMMARY REPORT FOR THE QUARTER JULY - SEPTEMBER 2017 – (Pages 139 - 144)**

To receive the Head of Planning's Report No. PLN1738 (copy attached) which updates on the Performance Indicators for the Development Management section of Planning, and the overall workload for the Section for the period 1st July to 30th September, 2017.

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>

Development Management Committee
8th November 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, 13th September, 2017 at the Council Offices, Farnborough at 7.00 pm.

Voting Members

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

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 (Environment and Service Delivery Portfolio Holder) (ex officio)

Apologies for absence were submitted on behalf of Cllr Mrs. D.B. Bedford.

36. DECLARATIONS OF INTEREST

There were no declarations of interest.

37. MINUTES

The Minutes of the meeting held on 16th August, 2017 were approved and signed by the Chairman.

38. PLANNING APPLICATIONS

RESOLVED: That

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

17/00515/FULPP	(Land at Kennels Lane, Farnborough);
* 17/00348/FULPP	(Farnborough Business Park, Templar Avenue, Farnborough);

- (ii) no objection be raised in respect of the application listed below and set out in Appendix “A” attached hereto, subject to the conditions, restrictions and prohibitions (if any) mentioned therein:

17/00660/ADJ (Land at Kennels Lane, Farnborough);

- (iii) an objection be raised in respect of the application listed below and set out in Appendix “B” attached hereto for the reasons mentioned therein:

17/00241/ADJ (Hartland Park, Bramshot Lane, Fleet);

- (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);

17/00494/REMPP (McGrigor Zone D Wellesley, 116 Dwellings);

17/00495/LBC2PP (McGrigor Zone D Wellesley, Listed Building Consent);

17/00616/FULPP Lane at Orchard Rise, 127 and La Fosse House, 129 Ship Lane, and Farnborough Hill School, 312 Farnborough Road, Farnborough.

* The Head of Planning’s Report No. PLN1730 in respect of this application was amended at the meeting

39. ENFORCEMENT AND POSSIBLE UNAUTHORISED DEVELOPMENT - NO. 29 WELLINGTON STREET, ALDERSHOT

The Committee noted the decision to take enforcement action by the Head of Planning in accordance with the Council’s Scheme of Delegation, more specifically specified in the Head of Planning’s Report No. PLN1731.

RESOLVED: that the Report be noted.

40. APPEALS PROGRESS REPORT

Description	Decision
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	Re-determined Ground (f) Appeal ALLOWED resulting in further amendments to the requirements of the Enforcement Notice; However the overall appeal decision remains as

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.

originally determined : Appeal DISMISSED and Enforcement Notice UPHELD with variations.

RESOLVED: That the Head of Planning's Report No. PLN1732 be noted.

The meeting closed at 7.35 pm.

CLLR B.A. THOMAS (CHAIRMAN)

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**Development Management Committee
13th September 2017**

Appendix "A"

Application No. & Date Valid: **17/00515/FULPP** **17th June 2017**

Proposal: Change of use 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. at **Land At Kennels Lane Farnborough Hampshire**

Applicant: The Prudential Assurance Company Ltd, SEH Manager Ltd & SEH

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 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 installed 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 -

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

**Application No.
& Date Valid:**

17/00348/FULPP

25th April 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. at **Farnborough Business Park Templer Avenue Farnborough Hampshire**

Applicant:

HEREF Farnborough Limited

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 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.

21 Prior to the removal of the existing bus stop on Templer Avenue details of a replacement bus stop on Templer Avenue shall be submitted to the Local Planning Authority for approval. Once approved the replacement bus stop shall be provided and made available for use in accordance with these details within one calendar month of the bus stop being removed and thereafter retained for its designated use.

Reason - to promote sustainable transport.

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Appendix "B"

Application No. & Date Valid: 17/00241/ADJ

15th March 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. at **Hartland Park Bramshot Lane Fleet**

Applicant: Hart District Council

Reasons:

- 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.
- 3 In the event that Hart are 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.

Development Management Committee
8th November 2017

Head of Planning
Report No.PLN1735

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 Hampshire</p> <p>Following the deferment of this application at the 18 July 2017 meeting, the applicants have, as requested, been undertaking a detailed technical review of the various options for provision of vehicular access to/from the proposed development. In this respect, the developers' Transport Consultants have recently been undertaking further traffic surveys of roads in the vicinity of the application site, including both ends of Southwood Road. These surveys have been delayed for some time in order to await the completion of various roadworks at the east end of Southwood Road and the West Heath Roundabout and Fleet Road; and also to be undertaken outside the school half-term holiday. The applicants have indicated that they will be submitting the Technical Review to the Council for consideration once it is completed, which is currently envisaged to be in mid-November 2017. There is currently an agreed extension of time for the consideration of the application in place until 30 November 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 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	17/00616/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>
4	17/00842/RBCRG3	<p>Retention of timber outbuilding for breakout use ancillary to adjacent wet hostel and associated hard landscaping.</p> <p>259 North Lane Aldershot Hampshire</p> <p>This application has only recently been received and consultations are underway.</p>

5	17/00858/REVPP	<p>MATERIAL MINOR AMENDMENT: Variation of condition 2 of planning permission 12/00967/FULPP dated 15 March 2013 to substitute site plan drawing to extend dropped kerb to allow separate accesses to be provided to new and original dwellinghouse.</p> <p>34 Cranmore Lane Aldershot Hampshire</p> <p>This application has only recently been received and consultations are underway.</p>
6	17/00866/FULPP	<p>Erection of a retail unit (Class A1) for sale of bulky goods along with associated improvements to retail park access arrangements; revised car parking and servicing arrangements; and associated works.</p> <p>Blackwater Shopping Park Farnborough Gate Farnborough Hampshire</p> <p>This application has only recently been received and consultations are underway.</p>

Section B

Petitions

Item	Reference	Description and address
1	17/00748/FULPP	110 Boxalls Lane, Aldershot, Hampshire

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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	Maggie Perry
Application No.	17/00494/REMPP
Date Valid	23rd June 2017
Expiry date of consultations	21st July 2017
Proposal	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.
Address	Zone D – McGrigor, Aldershot Urban Extension, Alison’s Road, Aldershot, Hampshire
Ward	Wellington
Applicant	Grainger Limited and Secretary of State for Defence
Agent	Savills
Recommendation	GRANT
<hr/>	
Application No.	17/00495/LBC2PP
Date Valid	23rd June 2017
Expiry date of consultations	21st July 2017
Proposal	LISTED BUILDING CONSENT: for internal and external alterations, (including demolition of Stable Block (Building 17B)) and rear additions to Cambridge House (Building 17A) and St Michaels House (Building 18A), 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).
Address	Zone D – McGrigor, Aldershot Urban Extension, Alison’s Road, Aldershot, Hampshire

Ward	Wellington
Applicant	Grainger Limited and Secretary of State for Defence
Agent	Savills
Recommendation	GRANT

Description

Background & Site:

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

The Wellesley Masterplan is made up of 20 Development Zones. The current application concerns McGrigor Development Zone D. The roughly triangular development zone of McGrigor is approximately 3.74ha and is identified in the current Wellesley delivery plan for the provision of 116 dwellings. The boundaries of the zone are defined by Hope Grants Road to the northeast, Fire Station Road to the west and Hospital Road to the South. The development zone falls within the Aldershot Military Town Conservation Area.

The McGrigor Development Zone is located opposite the main façade of the Cambridge Military Hospital (CMH) and contains a number of heritage assets including the McGrigor military barracks and curtilage buildings associated with II Listed Cambridge Military Hospital (CMH). The Cambridge Military Hospital building with its prominent tower and cupola is a fine example of Victorian Military Architecture and one of the most significant landmarks within Rushmoor Borough. It is visible from many public viewpoints within Rushmoor and from considerable distances from the south and west.

The key existing buildings within the McGrigor Development Zone are the three remaining barrack buildings (built in 1895 and 1901), Cambridge House (1901) and St Michaels House (1903). These buildings are all locally listed and the two houses, together with their ancillary buildings, are curtilage listed as part of CMH.

The Proposal

The proposal represents a single phased Reserved Matters Application for the residential redevelopment of Development Zone D – McGrigor, together with the associated Listed Building Consent. The Reserved Matters Application is submitted part pursuant to Condition 4 (1 to 21), attached to hybrid outline planning permission 12/00958/OUT dated 10th March 2014.

The development would provide 116 dwellings together with associated access, parking and public open space. The development would be up to 3 storeys in height (with a small four-storey element in Block D) and would comprise a mix of houses and flats. 41 of the dwellings would provide affordable housing (35%). Vehicular and pedestrian access would be via Hospital Road, Fire Station Road and Hope Grant's Road.

The application site overlaps the northern part of the application site for the previously approved Reserved Matters Application for Cambridge Military Hospital

(ref:15/00897/REMPP). In this regard, small adjustments have been made to the commercial and visitors' parking layout and detailed design of the public open space.

Prior to the submission of the applications, consent was granted for the demolition of 10 existing buildings within the McGrigor Development Zone. The consented demolition included three curtilage listed buildings (Building 17C – Cambridge House Annex Block A, 17D - Cambridge House Annex Block B and 18B - St Michaels House Annexe) and part of locally listed building 16D - Barrack Block D. (Planning application references: 16/00711/FULPP and 16/00712/LBC2PP).

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

APPLICATION A – 17/00494/REMPP

Reserved Matters

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

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

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

- Planning Statement (Savills, June 2017);
- Design & Access Statement Revision A (Thrive Architects, May 2017);
- Heritage Statement Revision D (October 2017)
- Affordable Housing Development Zone Strategy and Reserved Matters Statement (Grainger, June 2017);
- Noise Assessment (WYG, February 2017)
- Lighting Assessment (WYG, February 2017)
- Phase I Desk Study ref: LP1076 (Leap Environmental Ltd., 15th January 2016)
- Phase II Site Investigation Report ref: LP001207 (Leap Environmental Ltd., Issue 3 26th October 2017)
- Construction Traffic Management Plan - Revision A (Mayer Brown, June 2017)
- Construction Environmental Management Plan (Mayer Brown, June 2017)
- Written Scheme of Investigation for an Archaeological Watching Brief ref: 79182.06 (Wessex Archaeology, February 2017)
- Arboricultural Development Statement ref: CBA9016 v2, (CBA Trees, May 2017)
- Phase 1 & Phase 2 Bat Survey (Lindsay Carrington Ecological Services, May 2016)
- Bat Tree Survey (Lindsay Carrington Ecological Services, November 2016)
- Landscape Management Plan ref: 2519-MG-RE-01-P7 (Allen Pyke Associates, May 2017)
- Building 17B – Stable Block - Recording Document Rev B

APPLICATION B - 17/00495/LBC2PP

Listed Building Consent is sought in respect of works to Cambridge House (Building 17A), St Michaels House (Building 18A) and the demolition of Stable Block (Building 17B), in association with the Reserved Matters Application. The application refers to drawings and documents from the list above.

Consultee Responses

RBC Housing Strategy and Enabling Team: No objection.

RBC Transportation Strategy Officer (On behalf of HCC Highways Development Planning): No objection.

RBC Ecological Officer: No objection, subject to the use of Swift bricks in the construction of the development.

Response: The Applicant has amended the Design and Access Statement to include details and potential locations of Swift Bricks, in accordance with the Officer's advice.

RBC Arboricultural Officer: No objection.

RBC Community - Contracts: No objection.

RBC Planning Policy: No objection.

RBC Environmental Health: No objection.

RBC Conservation Officer:	Referred Case Officer to previous comments provided in relation to this site. No comments regarding the current proposals.
Historic England:	Confirmed do not wish to offer any comments.
The Victorian Society:	No comments received.
Hampshire Buildings Preservation Trust Ltd:	No comments received.
The Society for the Protection of Ancient Buildings:	No comments received.
HCC Highways Development Planning:	No comments received.
HCC Senior Archaeologist:	No objection.
HCC Surface Water Drainage:	Summarised comments: The outline permission requires only a layout of foul sewers and surface water sewers, however HCC will be unable to comment on the suitability of the system without the associated calculations. <i>This information will need to be submitted to satisfy Condition 13 of the hybrid outline planning permission, prior to implementation of any reserved matters proposals for the McGrigor Zone.</i>
Natural England:	No objection. Provided general guidance and advice. <i>Response: These comments have been forwarded to the Applicant's Planning Agent for consideration.</i>
Aldershot Civic Society:	No comments received.
Environment Agency:	Confirmed do not wish to comment.
Hampshire Fire & Rescue Services:	No objections raised. Provided general guidance and advice. <i>Response: These comments have been forwarded to the Applicant's Planning Agent for consideration.</i>
Crime Prevention Design Advisor:	No comments received.
Aspire Defence Services Ltd:	No comments received.

Severn Trent Services Ltd : No comments received.

Neighbours notified

In addition to posting a site notice and a press advertisement for each application, letters of notification were sent to the occupiers of thirty (30) neighbouring properties. The consultation period expired 21st July 2017.

Neighbour comments

No representations received

Policy and determining issues

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

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

The following policies of the Core Strategy are relevant:

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

Rushmoor Local Plan Review saved policies (August 2007):

- ENV13 (Trees)
- ENV16 (Major Sites)
- ENV19 (Comprehensive Landscape Plans)
- ENV23 (Works to Listed Buildings)
- ENV26 (Adjoining Development)
- ENV30 (Archaeology)
- ENV31 (Recording of Remains)
- ENV34 (Preserve or Enhance Character)
- ENV36 (Materials)
- ENV42 (Flood Risk Protection Measures)
- ENV48 (Damage to the Environment – noise, smoke gases etc.)
- ENV49 (Development on Contaminated Land)
- ENV50 (Amenities of Local Residents While Sites Are Being Developed)

ENV51 (Development of Sites Affected by Air Pollution or Noise)
ENV52 (Light Pollution)
OR4 (Public Open Space Required for New Development)
H14 (Amenity Space)

In addition, the Council's Supplementary Planning Documents (SPDs) "Housing Density and Design" adopted in April 2006, "Parking Standards" adopted in 2012 and the Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy as updated February 2011 are applicable.

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

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

Commentary

The principle of development –

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

Development Zone D – McGrigor was identified in the outline planning application's Illustrative Delivery Plan as providing 118 residential units (reduced to 116 in the updated and approved strategy), 35% of which would be affordable housing.

A set of Design Codes was approved as part of the outline planning application. Design Code Document 1 sets out general design code principles and Design Code Document 2 provides definitions and technical specifications. These documents apply to the entire AUE site whereas a Design Code Document 3, providing zone-specific requirements, is required for each Development Zone (secured by Condition 3 of the outline permission).

A Design Code Document 3 (DCD3) was approved for Zone D – McGrigor (ref: 16/00536/CONDPP dated 05/10/2016). This has informed the design of the Reserved Matters Application. The Planning Statement submitted with the Reserved Matters application incorporates a 'Schedule of Compliance with the Approved Design Principles

(Design Codes), in accordance with the requirements of Condition 4 of the outline permission.

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

Housing Tenure & Mix –

This Reserved Matters Application relates to McGrigor Development Zone D and would deliver 116 dwellings in accordance with the Housing Delivery Strategy as amended. The scheme would comprise 19 one-bed flats, 29 two-bed flats, 10 two-bed houses, 37 three-bed houses, 18 four-bed houses and 3 five-bed houses. The table below provides details of tenure and mix:

Dwelling type	1-bed	2-bed	3-bed	4-bed	5-bed	Total
Affordable Flats	6	12				18
Affordable Houses	0	10	10	3		23
Private Flats	13	17				30
Private Houses			27	15	3	45
Total	19	39	37	18	3	116

Table 1: Accommodation schedule

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

Affordable Housing

The proposal is for 116 residential dwellings, of which 41 units (35.4%) are proposed in the form of affordable housing (25 social rented and 16 intermediate/shared ownership). This accords with the Wellesley s106 legal agreement which requires an overall total of 35% of the housing units within the Aldershot Urban Extension to be affordable housing, of which 60% shall be affordable/social rented and 40% intermediate. These requirements are also reflected in Policy SP1 (Aldershot Urban Extension) and Policy CP6 (Affordable Housing) of the Core Strategy.

Paragraphs 2.11, 2.12 and 2.13 of the Wellesley legal agreement require an Affordable Housing Development Zone Strategy (AHDZS) to be submitted to the Council for approval with the first Reserved Matters Application in any Development Zone. The strategy should set out the number of estimated Reserved Matters Applications within the Development Zone and the proposed quantum of affordable housing units provided for each application to be applied within that Development Zone.

Each subsequent Reserved Matters should be accompanied by a statement confirming the proposals for affordable housing within the reserved matters application area are in compliance with the Affordable Housing Strategy. To allow a degree of flexibility, the Affordable Housing Strategy (AHS) contained within Schedule 16 of the Wellesley s106 permits a variance of 5% of affordable housing between individual Development Zones, i.e. each Development Zone should provide between 30% and 40% affordable housing. This is to allow for site specific constraints.

In accordance with the above, an AHDZS for the McGrigor Development Zone has been submitted with the application, which includes very minor adjustments to the Affordable Housing Strategy secured by Deed of Variation in relation to the approval of the revised Gunhill Reserved Matters Application (ref: 16/00133/REMPP). The adjustments (balance of one and two bed units) have been agreed with the Council's Housing Strategy and Enabling Manager.

The Council's Housing Strategy and Enabling Manager has raised no objection to the layout and clustering of affordable housing within the development, which is detailed on plan ref. GRAIN151116 AHL.01 A. The application confirms that all affordable units have been designed to meet the Lifetime Homes Standards in accordance with the requirements of the hybrid outline permission. Three of the affordable rented units would meet wheelchair housing standards in accordance with the Wellesley s106 legal agreement which requires 10% of the affordable rented units to be wheelchair units. All of the units would be located on the ground floor of Flat Block B within a suitable distance from allocated disabled parking spaces.

In response to an identified local need for a 3-bedroom wheelchair user dwelling, two of the ground floor affordable rented wheelchair units within Block B have been designed so that they could be merged into one larger flat with minimal internal alteration and external alterations. In this regard, the application drawings include two options A and B for the bespoke unit, together with a third drawing showing two separate units. A condition is proposed requiring confirmation of which option will be implemented, following consultation with the local authority, prior to first occupation.

Design & Impact on Heritage Assets -

The Design Codes

Prior to the submission of this Reserved Matters application, a Design Code Document 3 (DCD3) was approved for Zone D (ref: 16/00536/CONDPP dated 05/10/2016). The purpose of the DCD3 is to establish detailed design principles specific to that zone, including the key components and constraints, including those of adjoining zones. The DCD3 builds on the Development Zones Matrix contained within the approved Design Code Document 1 – General Design Principles (DCD1), which identifies the character areas and level of code control within Development Zones. The DCD1 describes the key elements of the McGrigor Development Zone as:

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

According to the approved Design Codes, the majority of McGrigor (Development Zone D) falls within Character Area 'A – Cambridge Military Hospital'. The zone also incorporates three other Character Areas; 'E - Stanhope Lines', 'F – The Ridge', and 'I – General Neighbourhood'. The Development Zone is further subdivided into Individual Sub-Character Areas (i1 and E1) and Sub-Character Heritage Areas (A1, A3, A4 and F3).

The Majority of the Development Zone, falling within the Cambridge Military Hospital and Stanhope Lines Character Areas, is identified as a 'Hot Area' within the Variable Levels of Design Code Control (where hot areas have the most code control and cold areas have minimal control). The western corner of the zone, at the junction with Hospital Road and Fire Station Road, is identified as a 'Warm Area'. The area of the zone, adjacent to the western boundary with Fire Station Road, is identified as a 'Cold Area' where the code control is minimal.

The DCD3 identified five character areas within the McGrigor Zone and this has informed the approach taken in the Reserved Matters Application. The character areas are: Hope Grants Road and CMH bus route; The setting of the Cambridge Military Hospital; The McGrigor Barracks Homezone; The Amenity Pocket park in the north of the zone, and; Open space forming the setting to the South African War Memorial.

The Reserved Matters Scheme

The proposal represents a single phased Reserved Matters Application for the residential redevelopment of Development Zone D – McGrigor, and is accompanied an application for Listed Building Consent. The Reserved Matters Application is submitted part pursuant to Condition 4 (1 to 21), attached to hybrid outline planning permission 12/00958/OUT dated 10th March 2014.

The development would provide 116 dwellings together with associated access, parking and public open space. The development would comprise a mix of flats and houses of up to three-storeys in height in accordance with the Outline Planning Permission parameter plans and Design Codes. There is one small four-storey element in block D, however this is due to ground level changes and overall the building gives the impression of a three-storey building. The dwellings would be created through new build and the conversion of key retained heritage buildings. 41 of the dwellings would provide affordable housing (35.4%). Vehicular and pedestrian access would be via Hospital Road, Fire Station Road and Hope Grant's Road.

The submission of the application follows detailed pre-application discussions with the local planning authority, including design workshops. Small adjustments have been made to the development proposals during the course of the application in accordance with the case officer's advice and in response to consultee responses.

Layout, Scale and Massing

Informed by the Illustrative Masterplan and Design Code documents, the proposals for the McGrigor Development Zone D seek to provide the following:

- Creation of a sensitive setting to the main frontage and public open space in front of the Cambridge Military Hospital;
- Retention and conversion of the former Barracks Blocks 16B and 16C and part of 16D;
- Retention and conversion of Cambridge House and St Michaels House;
- Creation of a main axial route between the retained Barracks Blocks 16B and 16C creating a framed vista from the clock tower of CMH north-west towards the Maida Development Zone;
- Creation of an appropriate setting for the South Africa War Memorial, which also forms part of the Heritage Trail;
- Provision of key note corners and a varied and interesting built form in accordance with the approved masterplan documents;
- Creation of active frontages facing onto Hope Grants Road, Fire Station Road and Hospital Road; and
- Incorporation of a bus laybys to Hope Grants Road.

The application confirms that the affordable and private housing would be tenure blind. Larger apartment blocks would be focused on the corners of Fire Station Road/ Hope Grants Road (Flat Block A, B & C) and at the junction with the South African War Memorial (Flat Block D), where a distinctive landmark building is proposed. Careful consideration has also been taken to the design and relationship of the proposed terraced dwellings along Hope Grants Road, where they would be viewed from an area of public Open Space proposed within the adjoining Development Zone of Stanhope Lines East.

The development would generally accord with the variable setback distances and permissible degrees of enclosure determined by the Design Codes and the layout is somewhat dictated by the positions of the retained heritage buildings and the route of the repositioned section of Hospital Road. The development would face a large area of public open space to the primary frontage of Cambridge Military Hospital. A small area of public amenity space, described as a 'pocket park' is proposed in the northern quarter of the site.

Parking would be provided through a combination of private off-street spaces and garages, courtyard parking areas, homezone parking and some on street visitor spaces. Private amenity space is proposed for the houses predominantly in the form of private gardens. A secondary road is proposed through the western half of the site, linking Hospital Road and Fire Station Road, crossing the central vista / home-zone. Bus laybys are proposed at the eastern end of Hope Grants Road, along the proposed bus route, in accordance with the requirements of the Outline Planning Permission.

Heritage and Conservation

The sensitive setting of the McGrigor Development Zone, located directly north of the Grade II Listed Cambridge Military Hospital and within the Aldershot Military Town Conservation Area, is reflected in the Design Codes where its historic context and adjoining heritage assets are taken into account. A detailed Heritage Statement has been submitted with the application, which together with additional assessments contained within the Design and Access Statement, summarises the historic constraints of the zone and confirms that the

architectural treatment of the development has been carefully considered in its historic context. This follows on from the extensive work carried out in the preparation of the Conservation Plan and Heritage Strategy, which was approved with the outline planning permission for Wellesley.

The Design and Access Statement states that the new buildings within the McGrigor Development Zone *“will all have a traditional form with contemporary detailing, an approach that is designed to fit with the form of the existing retained buildings whilst avoiding imitating their appearance.”* The Statement includes a study of identifiable architectural elements in the area of the site and explains how these features have been referenced in the design of the new buildings, stating *“This will make the new McGrigor residential quarter a distinctive character that sits harmoniously with the retained building and maintains the primacy of the main hospital building.”* The D&A explains that whilst the overall appearance of the proposed materials will generally be the same across the development, the emphasis of the architectural detailing and quality of the materials has given to the buildings proposed within the ‘Hot Areas’. This is to respect the sensitive setting of the heritage assets whilst maintaining a cohesive appearance for the rest of the development.

Setting of the Grade II Listed Cambridge Military Hospital

The rerouting of Hospital Road, established by the approved Reserved Matters Application for Cambridge Military Hospital (CMH) has facilitated proposals for the creation of a large area of public open space at the front of the CMH. The McGrigor development has been designed to address this open space through the retention of the gable end frontages of the three Barrack Buildings (locally listed), the creation of a series of new large detached villas and the retention and refurbishment of Cambridge House and St Michaels House (both curtilage listed).

The Heritage Statement explains, *“An important element of the Illustrative Masterplan, approved as part of the Hybrid Planning Application, was the recognition of the key historic focal point provided by the clock tower and administration block to the Grade II Listed Cambridge Military Hospital.”* In response to this a main axial route has been created between the retained Barracks Blocks 16B and 16C creating a framed vista from the clock tower of CMH, north-west towards the Maida Development Zone.

Locally Listed Barrack Blocks (Buildings 16B, C and D)

The McGrigor barrack buildings were built as accommodation for the Medical Staff Corps (later Royal Army Medical Corps) working at the CMH. Sir James McGrigor was Wellington’s Surgeon General during the peninsular war and Director General of the Army Medical Department, 1815-51.

As discussed, a key element of the scheme is the proposal to convert Blocks 16B & C each into 5 houses and to convert the retained eastern end of Block 16D into a four-bedroom house. Importantly, blocks B & C will frame the main axial route or framed vista from the clock tower of CMH, north-west towards the Maida Development Zone. This area has been designed as a homezone which will be continue the same building lines to the to the northwest, through the construction of two new apartment buildings, Flat Blocks B & C.

Externally the Barrack Block conversions will require minimal intervention although it will be necessary for some existing windows to be sensitively adapted to form doors. New access steps are also proposed due to ground level changes and a discreet glass canopy is proposed above each main entrance. Internally it will be necessary to remove staircases and

make alterations to internal walls to facilitate the conversions. The proposed changes to the historic fabric of the buildings are considered acceptable on balance because the external changes would be sympathetic to the original character of the barracks and the conversions would provide a viable use for these locally listed buildings, consistent with their conservation

South African War Memorial

The most prominent building proposed within the McGrigor Zone would be the three-storey apartment building proposed to wrap around the corner of Hospital Road and Fire Station Road, framing the approach to the Cambridge Military Hospital to the east. The siting of this building would accord with the parameter plans of the Outline Planning Permission which identifies this location, opposite the South Africa War Memorial, for a new key building.

The Design & Access Statement maintains *“In order to pay compliment to the country of commemoration the central gable will reflect the style of the feature gables seen in South Africa known as ‘Cape Flemish’ or ‘Cape Dutch’.* Furthermore. *‘as this block will have the most civic presence it will have the highest level of enhanced detail – emphasising the strong composition. Details will include the curved terracotta /brick red colour cast stone parapets, oriel windows at second floor level, rusticated brick (either side of the gable to enhance its prominence), full height windows with balconies, recessed panels below deep curved arches to the ground floor base, brick plinths and cast date stone. This approach to architectural enhancement is seen around the site, most notably on Smith-Dorrien House.”*

Heritage Trail

Condition 4 of the hybrid outline planning permission and the associated s106 legal agreement require any Reserved Matters proposals to include details of the relevant part of the Heritage Trail, in relation to the Development Zone, in accordance with the approved Conservation and Heritage Strategy and Design Code Document 3 (DCD3). The Design & Access Statement indicates the proposed route of the Heritage Trail which runs from the South African War Memorial at the western end of the zone, along the frontage of the hospital buildings, and towards the junction of Hospital Road and Hope Grants Road.

Conversion and demolition of curtilage-listed buildings

The scheme involves the conversion of Cambridge House (Building 17C) and St Michaels House (Building 18B), to provide two 4 bedroom semi-detached houses and one 5 bedroom house respectively. The existing Stable Block (Building 17B) to the rear of Cambridge House would be demolished and replaced with a new three-bedroom house. These buildings are within the curtilage of the Grade II Listed Cambridge Military Hospital (CMH) and are also locally listed.

The National Planning Policy Framework (NPPF) (Section 12 - para.128) states, *“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance...”* Paragraph 131 emphasises *“the desirability of sustaining and enhancing the significance of heritage assets and putting them into viable uses consistent with their conservation.”*

The Reserved Matters Application and Listed Building Consent Application is accompanied by a detailed Heritage Assessment, which provides an assessment of the historic

significance of these assets and justification for the proposed works described below, in accordance with Section 12 of the National Planning Policy Framework.

St Michaels House: St Michaels House was built in 1904 as quarters for the Chaplain of the nearby Roman Catholic Church of St Michael. A two-storey rear extension was added at a later date. The two-storey T-shaped building is constructed in red bricks with a hipped, slate covered roof with terracotta ridge tiles. The building has been empty for some time and its condition has suffered due to water ingress via the roof. The house retains some of its original features such as the staircase and plaster cornices, however, some features including the fireplaces have been lost.

It is proposed that St Michaels House (Plot 1) will be sold as a single dwelling and the proposed internal alterations to the original plan form are minimal. The fabric of the building would be made sound, the interior cleaned and windows refurbished. Consent is sought however for the demolition of a walled yard and single-storey rear addition on the north-west (side) elevation, together with proposals for the installation of new French doors, decking and a window to the rear elevation. A new double garage would be erected to the south-east of the house, together with new drive, boundary treatment and landscaping to the garden.

The Heritage Statement notes that *“the internal arrangement and historic features will remain largely untouched by the proposed work. The front elevation facing the Cambridge Military Hospital will also not be altered”*. The proposed alterations to the rear of the building would enable the property to be used as a modern family house. In this regard the Heritage Statement concludes that whilst some degree of harm to the historic fabric of the curtilage listed building would occur through the proposed demolition at the rear, the harm would be less than substantial and is justified due to the overall benefits of the proposals.

Cambridge House: Cambridge House was built in 1901 as quarters for the Chief Medical Officer and his servants. It is a large two-storey L-shaped house constructed in red brick with a hipped slate roof and terracotta ridge tiles. The building was later extended at the rear with a two-storey extension built to house a boiler room on the ground floor and WC/bathroom above. The building has been empty for some time, and like St Michaels House, its condition has suffered due to water ingress. However, the house has retained more of its original features including fireplaces, plaster cornices and the original staircases.

The Heritage Statement confirms *“due to size of the building, in order to secure its long term future it will be necessary to subdivide the house into two separate units”*. The proposals to convert Cambridge House into two houses with private gardens would involve internal changes to the original plan form of the building, the demolition of a later two-storey rear addition, and the demolition of a single-storey infill addition/walled service yard area on the northwest side of the building.

A new two-storey rear infill extension with rear balcony is proposed in place of the service yard area, together with changes to the openings on the side and rear elevations. Access to Plot 8 would be via the existing front door. Access to Plot 7 would be via a new door created on the side (southeast) elevation. A small deck is also proposed at the rear of each dwelling, to address changes in the ground level.

Each dwelling would set in a private landscaped garden. Double garages are proposed either side of Cambridge House to serve the two houses, built in matching materials. The garage for Plot 7 would be connected to Cambridge House by a new covered walkway/canopy. Details of new drives, boundary treatment and landscaping for each new dwelling are provided with the application.

The Heritage Statement confirms *“In carrying out the conversion, the architecturally important front elevation facing the Cambridge Hospital will remain unaltered”*. Whilst internal changes to the original plan form to facilitate the conversion are inevitable, the scheme would retain the main central staircase and the layout of existing living room, dining room and hall would remain unaltered. The primary changes are to the rear layout of the building, including the removal of a staircase and some internal walls. Whereas the front elevation of Cambridge House would remain largely unchanged other than improvement through repair and refurbishment. Further, during the course of the application, changes were requested to the detailed design of the balcony structure on the proposed two-storey rear extension. This was in order to achieve a design more harmonious with the character of the original building.

It is considered that whilst some degree of harm to the historic fabric of the curtilage listed building would occur as a result of the proposals, the harm would be less than substantial and would be outweighed by the overall benefits of retention and refurbishment.

Demolition of Stable Block (Building 17B): The proposed layout for the McGrigor Development Zone would require the demolition of Building 17B (Stable Block). This building is curtilage-listed and locally listed as part of a group of ancillary buildings within the curtilage of Cambridge Military Hospital. However, due to its position to the rear of Cambridge House it does not impact directly on the setting of the Cambridge Military Hospital. Notwithstanding this, the Stable Block is positioned on a potentially prominent corner location at the junction with Hope Grants Road to the north. The Stable Block was not identified for demolition in the Outline Planning Permission.

Paragraph 132 of the National Planning Policy Framework (NPPF) states *“As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification”*. Paragraph 134 states *“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use”*. In response to this requirement, the Applicant’s Heritage Statement acknowledges the harm that would result through the loss of the building of local importance/ curtilage listed building, but goes on to provide clear justification for its replacement.

The Stable Block was built at about the same time as Cambridge House (1901) and has lost many of its original historic features. The Heritage Statement confirms *“the current size and arrangement of the Stable Block will make it unfeasible to convert the building to residential use without substantially altering and extending the building, which would remove much of its historic interest. The building is also in poor condition.”* The Heritage Statement also argues that whilst the Stable Block is in a prominent location, the elevations fronting the junction *“are very plain, with few windows, which will provide little visual benefit to an important focal point”*

The Stable Block would be replaced with a new 3 bedroom house. In this regard the Design and Access Statement explains that the replacement building has been *“specifically designed to act as a focal point at the important road junction. The new house has been designed to suggest the character of the existing Stable Block, without copying its appearance, with the intention of retaining a memory of the building.”*

Taking into account the relative significance of Building 17B, its position and context, the condition of the building and the quality of the replacement scheme; it is considered that its loss is acceptable on balance and would not harm the setting of the Grade II Listed Cambridge Military Hospital.

Paragraph 141 of the NPPF states *"Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible..."* . A Recording Document has been submitted concerning Building 17B In accordance with this advice and a condition is proposed to ensure that the document is placed in the relevant public archive, in accordance with Section 9.0 of the Conservation Plan and Heritage Strategy (December 2012) approved under planning permission 12/00958/OUT dated 10/03/2014.

Conclusions- Reserved Matters & Listed Building Consent:

The scale and layout of the development would generally accord with the approved Outline Planning Permission parameter plans and the principles set by the approved Design Code 1, 2 and 3 documents. The application provides detailed proposals for hard and soft landscaping and site levels in accordance with the requirements of Condition 4 of the outline planning permission. The detailed design accords with the palettes described within the Design Codes, dictated by the variable levels of design code control and the designated character areas.

It is considered that the benefits of providing a viable use for the retained curtilage listed and locally listed buildings, consistent with their conservation, would outweigh any harm resulting from the loss of historic fabric through demolition or alteration. The scheme, due to its sensitive and compatible design, responds to the surrounding architecture and would not result in harm to the setting or historic significance of the Grade II Listed Cambridge Military Hospital. The high quality new development and refurbished heritage buildings would make a positive contribution to the character and appearance of the Aldershot Military Town Conservation Area.

Appropriate planning/ listed building consent conditions are proposed to seek further details of materials, detailed design and methodology in relation to the works. This is particularly relevant in the case of granting Listed Building Consent and in relation to internal alterations to the buildings.

Therefore, subject to the appropriate conditions, it is considered that the Reserved Matters submitted (including works requiring Listed Building Consent) are consistent with Core Strategy Policy CP2, Rushmoor Local Plan Review saved policies ENV23, ENV26, ENV34 and ENV36 and section 12 of the National Planning Policy Framework (NPPF). The proposals have sufficient regard to the desirability of preserving the listing buildings, their settings and any features of special interest, in accordance with the requirements of the Planning (Listed Building and Conservation Areas) Act 1990 as amended.

Archaeology -

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

with Rushmoor Local Plan Review saved policies ENV30 and ENV31.

Highways Considerations -

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

Access and parking

Vehicular and pedestrian access would be via Hospital Road, Fire Station Road and Hope Grant's Road in accordance with the principles and road hierarchy established in the Design Codes. Parking would be provided through a combination of private off-street spaces and garages, courtyard parking areas, homezone parking and some on street visitor spaces.

The Design and Access Statement confirms that the occupants' parking spaces (233 spaces) would fully accord with the Council's Car Parking Standards which require 1 parking space for every 1 bed property, 2 parking spaces for each 2/3 bedroom property and 3 parking spaces for every residential property of 4 or more bedrooms. 34 of the spaces would be Lifetime Homes compliant and 3 spaces would be designed to wheelchair standards.

For visitor parking there should be 1 visitor parking space for every 3 x 1 bedroom properties and also 1 visitor parking space for every 5 properties of 2 or more bedrooms. The scheme would provide 25 visitors parking spaces where 26 are required. However, the Council's Transportation Strategy Officer has raised no objection to this slight shortfall. 3 of the visitors spaces would be Lifetimes Homes compliant.

Prior to the submission of the application "trandem" (triple longitudinal lines of parking spaces/garage) were removed from the pre-application proposals where access is onto an estate road. The Council's Transport Strategy Officer has confirmed that the current application layout is an improvement in this regard.

During the course of the application clarification regarding the allocation of certain private parking spaces was sought together with some additional spaces with a 1.2m margin identified for disabled parking. An amended parking layout drawing was received in accordance with this.

No objection is raised to the level of cycle parking (194 spaces), which would be provided in line with the Council's standards of 1 space per 1-bed dwelling and 2 spaces per 2, 3 and 4-bed dwelling. For houses without garages details of cycle parking accommodation that is secure, weatherproof and accessible would be provided in garden sheds. A secure communal cycle store would be provided within each of the apartment blocks on the ground floor.

In respect of the site layout and road safety, the Council's Transportation Strategy Officer has confirmed that the application includes details of sight lines at junctions and forward visibility lines which appear to be satisfactory in achieving the visibility required for the relevant design speeds in the design code. The application includes a satisfactory analysis of swept paths for the Rushmoor refuse freighter. The application includes a Construction Traffic Management Plan (CTMP) which makes adequate provision for construction

contractors staff parking on site and suitably considers arrangements for servicing and delivery and storage of materials that will not cause an adverse impact on the highway access to the development. The CTMP also considers the facilities that will be required to enable wheel washing of delivery vehicles and to reduce the likelihood of mud and debris onto the highway and surrounding roads. This site does benefit from direct access to the major road network which is identified when considering the route for construction plant and material deliveries entering and leaving the site.

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

Refuse and Recycling Storage

The proposed development would be serviced by the Council's Community Contracts Team and they have been consulted in relation to the detail of the proposals. The development would provide communal bin stores within the ground floor of each of the apartment blocks in accordance with the Council's standards. Bin storage for the individual houses would be provided within the private curtilage of those properties (maximum 21m haul distance). The location of the refuse collection points for the communal bins is within the maximum haul distance of 15m, which is satisfactory. In the case of Flat Block E, it is envisaged that the refuse truck would reverse onto the dropped kerb to meet the maximum distance. The Council's Transportation Strategy Officer has confirmed that tracking diagrams provided with the application demonstrate that a refuse freighter could adequately service the site.

Construction Traffic Management Plan

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

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

Impact on neighbours –

The Maida Development Zone lies to the west of the application site. This residential zone (228 units) is now largely completed and occupied but is separated from McGrigor Zone by Fire Station Road. Taking into account the context of the site, the design and massing of the development and the residential nature of the proposed use, it is considered that the character of the proposed development would be compatible with, and would not result in any demonstrable harm to the amenities of neighbouring occupiers and uses, in accordance with Rushmoor Local Plan Review saved policies ENV16 and ENV50. A condition is proposed in relation to appropriate hours of construction, to safeguard the amenity of the existing occupiers of Maida Phase 1 during the construction period.

Living environment created for future residents –

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

The Department for Communities and Local Government's *Technical Housing Standards* defines minimum gross internal floor areas for all new residential dwellings. These standards are reflected within emerging Policy DE2 (Residential Space Standards) of the draft Local Plan. Generally the proposed dwellings would comply with the standards other than for some of the one bedroom flats which would fall slightly under the standards based on two person occupancy. The units in question would significantly exceed the space standards based on single-person occupancy. The shortfall is therefore considered acceptable on balance given the overall quality of the scheme.

All of the units identified for affordable housing would meet the Lifetime Homes Standards and the minimum standards set out in the Affordable Housing Strategy (AHS). 10% (3 units on the ground floor of Block B) of the affordable rented units would meet wheelchair-housing standards (with associated disabled parking spaces) in accordance with the requirements of the outline permission s106 legal agreement. Further, the private and the affordable units will be required to comply with part M of the Building Regulations 'Access to and use of buildings'.

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

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

Pollution & Remediation -

Lighting

A Lighting Assessment and details of street lighting have been submitted with the Reserved Matters Application in accordance with the requirements of Condition 4 of the outline planning permission. The report concludes that the development is not predicted to result in any significant adverse impacts on residential amenity, ecology or the surrounding dark sky levels. The Council's Environmental Health Officer has raised no objection to the street

lighting proposals, which would also be assessed by Hampshire County Council as part of the Highway Adoption process. As such, there is no objection to the proposals in respect of Rushmoor Local Plan Review saved policy ENV52.

Contaminated Land

A Phase 1 Desk Study and Phase II Site Investigation Report have been submitted with the Reserved Matters Application, in accordance with the requirements of Condition 4 of the outline planning permission. The reports have not identified contamination at levels likely to pose a risk to health or groundwater, however, access to some parts of the site was restricted due to existing structures in place and the report recommends that some additional testing be undertaken in these locations once demolition has taken place. The Council's Environmental Health Officer has confirmed that topsoil imported for all garden areas will need to be tested and verified that it will be suitable for such a residential end use and that a final remediation strategy will be required to deal with areas of contamination that may be identified as a result of any further investigations or during groundworks.

It is noted that the further contamination investigation and remediation measures recommended above are secured by Conditions 14, 15 and 16 of the outline planning permission in respect of each Reserved Matters Area/ Development Zone. These conditions require further detailed assessments and validation reports to be undertaken in relation to each zone and will ensure, if necessary, that suitable additional remedial measures be submitted to the Council in the event that previously unidentified contamination is discovered, in accordance with Local Plan Review saved policy ENV49.

Construction Environmental Management Plan

A Construction Environmental Management Plan strategy (CEMP) was submitted with the Reserved Matters Application in accordance with the requirements of Condition 4 of the outline planning permission. The purpose of the CEMP is to reduce the risk of adverse impacts resulting from the construction of the development on sensitive environmental resources and to minimise disturbance to local residents and other sensitive receptors. The Council's Environmental Health Officer has reviewed the strategy and is satisfied with the measures set out within the CEMP, in accordance with Core Strategy policy CP15 and Rushmoor Local Plan Review saved policies ENV16, ENV48 and ENV50.

Air Quality and Noise

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

Nature Conservation & Trees -

The Planning Statement and Design & Access Statement summarise the proposed landscape strategy in the context of the approved Design Codes and the application is supported by a Phase 1 & 2 Bat Survey, Bat Tree Survey, Arboricultural Development Statement, Landscape Management and Maintenance Plan and Construction Environmental Management Plan Strategy; in accordance with the requirements of Condition 4 of the outline

planning permission.

Thames Basin Heaths Special Protection Area

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

Ecology

The application drawings include an Illustrative Landscape Masterplan. The Design and Access Statement confirms that the proposed planting *"will encourage and support wildlife in to the site, enhancing existing features and improving green infrastructure across the site."* Bat and bird boxes will also be provided throughout the site. Further, the Council's Ecological Officer has reviewed the application and confirmed no objection on the grounds of biodiversity subject to the incorporation of Swift Bricks throughout development. The Applicant has since amended the Design and Access Statement to include details and potential locations of Swift Bricks. It should also be noted that mitigation measures are also proposed within Arboricultural Development Statement to ensure that nesting birds are not harmed during the construction phase of the development. It is considered that the proposals are consistent with Core Strategy Policy CP15.

Trees

An Arboricultural Development Statement (ADS) accompanies the application. This builds on the Arboricultural Method Statement approved under Condition 3 of the outline planning permission. The ADS includes tree survey, tree retention plan, and justification for those trees that will require removal in order to facilitate the development. During the course of the application amendments were sought to the tree retention plan to clarify which trees do not already have consent for removal.

Over half of the McGrigor site is covered by areas of hardstanding. The majority of the existing trees are at the eastern end of the site within the curtilage of Cambridge House and St Michaels House, and fronting Hope Grants Road and Hospital Road. There is also a group of trees in the northern corner of the site. The ADS confirms that there are 44 (forty-four) individual trees and 13 (thirteen) existing groups of trees on and adjacent to the site. Of the existing trees, there is 1 (one) Category A (trees of high quality and value), 12 (twelve) Category B (trees of moderate quality and value) and 10 (ten) Category C (trees of low quality of value).

The ADS confirms that sixty four (64) new trees would be planted to mitigate the loss of any existing trees and outlines protection measures for retained trees during and post development. 9 (nine) existing individual trees will be retained within the development, the majority of which are within the curtilage of St Michaels House and Cambridge House. One of the mature trees to be retained is the only Category A tree that exists in this zone. This Mature Oak tree (No.34) is located to the front of St Michaels House and Cambridge House and makes an important contribution to the setting of the Cambridge Military Hospital.

The application seeks the removal of thirty one (31) individual trees and ten (10) groups of trees. The trees require removal to facilitate the proposed development layout in order to achieve the number of units approved for the McGrigor Development Zone, together with satisfactory parking and amenity space. Four of these trees, despite being within the application red line, technically form part of the Louise Margaret Hospital site. A further 8 trees and one group were all given a 'U' Category (cannot realistically be retained due to condition) and are advised for removal for reasons of sound arboricultural management, regardless of the development proposals.

Most of the trees to be removed are Category C and some are Category B trees. Of the trees to be removed, the majority are shown on approved Outline Planning Permission drawing PP5 as 'trees to be removed' or 'trees that may or may not be retained'. It is considered that the proposals demonstrate that where possible key existing trees would be retained and incorporated into the development, together with a significant level of new tree planting. The loss of existing Category B and C trees is considered acceptable given the masterplan and Design Code constraints for the development zone and taking into account the level of replacement planting proposed.

The ADS satisfactorily demonstrates that the tree root zone protection areas have been considered, together with tree protection, construction methodologies, monitoring and reporting. Further, tree pit details have been submitted in respect of new trees and these are designed to a good standard. As such it is considered that the proposal is consistent with Rushmoor Local Plan Review saved policy ENV13. A condition is proposed to ensure satisfactory compliance with the proposed tree protection measures.

The Council's Arboricultural Officer has reviewed the application and has raised no objection to the proposals subject to compliance with the tree protection measures contained within the Arboricultural Development Statement.

Flood Risk & Drainage –

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

Hampshire County Council's (HCC) Flood and Water Management Team were consulted and have commented whilst the application contains a plan of the surface water sewers in accordance with the wording of Condition 4, HCC will require the associated calculations to comment on the suitability of the system. Condition 13 of the outline permission requires that development shall not commence on any reserved matters area until a detailed surface water drainage scheme for that reserved matter area, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, consistent with the Site-wide Drainage Strategy has been submitted to and approved in writing by the local planning authority. As such, this condition will ensure that any outstanding information required in relation to these matters, is secured prior to commencement of development within the McGrigor Development Zone.

Sustainable Development -

A Site Wide Sustainability Strategy and Energy Strategy were approved as part of the outline planning permission for Wellesley in accordance within Policy CP3 (Renewable Energy and Sustainable Construction) of the *Core Strategy*. Pages 58-59 of the Design & Access Statement provides a summary of the Sustainability and Environmental Performance for McGrigor Development Zone in relation to the approved targets. The principles are summarised in respect of the design of the development, layout and urban form, building design, construction and materials, water conservation and access and movement.

Conclusion

The Reserved Matters Application scheme for McGrigor Zone D sufficiently reflects the terms of the Hybrid Outline Planning Permission for the Aldershot Urban Extension, including the parameter plans and the principles of the approved Design Codes. It is considered, subject to appropriate conditions, that the proposed development would be compatible with the setting of the Grade II Listed Cambridge Military Hospital and the character and appearance of the Aldershot Military Town Conservation Area, maintaining their significance as heritage assets. The development would provide a viable use for the retained heritage buildings, consistent with their conservation and it is considered that any loss of historic fabric would be outweighed by the benefits of the replacement scheme. The accommodation would provide an acceptable living environment for future occupiers. There would be no adverse impact on neighbouring amenity or nature conservation. The proposals would provide adequate parking and servicing provision and would be acceptable in highway terms. Therefore, it is considered that the proposals are consistent with the relevant national and local planning policies and guidance.

FULL RECOMMENDATION

Application A – 17/00494/REMP

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

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

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

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

Drawings: AHL.01 A; CSL.01 B; DML.01 A; EB.01 B; LP.01 A; SE.01 A; SE.02 A; SL.01 B; SS.01 A; SS.02 A; SS.03 A; PP.01 B; SB.pe A; P.1.Ex.p A; P.1.Ex.e1 A; P.1 Ex.e2 A; P.1.Pro.p A; P.1.Pro.e1 A; P.1.Pro.e2 A; P.7-8.Ex.p1 A; P.7-8.Ex.p2 A; P.7-8.Ex.e1 A; P.7-8.Ex.e2 A; P.7-8.Pro.e1 B; P.7-8.Pro.e2 B; P.7-8.Pro.p1 B; P.7 8.Pro.p2 B; P.100-104.e1 A; P.100-104.e2 A; P.100-104.p A; P.105-109.e1 A; P.105-109.e2 A; P.105-109.p A; P.110.e A; P.110.p A; FB-A.e1 A; FB-A.e2 A; FB-A.e3 A; FB-A.e4 A; FB-A-p1 A; FB-A-p2 A; FB-A-p3 A; FB-B-A.e1 A; FB-B-A.p1 A; FB-B-B.p1 A; FB-B.e1 A; FB-B.e2 A; FB-B.e3 A; FB-B.p1 A; FB-B.p2 A; FB-B.p3 A; FB-C.e1 A; FB-C.e2 A; FB-C.e3 A; FB-C.e4 A; FB-C.p1 A; FB-C.p2 A; FB-C.p3 A; FB-D.e1 A; FB-D.p1 A; FB-D.p2 A; FB-D.p3 A; FB-E.e A; FB-E.p A; BCS.01 A; GAR.D01.pe A; GAR.S01.pe A; GAR.S02.pe A; GAR.S03.pe A; GAR.S04.pe A;

GAR.T01.pe A; GAR.T02.pe A; GAR.T03.pe A; HT-2B4P.e A; HT 2B4P.p;
HT-2B4P.p A; HT.2B4P_OPT1.e A; HT.2B4P_OPT2.e A; HT.2B4P_OPT2.p A;
HT.3B.1_OPT1.e A; HT.3B.1_OPT1.p A; HT.3B.1_OPT2.e A; HT.3B.1_OPT2.p A;
HT.3B.5.e A; HT.3B.5.p A; HT.3B.5P_OPT1.e A; HT.3B.5P_OPT1.p A;
HT.3B.5P_OPT2.e A; HT.3B.5P_OPT2.p A; HT.4B.1.e A; HT.4B.1.p A; HT.5B.1.e A;
HT.5B.1.p A; HT.5B.1-A.e A; HT.5B.1-A.p A; P2-5.e1 A; P2-5.e2 A; P2-5.p A;
P12.e A; P12.p A; P.37-38.e A; P.37-38.p A; P.39-40_41-42.e A; P.39-40_41-42.p A;
P.55-56_57-58.e A; P.55-56_57-58.p A; P.86-87.e A; P.86-87.p A; P.92-94.e A;
P.92-94.p A; P.95-96.e A; P.95-96.p A; P.97-98.e A; P.97-98.p A; P.99.e A; P.99.p A;
2519-MG-LA-01 P6; 2519-MG-LA-02 P6; 2519-MG-LA-03 P6; 2519-MG-LA-04 P6;
2519-MG-LA-05 P4; 2519-MG-LA-08 P8; 2519-MG-LA-09 P5; 2519-MG-DT-01 P1;
2519-MG-DT-03 P1; 2519-MG-DT-04 P1; 2519-MG-DT-05 P2; 2519-MG-DT-06 P1;
GTASHOT_D/GA/01 D; GTASHOT_D/GA/02 D; GTASHOT_D/GA/03 C;
GTASHOT_D/GA/04 D; GTASHOT_D/GA/05 E; GTASHOT_D/GA/06 D;
GTASHOT_D/GA/07 D; GTASHOT_D/GA/08 D; GTASHOT_D/GA/09 C;
GTASHOT_D/GA/10 C; GTASHOT_D/GA/11 C; GTASHOT_D/GA/12 A;
GTASHOT_D/RD/01 C; GTASHOT_D/RD/02; GTASHOT_D/RD/03;
GTASHOT_D/RD/04; GTASHOT_D/SK/03 D; GTASHOT_D/SU/01 D;
GTASHOT_D/UT/01 D; GTASHOT_D/UT/02 D; GTASHOT_D/UT/03 D;
GTASHOT_D/UT/04 D; GTASHOT_D/VT/01 A; GTASHOT_D/VT/02 B;
GTASHOT_D/VT/03 B; GTASHOT_D/LG/01 C; GTASHOT_D/LG/02 B;
IR.ZGTASHOT.MCGRIGOR.21.1 D; IR.ZGTASHOT.MCGRIGOR.21.2 D;
IR.ZGTASHOT.MCGRIGOR.21.5 D; IR.ZGTASHOT.MCGRIGOR.21.3 D;
IR.ZGTASHOT.MCGRIGOR.21.4 D; and IR.GTASHOT.16A.16E.21.2.

Documents: Planning Statement (Savills, June 2017); Design & Access Statement Revision A (Thrive Architects, May 2017); Heritage Statement Revision D (October 2017); Affordable Housing Development Zone Strategy and Reserved Matters Statement (Grainger, June 2017); Noise Assessment (WYG, February 2017); Lighting Assessment (WYG, February 2017); Phase I Desk Study ref: LP1076 (Leap Environmental Ltd., 15th January 2016); Phase II Site Investigation Report ref: LP001207 (Leap Environmental Ltd., Issue 3 26th October 2017); Construction Traffic Management Plan - Revision A (Mayer Brown, June 2017); Construction Environmental Management Plan (Mayer Brown, June 2017); Written Scheme of Investigation for an Archaeological Watching Brief ref: 79182.06 (Wessex Archaeology, February 2017); Arboricultural Development Statement ref: CBA9016 v2, (CBA Trees, May 2017); Phase 1 & Phase 2 Bat Survey (Lindsay Carrington Ecological Services, May 2016); Bat Tree Survey (Lindsay Carrington Ecological Services, November 2016); Landscape Management Plan ref: 2519-MG-RE-01-P7 (Allen Pyke Associates, May 2017); and Building 17B – Stable Block - Recording Document Rev B.

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

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

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

4. Prior to first occupation of the development hereby approved, drawings detailing the amalgamation of the two ground floor affordable rented units in Block B identified on drawings GRAIN151116 FB-B.P1 A, GRAIN151116 FB-B.A.P1 A and GRAIN151116 FB-B.B.P1 A to create one bespoke accessible three-bedroom wheelchair unit, shall be submitted to and agreed in writing by the Local Planning Authority. The details shall include layout plans and any associated external alterations to the elevations and access to the building, together with a timescale for implementation agreed in consultation with the Housing Strategy and Enabling Manager. The unit shall be implemented in accordance with the approved details and the timescales as agreed, unless the Local Planning Authority confirms in writing that there is no identified need for the bespoke unit. In this event, the development shall be implemented in accordance with approved drawing GRAIN151116 FB-B.P1 A *

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

5. Prior to first occupation of those dwellings fronting Hospital Road and Hope Grants Lane (as identified in the Noise Assessment Report WYG, February 2017); details of the proposed glazing and ventilation strategy, with a sound reduction between Rw 31 – Rw 36 dB with windows closed and other means of ventilation provided, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter retained in accordance with the approved details.*

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

6. The development shall be carried out in accordance with the methodology and recommendations contained within the Arboricultural Development Statement ref: CBA9016 v2, (CBA Trees, May 2017). Prior to first occupation of the development, a completion report shall be submitted to and agreed in writing by the Local Planning Authority, to demonstrate satisfactory compliance with the tree protection measures outlined in the ADS hereby approved.*

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

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

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

8. The residents' and visitors' parking spaces (including life time homes and wheelchair housing bays) shall be laid out and allocated in accordance with details provided on drawing PP.01 B (Parking Plan) hereby approved, prior to first occupation of the development to which they relate, and shall be used only for the parking of vehicles ancillary and incidental to the residential use of the McGrigor Development Zone.*

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

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

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

10. All wild birds and their nests are protected under the Wildlife and Countryside Act 1981 (as amended). If any trees are to be removed or structures demolished during the bird breeding season (March-September inclusive) they should first be inspected by an experienced ecologist and the development should be carried out in accordance with the methodology and recommendations contained within the Arboricultural Development Statement ref: CBA9016 v2, (CBA Trees, May 2017) hereby approved, to ensure that no active nests are present. If an active nest is discovered it shall be left in situ until the young have fledged.

Reason - To prevent harm to breeding birds

11. The development hereby approved shall be carried out strictly in accordance with the methodology and recommendations contained within the Written Scheme of Investigation for an Archaeological Watching Brief (Wessex Archaeology - ref: 79182.06, February 2017).

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

12. The development shall be carried out strictly in accordance with the Construction Environmental Management Plan (Mayer Brown, June 2017) hereby approved.

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

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

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

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

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

INFORMATIVES

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

The proposal has been assessed against The National Planning Policy Framework (NPPF March 2012) and the following policies of the Council's Development Plan:

Rushmoor Plan (Core Strategy) Adopted October 2011

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

Rushmoor Local Plan Review saved policies (August 2007):

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

In addition, the Council's adopted Supplementary Planning Documents (SPDs) "Housing Density and Design" adopted in April 2006, "Parking Standards" adopted in 2012 and the Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy as updated February 2011 are applicable.

The Reserved Matters Application scheme for McGrigor Zone D sufficiently reflects the terms of the outline planning permission for the Aldershot Urban Extension, including the parameter plans and the principles of the approved Design Codes. It is considered, subject to appropriate conditions, that the proposed development would be compatible with the setting of the Grade II Listed Cambridge Military Hospital and the character and appearance of the Aldershot Military Town Conservation Area, maintaining their significance as heritage assets. The development would provide a viable use for the retained heritage buildings, consistent with their conservation and it is considered that any loss of any historic fabric would be outweighed by the benefits of the replacement scheme. The accommodation would provide an acceptable living environment for future occupiers. There would be no adverse impact on neighbouring amenity or nature conservation. The proposals would provide adequate parking and servicing provision and would be acceptable in highway terms. As such, the proposals are consistent with the relevant national and local planning policies and guidance.

It is therefore considered that subject to compliance with the attached conditions, taking into account the provisions of the Development Plan and all other material planning considerations, the proposal is acceptable. This also includes a

consideration of whether the decision to grant permission is compatible with the Human Rights Act 1998.

2. INFORMATIVE - Your attention is specifically drawn to the conditions marked *. These condition(s) require the submission of details, information, drawings etc. to the Local Planning Authority BEFORE WORKS START ON SITE or, require works to be carried out BEFORE COMMENCEMENT OF USE OR FIRST OCCUPATION OF ANY BUILDING. Failure to meet these requirements is in contravention of the terms of the permission and the Council may take enforcement action to secure compliance. As of April 2008 submissions seeking to discharge conditions or requests for confirmation that conditions have been complied with must be accompanied by the appropriate fee.
3. INFORMATIVE -The applicant is reminded that there are a number of conditions attached to the original hybrid outline planning permission (ref:12/00958/OUT) which remain applicable to this Development Zone and may require details to be approved prior to the commencement of development.
4. INFORMATIVE - The applicant is reminded that this permission and the original hybrid outline planning permission (ref:12/00958/OUT) is subject to a planning obligation under Section 106 of the Town and Country Planning Act 1990 (as amended).
5. INFORMATIVE - In the UK all species of bats are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and under Schedule 2 of the conservation (Natural Habitats & c) Regulations 2004. The grant of planning permission does not supersede the requirements of this legislation and any unauthorised works would constitute an offence. If bats or signs of bats are encountered at any point during development then all works must stop immediately and you should contact Natural England.
6. INFORMATIVE – The Local Planning Authority’s commitment to working with the applicants in a positive and proactive way is demonstrated by its offer of pre-application discussion to all, and assistance in the validation and determination of applications through the provision of clear guidance regarding necessary supporting information or amendments both before and after submission, in line with the National Planning Policy Framework.

APPLICATION B - 17/00495/LBC2PP

It is recommended that listed building consent be **GRANTED** subject to the following conditions and informatives:

1. The works to which this application relates shall be begun before the expiration of 3 years from the date of this permission.

Reason - To comply with the requirements of the Planning (Listed Building and Conservation Areas) Act 1990 as amended.

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

Drawings: AHL.01 A; CSL.01 B; DML.01 A; EB.01 B; LP.01 A; SE.01 A; SE.02 A; SL.01 B; SS.01 A; SS.02 A; SS.03 A; PP.01 B; SB.pe A; P.1.Ex.p A; P.1.Ex.e1 A; P.1 Ex.e2 A; P.1.Pro.p A; P.1.Pro.e1 A; P.1.Pro.e2 A; P.7-8.Ex.p1 A; P.7-8.Ex.p2 A;

P.7-8.Ex.e1 A; P.7-8.Ex.e2 A; P.7-8.Pro.e1 B; P.7-8.Pro.e2 B; P.7-8.Pro.p1 B; P.7-8.Pro.p2 B; P.100-104.e1 A; P.100-104.e2 A; P.100-104.p A; P.105-109.e1 A; P.105-109.e2 A; P.105-109.p A; P.110.e A; P.110.p A; FB-A.e1 A; FB-A.e2 A; FB-A.e3 A; FB-A.e4 A; FB-A.p1 A; FB-A.p2 A; FB-A.p3 A; FB-B-A.e1 A; FB-B-A.p1 A; FB-B-B.p1 A; FB-B.e1 A; FB-B.e2 A; FB-B.e3 A; FB-B.p1 A; FB-B.p2 A; FB-B.p3 A; FB-C.e1 A; FB-C.e2 A; FB-C.e3 A; FB-C.e4 A; FB-C.p1 A; FB-C.p2 A; FB-C.p3 A; FB-D.e1 A; FB-D.p1 A; FB-D.p2 A; FB-D.p3 A; FB-E.e A; FB-E.p A; BCS.01 A; GAR.D01.pe A; GAR.S01.pe A; GAR.S02.pe A; GAR.S03.pe A; GAR.S04.pe A; GAR.T01.pe A; GAR.T02.pe A; GAR.T03.pe A; HT-2B4P.e A; HT 2B4P.p; HT-2B4P.p A; HT.2B4P_OPT1.e A; HT.2B4P_OPT2.e A; HT.2B4P_OPT2.p A; HT.3B.1_OPT1.e A; HT.3B.1_OPT1.p A; HT.3B.1_OPT2.e A; HT.3B.1_OPT2.p A; HT.3B.5.e A; HT.3B.5.p A; HT.3B.5P_OPT1.e A; HT.3B.5P_OPT1.p A; HT.3B.5P_OPT2.e A; HT.3B.5P_OPT2.p A; HT.4B.1.e A; HT.4B.1.p A; HT.5B.1.e A; HT.5B.1.p A; HT.5B.1-A.e A; HT.5B.1-A.p A; P2-5.e1 A; P2-5.e2 A; P2-5.p A; P12.e A; P12.p A; P.37-38.e A; P.37-38.p A; P.39-40_41-42.e A; P.39-40_41-42.p A; P.55-56_57-58.e A; P.55-56_57-58.p A; P.86-87.e A; P.86-87.p A; P.92-94.e A; P.92-94.p A; P.95-96.e A; P.95-96.p A; P.97-98.e A; P.97-98.p A; P.99.e A; P.99.p A; 2519-MG-LA-01 P6; 2519-MG-LA-02 P6; 2519-MG-LA-03 P6; 2519-MG-LA-04 P6; 2519-MG-LA-05 P4; 2519-MG-LA-08 P8; 2519-MG-LA-09 P5; 2519-MG-DT-01 P1; 2519-MG-DT-03 P1; 2519-MG-DT-04 P1; 2519-MG-DT-05 P2; 2519-MG-DT-06 P1; GTASHOT_D/GA/01 D; GTASHOT_D/GA/02 D; GTASHOT_D/GA/03 C; GTASHOT_D/GA/04 D; GTASHOT_D/GA/05 E; GTASHOT_D/GA/06 D; GTASHOT_D/GA/07 D; GTASHOT_D/GA/08 D; GTASHOT_D/GA/09 C; GTASHOT_D/GA/10 C; GTASHOT_D/GA/11 C; GTASHOT_D/GA/12 A; GTASHOT_D/RD/01 C; GTASHOT_D/RD/02; GTASHOT_D/RD/03; GTASHOT_D/RD/04; GTASHOT_D/SK/03 D; GTASHOT_D/SU/01 D; GTASHOT_D/UT/01 D; GTASHOT_D/UT/02 D; GTASHOT_D/UT/03 D; GTASHOT_D/UT/04 D; GTASHOT_D/VT/01 A; GTASHOT_D/VT/02 B; GTASHOT_D/VT/03 B; GTASHOT_D/LG/01 C; GTASHOT_D/LG/02 B; IR.ZGTASHOT.MCGRIGOR.21.1 D; IR.ZGTASHOT.MCGRIGOR.21.2 D; IR.ZGTASHOT.MCGRIGOR.21.5 D; IR.ZGTASHOT.MCGRIGOR.21.3 D; IR.ZGTASHOT.MCGRIGOR.21.4 D; and IR.GTASHOT.16A.16E.21.2.

Documents: Planning Statement (Savills, June 2017); Design & Access Statement Revision A (Thrive Architects, May 2017); Heritage Statement Revision D (October 2017); and, Building 17B – Stable Block - Recording Document Rev B.

Reason - To ensure the works are implemented in accordance with the consent granted.

3. No demolition works hereby approved shall commence until a Demolition Method Statement (including methodology to protect existing structures) is submitted to and approved in writing by the Local Planning Authority. The demolition works shall be carried out strictly in accordance with the approved strategy.

Reason: To safeguard the special architectural and historic character of the buildings.

4. No works other than the demolition of Building 17B Stable Block hereby approved shall commence until the following details have been submitted to and approved in writing by the Local Planning Authority:

- (i) A detailed written Schedule of External and Internal Works. The schedule shall refer to approved and supplementary plans and shall include method statements where appropriate;
- (ii) Detailed drawings and methodology of proposed internal partitions and any proposed building insulation, demonstrating how the original internal fabric and features of the building would be affected, such as existing doors, windows and reveals, floorboards/coverings, walls, ceilings, cornices, picture rails, skirtings and other decorative features;
- (iii) Details (drawings and/or samples where appropriate) of new internal and external materials and features, including plasterwork and decorative features, internal doors, joinery, flooring, roof tiles, ridge tiles, other roof coverings, stonework, external doors and windows, brick types (including extent of re-use of bricks), brick bond, mortar mix, pointing method, flashing, and exterior metal work, including external balconies/balustrades;
- (iv) Typical large scale detailed drawings (1:5 and/or 1:20), including vertical and horizontal cross-sections through openings, of new windows and external doors, including materials, finishes, head, sill, lintels and depth of reveal;
- (v) Methodology (drawings where appropriate) for the refurbishment of retained windows and doors, including any required modifications (e.g. for thermal or sound attenuation purposes);
- (vi) Details of proposed/refurbished external services and fixtures, including rainwater goods, soil stacks, flues, vents and ductwork where applicable.

This condition shall apply notwithstanding any indication as to these matters that have been given in the current application and the works shall be carried out and thereafter retained in accordance with the approved details.

Reason - In the interests of preserving the special architectural and historic interest of the listed buildings.*

5. No works to clean or repoint external brickwork or stonework of any retained listed building shall be undertaken until the following details have been submitted to and approved in writing by the Local Planning Authority:

- (i) Details of the extent of cleaning and repointing proposed;
- (ii) Details of proposed cleaning method together with a sample area of brickwork/stonework has been prepared on site and inspected by the Local Planning Authority;
- (iii) A sample panel/s not less than 1 metre square to show the proposed mortar composition and colour, and the method of pointing, has been prepared on site and inspected by the Local Planning Authority.

The sample panels/areas shall be photographed (or otherwise identified for comparison as work proceeds) prior to works commencing and the works shall thereafter be carried out to match the approved samples.

Reason - To ensure that the character, appearance and integrity of the listed buildings is not prejudiced, thereby preserving their special architectural and historic interest.*

6. The Building Recording Document submitted with the application for Stable Block Building 17B shall be made available through the relevant public archive prior to the commencement of the demolition hereby approved, in accordance with Section 9.0 of the Conservation Plan and Heritage Strategy (December 2012) approved under planning permission 12/00958/OUT dated 10/03/2014.

Reason - To record and advance understanding of the significance of any heritage assets to be lost.

INFORMATIVES

1. **INFORMATIVE - REASONS FOR APPROVAL** - The Council has granted Listed Building Consent because the benefits of providing a viable use for the retained curtilage listed buildings, consistent with their conservation, would outweigh any harm resulting from the loss of historic fabric through demolition or alteration. Taking into account the relative significance of Building 17B (Stable Block), its position and context, the condition of the building and the quality of the replacement scheme; it is considered that its loss is acceptable on balance and would not result in significant harm to the setting of the Grade II Listed Cambridge Military Hospital.

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

2. **INFORMATIVE** - Your attention is drawn to the Planning (Listed Buildings and Conservation Areas) Act 1990, Section 8 which states the following: -

Works for the demolition of a listed building are authorised if: -

- a) such consent has been granted for their execution;
- b) notice of the proposal to execute the works has been given to the Royal Commission;
- c) after such notice has been given either:-
 - (i) for a period of at least one month following the grant of such consent, and before the commencement of the works, reasonable access to the building has been made available to members or officers of the Royal Commission for the purpose of recording it; or
 - (ii) The office of the Royal Commission has stated in writing that they have completed their recording of the building or that they do not wish to record it; and

- (d) the works are executed in accordance with the terms of the consent and of any conditions attached to it.

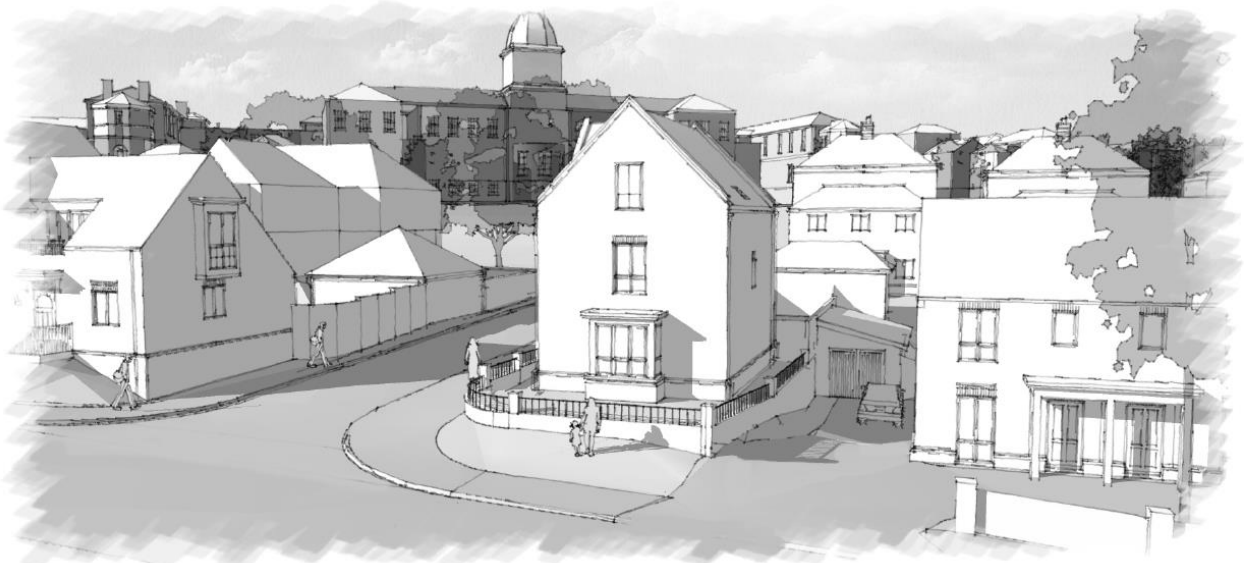
The address of the National Monuments Record Centre is Kemble Drive, Swindon SN2 2GZ.

3. INFORMATIVE - Your attention is specifically drawn to the conditions marked *. These condition(s) require the submission of details, information, drawings etc. to the Local Planning Authority BEFORE WORKS START ON SITE or, require works to be carried out BEFORE COMMENCEMENT OF USE OR FIRST OCCUPATION OF ANY BUILDING. Failure to meet these requirements is in contravention of the terms of the permission and the Council may take enforcement action to secure compliance. As of April 2008 submissions seeking to discharge conditions or requests for confirmation that conditions have been complied with must be accompanied by the appropriate fee.
4. INFORMATIVE – The applicant is reminded that this Listed Building Consent relates to associated development approved under planning permission 17/00494/REMPP. Therefore specific conditions associated with this planning permission will also need to be complied with prior to commencement of the works and/or first occupation.
5. INFORMATIVE – The Local Planning Authority’s commitment to working with the applicants in a positive and proactive way is demonstrated by its offer of pre-application discussion to all, free of charge, and assistance in the validation and determination of applications through the provision of clear guidance regarding necessary supporting information or amendments both before and after submission, in line with the National Planning Policy Framework.











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

Case Officer	Chris Jones
Application No.	17/00744/REVPP
Date Valid	8th September 2017
Expiry date of consultations	29th September 2017
Proposal	MINOR MATERIAL AMENDMENTS to development approved under planning permission 16/00451/FULPP dated 16/08/2016 (for erection of 1 x studio flat, 2 x one bedroom flats and 1 x two bedroom flat with associated car parking,) to create a new parapet wall in the boundary with number 8 Queens Road, to add a dormer on the East elevation to create the required headroom for the approved stairs, to add six additional high-level roof-lights on the second floor to give more light to the property and one additional roof-light to provide a light tunnel to serve flat 3 of the first floor and amendments to internal layout of flats
Address	10 Queens Road Farnborough Hampshire GU14 6DN
Ward	St Mark's
Applicant	Mr & Mrs A & K Sahni
Agent	Mr Christos Papadopoulos
Recommendation	GRANT

Description

The application site is on the northern side of Queens Road and formerly contained a single-storey retail unit. In August 2016, planning permission 16/00451/FULPP was granted for the demolition of the building and the erection of a new three-storey building on the site. This would contain a studio flat and a service area at ground floor level (including access and car parking, bin storage and cycle parking), one one-bedroom flat and one two-bedroom flat at first floor level and one one-bedroom flat at second-floor level, which would be contained within the roof-space. Details were approved pursuant to all of the pre-commencement conditions under reference 17/00012/CONDPP and the required S106 contributions were paid in full, in order to mitigate the impact of the development on the Thames Basin Heaths Special Protection Area. Construction of this building is now under way.

The current application proposes a number of amendments to the approved scheme:

1 - The provision of a shallow dormer over the stairwell in place of the flush roof as originally approved to allow additional headroom, in order to comply with the Building Regulations.

2 - To add a parapet wall to the edge of the roof adjoining 8 Queens Road in place of overhanging eaves and guttering, as access is not available for construction of the roof guttering.

3 - Reconfiguration of the flats on the second and third floors to incorporate an additional ensuite bathroom.

4 - Provision of additional high-level roof lights to provide natural daylight to the bathroom and ensuite bathroom of the second floor flat and to provide additional natural daylight to the kitchen/living room area of this flat and a roof-light to serve a light-tunnel that would provide additional daylight to the kitchen area of one of the first floor flats.

5 - Reconfiguration of the ground floor studio unit to form a one-bedroom flat.

Neighbours notified

In addition to posting a site notice, 26 individual letters of notification were sent to addresses in Queens Road and Church Path.

Neighbour comments

The occupiers of 5 and 8 Queens Road have objected to the proposed additional roof-lights on the grounds that they believe that they will facilitate the provision of additional bedrooms in the flats, for which there would be insufficient parking.

The occupier of 8 Queens Road queries why the roof design over the stairwell needs to be amended and why additional light is required in the flats, given that the Council considered the original design of these flats to be acceptable.

He also objects to the inclusion of the parapet wall fronting his property as it would further reduce the amount of direct sunlight reaching his roof-mounted solar panels.

The occupier of 8A Queens Road objects to the proposal on the grounds that the inclusion of a parapet would adversely affect natural daylight to the east facing windows in his property and the additional roof-lights would result in a loss of privacy. Both the occupiers of 8 and 8A Queens Road consider that the proposal would affect their right to light.

Policy and determining issues

The site is located within the built-up area as defined in the Rushmoor Core Strategy and Policy CP2 (Design and Heritage) is considered to be relevant, along with the relevant sections of the National Planning Policy Framework and the Government's Technical housing standards - nationally described space standard.

The main determining issues are considered to be the principle of the development, the impact upon visual amenity and character of the area, the impact upon adjacent properties, the impact upon the amenity of the occupants of the development and other matters.

Commentary

Principle -

The Council has already granted planning permission for the residential development at this site. The amendments proposed are considered to be minor, but material changes to the approved scheme, and would be acceptable in principle, provided that they do not adversely affect visual amenity and the character of the area, the amenity of nearby residents or the living conditions of the occupants of the proposed flats.

Impact upon Visual Amenity and the Character of the Area -

The most significant of the changes proposed in visual terms is the incorporation of a parapet wall on the side elevation to 8 and 8a Queens Road. It is understood that this amendment is being proposed as the applicant has been unable to obtain the necessary permission from the adjacent land-owners to construct the eaves and guttering over their land as shown on the originally approved plans. It is considered that this amendment would not render the appearance of the overall building significantly different from the approved design. The proposed dormer to accommodate the stairwell would be towards the rear of the building, would have a shallower roof pitch than the main roof and would extend only 1m above the main roof at its highest. Due to the effects of perspective and the height of the adjacent building, it is considered that this dormer would not be readily visible from the street and would have little impact upon the visual amenity of the building or the character of the area. Similarly, it is considered that the proposed additional roof-lights on the side facing roof-slopes will have little impact upon the visual amenity of the proposed building.

Impact upon Neighbours -

The incorporation of a parapet wall would increase the height of the brickwork of the side elevation of the building by approximately 1m and this would be noticeable from the side facing windows of 8a Queens Road, which is a residential flat. However, it is considered that this amendment, would not have such an impact upon the outlook and residential amenity of the occupants of 8A Queens Road as to render the development unacceptable. The parapet wall would have little material impact upon direct sunlight reaching this flat, as the top of the roof of the building would be substantially higher and in this respect the relationship would be unchanged. Except for the rooflight serving the first floor flat, the proposed additional roof-lights in the roof slope facing 8 & 8A Queens Road would be fitted at a height of 1.7m above the finished floor level of the second floor flat and would be positioned well above the height of the facing windows on 8 and 8a Queens Road. Consequently, it would not be possible to gain a view from these windows into those of the adjoining flat. The incorporation of the parapet wall adds an additional screen in this respect. Consequently, it is considered that the proposed amendments would have little impact upon the privacy of the occupants of 8A Queens Road or indeed any other residential properties in the vicinity. The dormer on the opposite side of the roof would not be readily visible from any residential property.

Amenity of Occupants -

The proposal to add ensuite bathrooms would not result in any change to the overall floor areas of the flats and the bedrooms would still comply with the dimensions required by the Technical housing standards - nationally described space standard. An acceptable living environment would be maintained in this respect. The additional rooflights would enhance natural daylight in the flats concerned.

Other Matters -

Objectors have expressed concern that the proposed additional roof-lights will allow the construction of an additional bedroom in the second floor flat, for which there would be insufficient car parking. The disposition of the additional roof-lights proposed is entirely consistent with the layout of the flats as shown and this is the proposal under consideration. The grant of planning permission would be conditional upon compliance with approved plans and any departure therefrom would require planning permission.

One objector has also queried the need for the amendments, given that the council considered the original scheme to be acceptable. The issue of headroom in the stairwell was not addressed during the original application as it is not a requirement of the planning process to check compliance with Building Regulations. Once planning permission has been obtained, a developer is entitled to make changes to his proposals as circumstances dictate - as in the case of the need for the parapet wall, or as he sees fit, as in the case of the other amendments.

The owner of 8 Queens Road objects to the parapet wall as it would further block direct sunlight from reaching his roof-mounted solar panels which are located on a single storey roof. A similar objection was raised in respect of the approved scheme, where it was noted that the question turns on whether the property at 8 Queens Road has a right to receive this light, and like most other right-to-light issues, this is a private legal matter between the parties concerned.

It is considered that the proposed amendments will not materially or adversely affect the character and amenity of the area, the amenity, outlook and privacy of the adjoining residents, or the amenity of the occupants of the proposed flats. The proposal accords with Policy CP2 of the Rushmoor Core Strategy.

FULL RECOMMENDATION

It is recommended that permission be **GRANTED** subject to the following conditions:

- 1 The permission hereby granted shall be carried out in accordance with the following approved drawings - BR-04 REV F, BR-05 REV E, BR-06 REV E, BR-07 REV E, BR-08 REV F, BR-09 REV D and BR-16.

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

- 2 The development shall be carried out and completed in accordance with the details that were approved under reference 17/00012/CONDPP on 19/5/2017, pursuant to conditions 3, 4, 5, 6, 7, 8, 10 and 13 of planning permission 16/00451/FULPP.

Reason - To ensure a satisfactory form of development.

- 3 The parking spaces shown on the approved plans shall be provided before the first occupation of the development hereby permitted and used only for the parking of vehicles ancillary and incidental to the residential use. 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.

- 4 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.

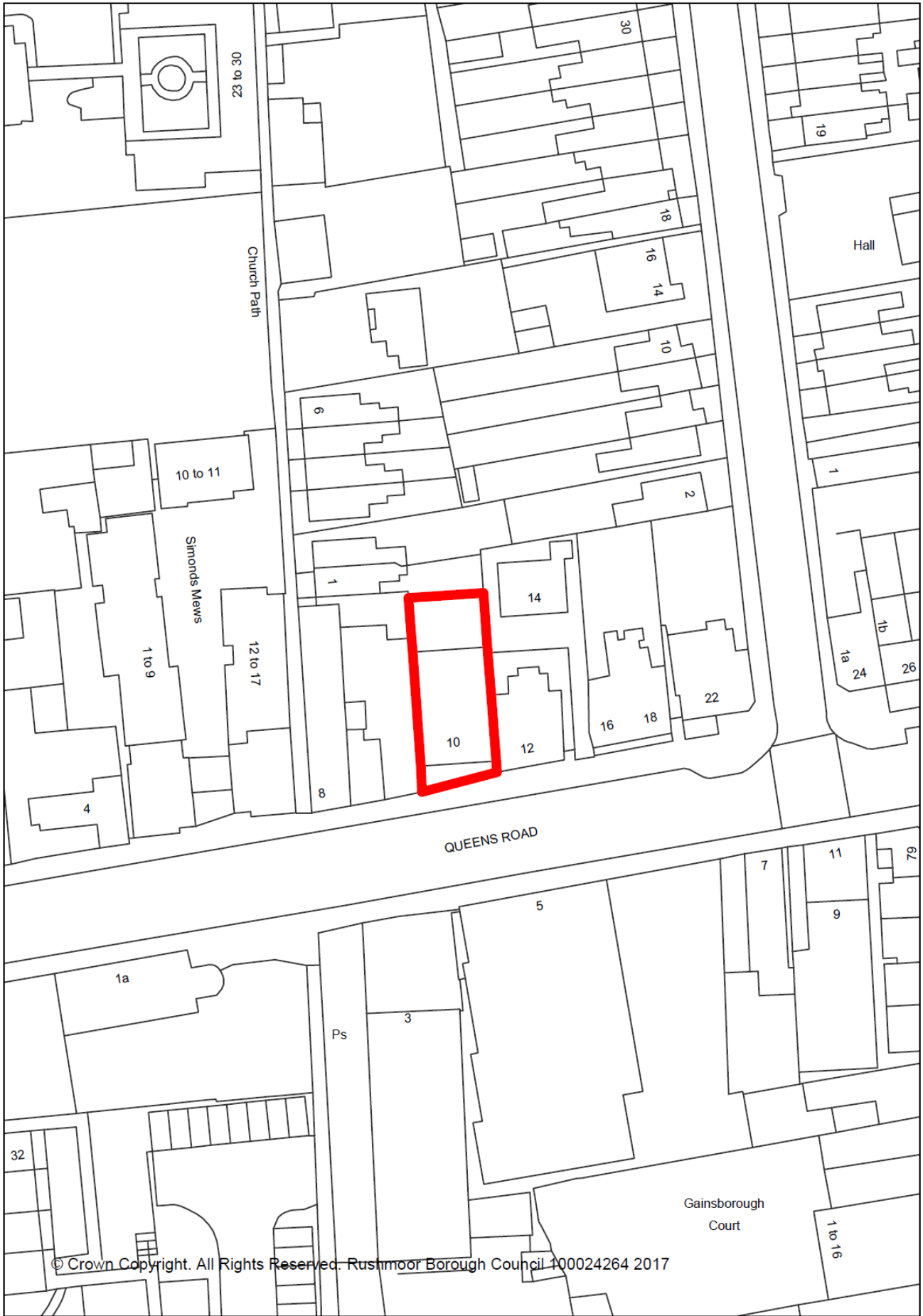
- 5 Construction or demolition work of any sort within the area covered by the application shall only take place between the hours of 0800-1800 on Monday to Fridays and 0800-1300 on Saturdays. No work at all shall take place on Sundays and Bank or Statutory Holidays.

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

Informatives

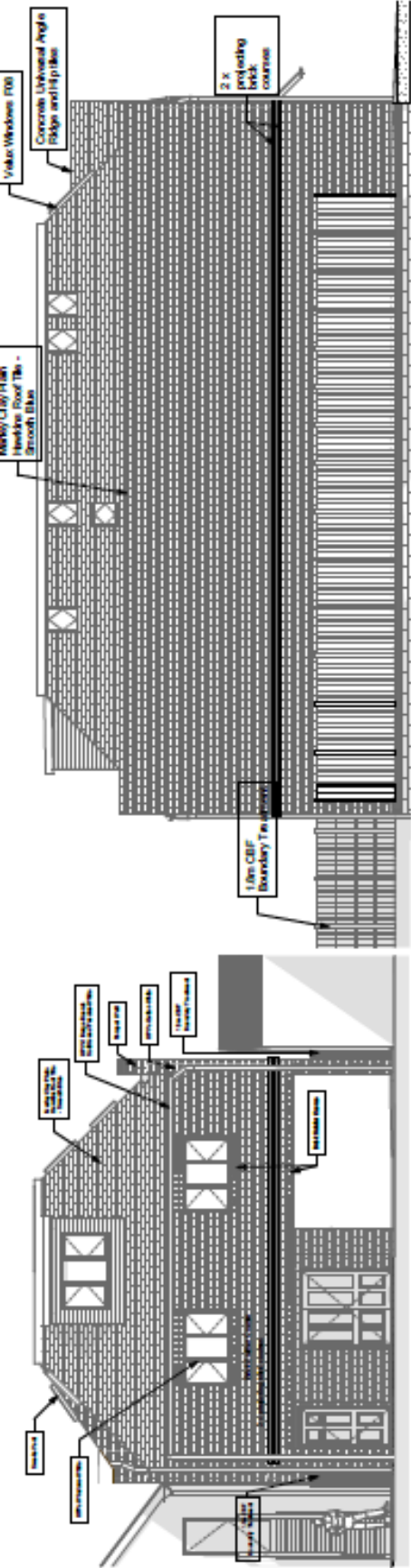
- 1 **INFORMATIVE** – The Local Planning Authority’s commitment to working with the applicants in a positive and proactive way is demonstrated by its offer of pre-application discussion to all, and assistance in the validation and determination of applications through the provision of clear guidance regarding necessary supporting information or amendments both before and after submission, in line with the National Planning Policy Framework.
- 2 **INFORMATIVE - REASONS FOR APPROVAL-** The Council has granted permission because it is considered that the proposed amendments will not materially and adversely affect the character and amenity of the area, the amenity, outlook and privacy of the adjoining residents, or the amenity of the occupants of the proposed flats. The proposal accords with Policy CP2 of the Rushmoor Core Strategy. It is therefore considered that subject to compliance with the attached conditions, and taking into account all other material planning considerations, including the provisions of the development plan, the proposal would be acceptable. This also includes a consideration of whether the decision to grant permission is compatible with the Human Rights Act 1998.
- 3 **INFORMATIVE** - The applicant is advised to contact the Recycling and Waste Management section at Rushmoor Borough Council on 01252 398164 with regard to providing bins for refuse and recycling. The bins should be: 1) provided prior to the occupation of the properties; 2) compatible with the Council's collection vehicles, colour scheme and specifications; 3) appropriate for the number of occupants they serve; 4) fit into the development's bin storage facilities.
- 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 - The applicant is advised that there may be a need to comply with the requirements of the Party Wall (etc.) Act 1996 before starting works on site. The Party Wall (etc.) Act is not enforced or administered by the Council but further information can be found on the Planning Portal website <https://www.gov.uk/guidance/party-wall-etc-act-1996-guidance> and you are able to download The party Wall Act 1996 explanatory booklet.
- 8 INFORMATIVE - It is a legal requirement to notify Thames Water of any proposed connection to a public sewer. In many parts of its sewerage area, Thames Water provides separate public sewers for foul water and surface water. Within these areas a dwelling should have separate connections: a) to the public foul sewer to carry waste from toilets, sinks and washing machines, etc, and b) to public surface water sewer for rainwater from roofs and surface drains. Mis-connections can have serious effects: i) If a foul sewage outlet is connected to a public surface water sewer this may result in pollution of a watercourse. ii) If a surface water outlet is connected to a public foul sewer, when a separate surface water system or soakaway exists, this may cause overloading of the public foul sewer at times of heavy rain. This can lead to sewer flooding of properties within the locality. In both instances it is an offence to make the wrong connection. Thames Water can help identify the location of the nearest appropriate public sewer and can be contacted on 0845 850 2777.
- 9 INFORMATIVE - The applicant is advised that 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.

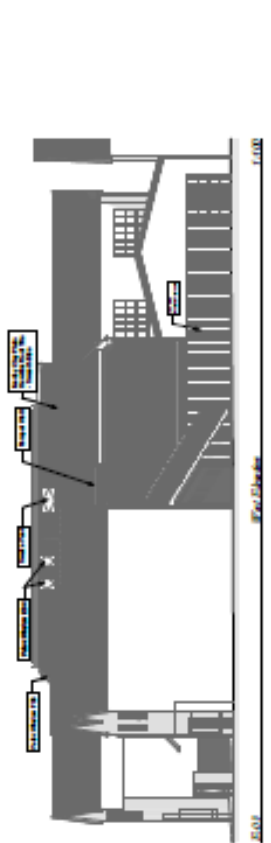


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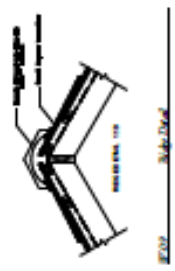
1. All work shall be in accordance with the 2018 International Building Code, unless otherwise noted.
 2. All materials shall be of the highest quality available.
 3. All work shall be done in accordance with the manufacturer's instructions.



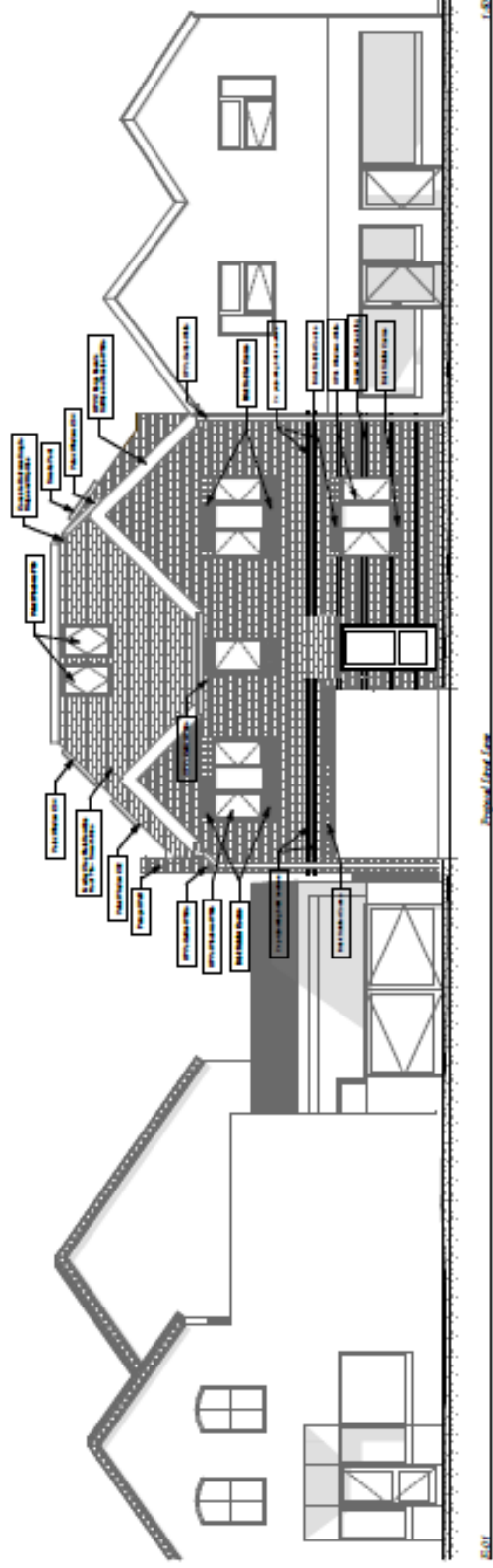
E-02 Rear Elevation E-03 Front Elevation



E-04 Side Elevation



E-05 Roof Truss



E-06 Exterior Elevation

1	Project No.	100
2	Client	100
3	Project Name	100
4	Project Address	100
5	Project City	100
6	Project State	100
7	Project Zip	100

THE KEEN PARTNERSHIP

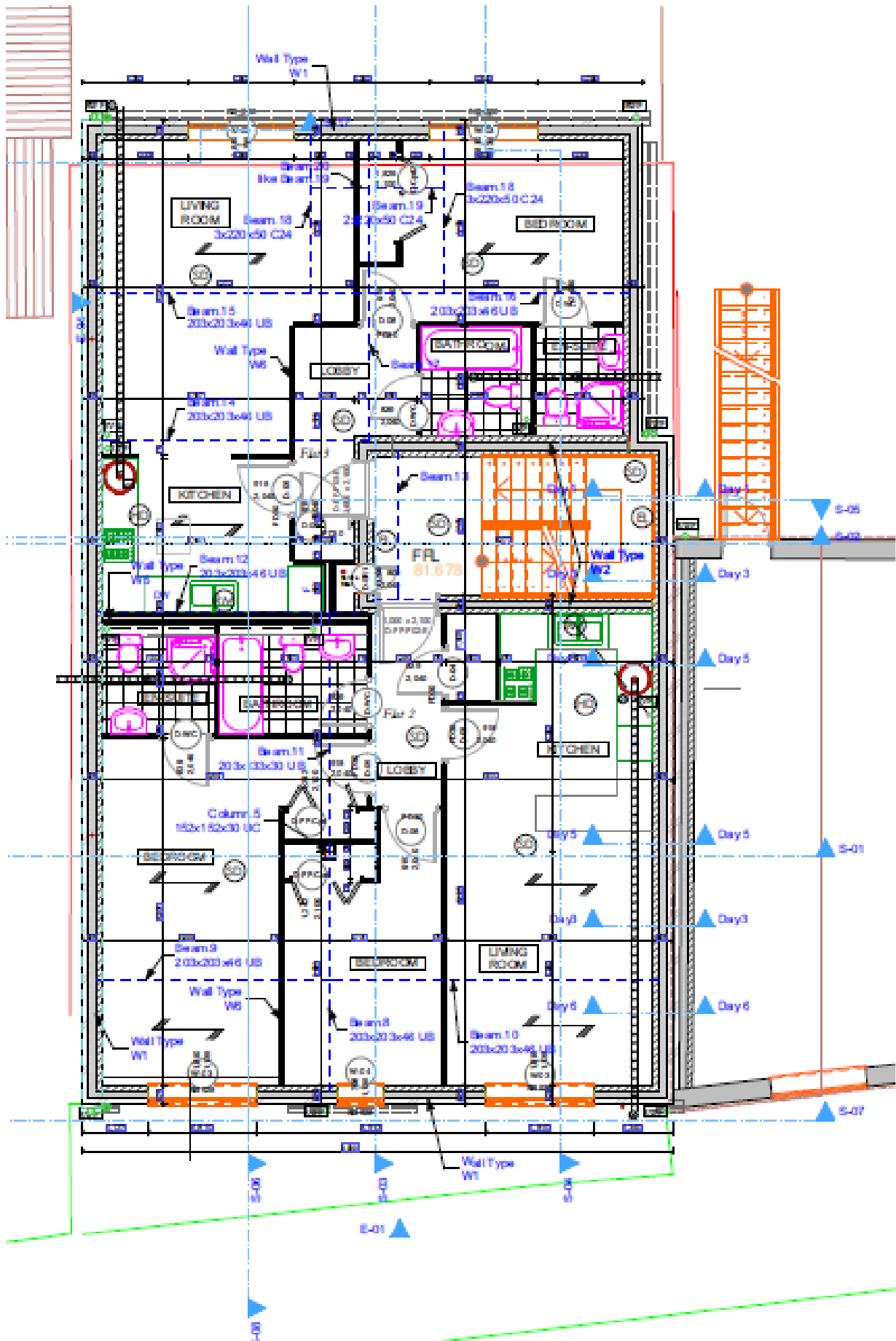
The Commercial Building Group
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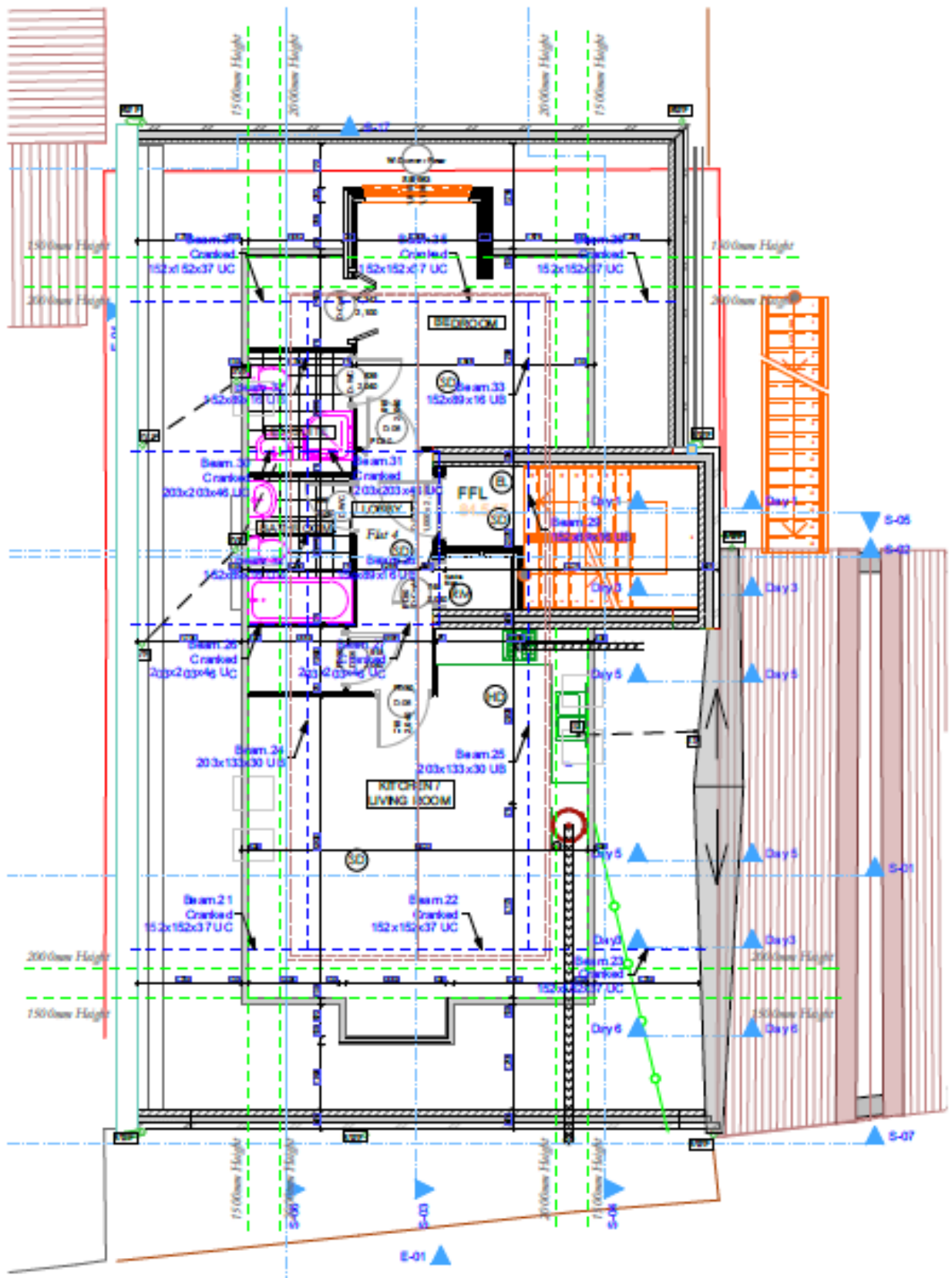
Mr. & Mrs. A. K. Smith

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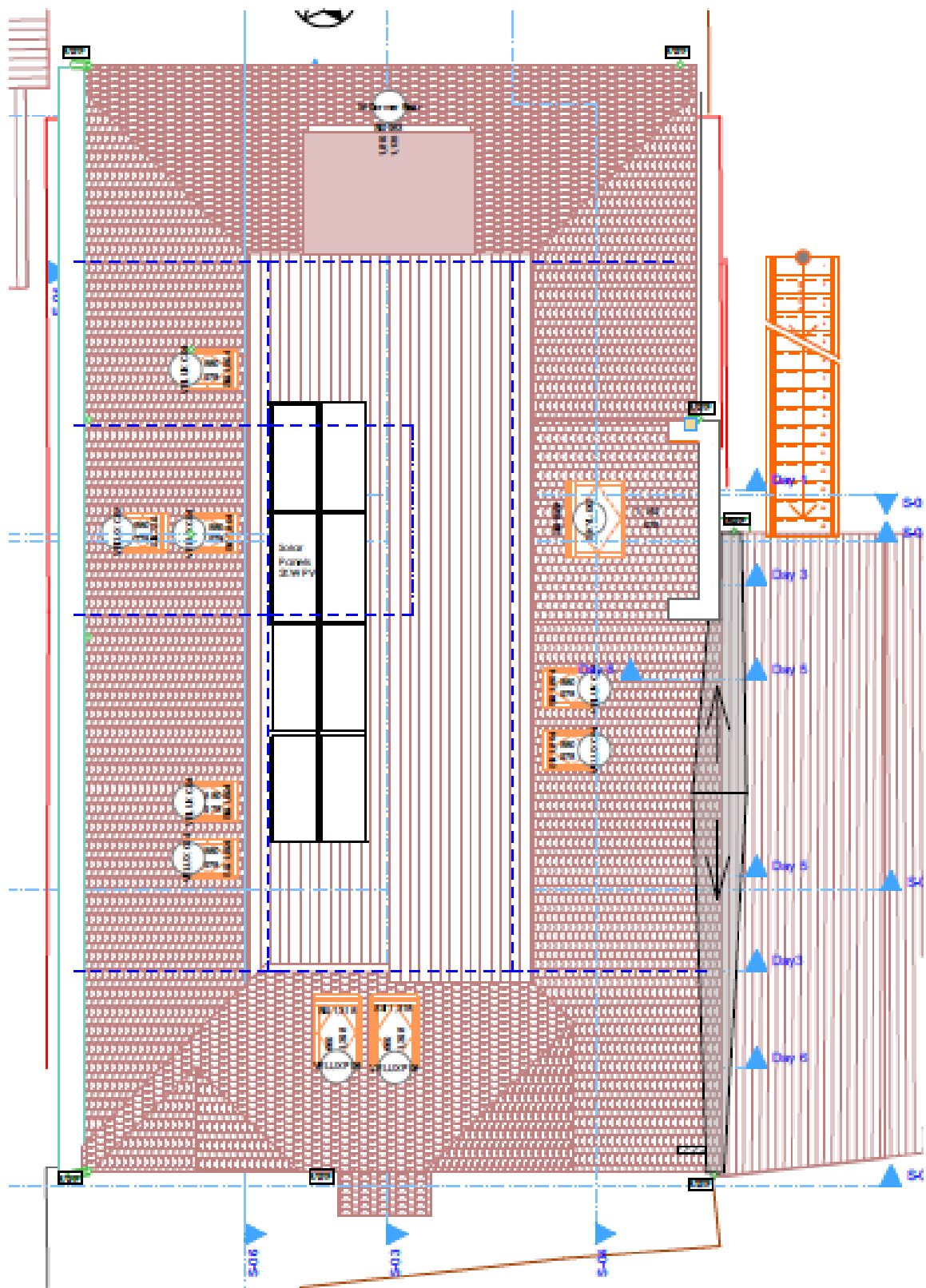
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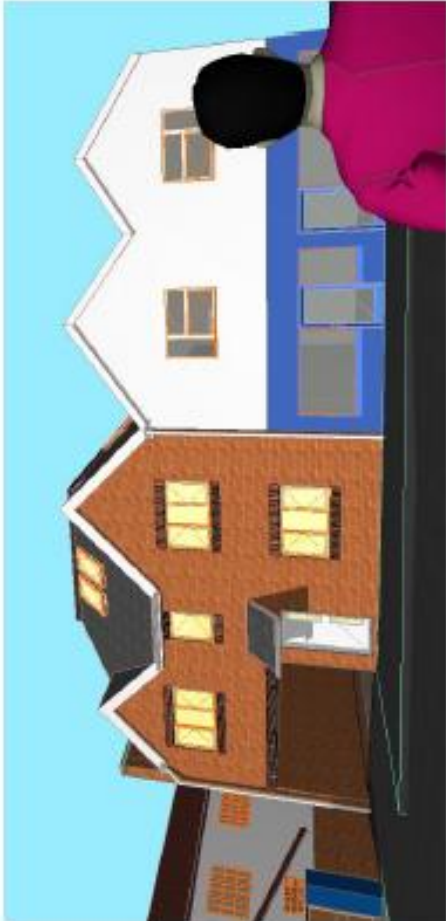
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RF-Roof

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THIS IS A PRELIMINARY ARCHITECTURAL rendering of the proposed project. It is not intended to represent the final design or construction of the project. The design and construction of the project is subject to change without notice.

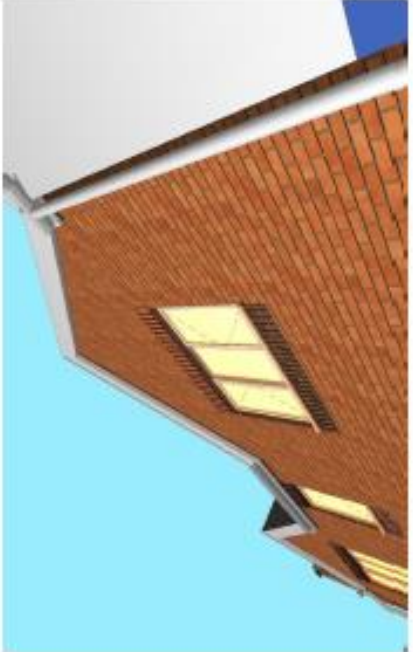
<p>THE KEEN PARTNERSHIP</p> <p>10000 16th Ave, Suite 100 Denver, CO 80202 Phone: 303.733.1234 Fax: 303.733.1235 Email: info@thekeenpartnership.com www.thekeenpartnership.com</p>	<p>Project Name: 30 V Pines</p> <p>Project Address: 30 V Pines Denver, CO 80202</p> <p>Project Number: 30 V Pines</p> <p>Project Date: 10/20/2024</p> <p>Project Status: 30 V Pines</p> <p>Project Location: 30 V Pines</p>
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FD Not Covered Rd View



FD Front View



FD Porch View



FD Rear View

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

Case Officer	David Stevens
Application No.	17/00787/COUPP
Date Valid	20th September 2017
Expiry date of consultations	12th October 2017
Proposal	Installation of secure bin and covered cycle store outbuildings; and change of use of existing offices (Use Class B1) to community healthcare resources hub (Use Class D1) for healthcare delivery for Farnborough
Address	Voyager House 2 Apollo Rise Farnborough
Ward	Cove And Southwood
Applicant	North East Hampshire & Farnham Clinical Commissioning Group
Agent	PWP Architects
Recommendation	GRANT

Description

Voyager House is a vacant detached two-storey office building located in a corner position at the west end of Apollo Rise, within Southwood Business Park. To the north, on the other side of Apollo Rise, is the boundary of the London Waterloo to Southampton railway line. To the east the site adjoins the west junction of Apollo Rise with Armstrong Mall, with Unit Nos.B11/B12 Armstrong Mall on the opposite side of the road. Columbia House is a large storage and distribution warehouse with ancillary offices to the south of the application site, with the south boundary of the site bordering a service road serving this unit. To the west, on the opposite side of Apollo Rise is Discovery Place, an office development with multi-storey car parking to the rear.

Voyager House has an 'L'- shaped footprint and floorspace of 1,323 square metres divided equally between two floors. The building has 75 on-site parking spaces in two areas: the main area (65 spaces) has access from Apollo Rise mid-way along the north boundary, the smaller area (10 spaces) is to the front of the building with access close to the Columbia House service road.

The proposal is for the change of use of the premises from B1 commercial use to use as a community healthcare resources hub falling within Use Class D1 (non-residential institutions). The applicants have identified a need for such a facility to support and boost the

capacity of local primary care (GP) services in Farnborough, bearing in mind existing capacity issues and anticipated additional demand expected to arise from significant proposed residential developments in the vicinity. The applicants state that:-

- Most of the seven existing GP premises across Farnborough are already running at or close to clinical and spatial capacity;
- Some Farnborough GP practices have recently been assessed by the Care Quality Commission and found to be below target on some aspects of premises suitability and sufficiency that cannot be immediately addressed due to site and/or building constraints and terms of tenure;
- The local population is projected to continue to grow at a rate that is outstripping investment in healthcare infrastructure provision. Existing GP Practices (such as at Southwood) have no capacity to accommodate further patients. Indeed, some Practices in West Farnborough have recently been seeking to close their lists to new patients;
- The applicants have recently raised objections to some proposed housing developments (Hartland Park and Southwood Crescent) to draw attention to the issue;
- Dialogue between the applicants and the Council in the context of the Rushmoor Infrastructure Plan recognises the need for a new community health facility for Farnborough.
- Of a number of possible options for the provision of the needed community health facility, the proposals the subject of the current application is the best performing.

The proposed floor plans show the ground floor sub-divided to provide a total of 10 consulting rooms and 8 treatment rooms, together with ancillary reception, waiting areas, office, wc and storage facilities. Two options are provided with the application for the use of the first-floor : it is proposed that the space is initially used as offices, with training and staff welfare facilities. However, it is indicated that the Training Room floorspace could be sub-divided to provide a further 4 consulting rooms and 2 treatment rooms at a later stage if required.

It is proposed to retain the existing 75 on-site parking spaces. An amended site layout plan was submitted on 24 October showing provision of disabled parking bays to the front of the building, visitor cycle stands. This also sought to demonstrate refuse lorry and service vehicle manoeuvring. The application indicates that there would need to be some enhancements to the existing roof-mounted plant, located in a concealed area. There would be no alterations to the existing elevations of the building. Also proposed is a detached secure bin store enclosure for clinical waste at the rear of the building, together with an adjoining covered cycle store to accommodate up to 20 staff cycles.

The application is supported by a Planning Statement incorporating a Sequential Test in respect of the various options considered for providing the proposed facility.

Consultee Responses

Transportation Strategy Officer No highway objections following receipt of the amended proposed site layout plan on 24 October 2017 subject to

imposition of a condition requiring details of access for servicing (including ambulances and passenger transport) and refuse collection.

Planning Policy

No Planning Policy objections : The proposal would result in the loss of employment floorspace within a designated Key Employment Site and this does represent a departure from the adopted Development Plan (Policy CP8). However, despite recent refurbishment, the application property is not considered to be a modern Grade A office and has been vacant for a number of years. It is acknowledged that the property, since refurbishment, may now have a role in providing small-scale serviced offices. Nevertheless, it is considered that the need for short-term flexible lets could be met elsewhere.

Furthermore, there is a clear identified need for the proposed healthcare facility and the proposal is supported by Policy CP10. It is also acknowledged that alternative options have been discounted due to the need to deliver the size of facility to meet requirements and to provide it in a timely manner. Therefore, the provision of a community health care facility, which would meet a need identified in the Rushmoor Infrastructure Plan, is a material planning consideration.

Neighbours notified

In addition to posting a site notice and press advertisement, individual letters of notification were sent to the adjoining business premises in Armstrong Mall, Apollo Rise and Columbus Drive.

Neighbour comments

At the time of writing this report no representations have been received as a result of neighbour notifications. The notification period expired on 12th October.

Policy and determining issues

Adopted Rushmoor Core Strategy : The site lies within the built-up area of Farnborough and in a Key Employment Site (KES). Rushmoor Core Strategy Policies CP1 (Sustainable Development Principles), CP2 (Design and Heritage), CP8 (Supporting Economic Development) and CP10 (Infrastructure Provision) are relevant to the consideration of the current proposals. Core Strategy Policy CP8 supports economic development by protecting the KES for B-class uses. In terms of the introduction of non B-class uses, these will be permitted on KES where they would support, or not be detrimental to, the function and operation of the site. Where possible, non B-class uses should also generate employment themselves. Policy CP10 (Infrastructure Provision) states that the Council will work with partners to ensure that infrastructure and community facilities are provided in a timely and sustainable manner. The policy requires that the proposals are consistent with the Rushmoor Infrastructure Plan and that new facilities and infrastructure are located and designed so that they are accessible and compatible with the character and needs of the local community.

Core Strategy Policies CP3 (Renewable Energy and Sustainable Construction) and CP4 (Surface Water Flooding) are not considered relevant to the circumstances of the current proposals because the proposals do not involve the erection of a new building or provision of new areas of car parking or hardstanding. The proposals seek to re-use existing built development in these respects.

Saved Local Plan Policies : Whilst the Core Strategy introduced a range of new policies, a number of Local Plan policies are 'saved' and remain in use for the time being. In this respect, Local Plan Policies ENV17 (general development criteria), ENV21 & 22 (access for people with disabilities) and TR10 (general highways criteria) are 'saved' policies that remain relevant to the consideration of this application.

Draft New Local Plan : The Draft Submission New Rushmoor Local Plan was published on 9th June 2017, ahead of a formal six-week consultation period that has now ended. It is the Council's intention to submit the Local Plan for examination in early 2018. In a manner similar to the current Core Strategy, it retains a policy framework to protect existing employment land and premises to meet future economic growth needs over the Plan period. Two parts of the existing Southwood Business Park KES are proposed to be de-allocated from the new Strategic Employment Site designation, namely Southwood Crescent and the former Aldrin House site. Draft Policy PC1 provides the overarching policy framework, and supports the protection of Strategic Employment Sites for B-class employment uses. Draft Policy PC2 designates Strategic Employment Sites, including Southwood Business Park, affording them the highest level of protection and safeguarding against loss to non-B-class employment uses. Under Policy PC2, small-scale proposals for changes of use or redevelopment to non B-class employment uses would be supported where they provide complementary uses that are not detrimental to the function and operation of the Strategic Employment Site. Complementary uses would be uses such as cafes, sandwich bars and gymnasiums that would support business and employees.

The Draft New Local Plan also includes a policy on Infrastructure and Community Facilities (Draft Policy IN1), which states that the Council will work with partners to ensure that infrastructure and community facilities are provided in a timely and sustainable manner. It also requires that new community facilities and infrastructure are located and designed so that they are accessible to all and compatible with the character and needs of the local community.

The Council's adopted Supplementary Planning Document (SPD) 'Car and Cycle Parking Standards', 2012 is relevant.

Employment Land Review (2016) : Rushmoor forms a Functional Economic Market Area (FEMA) with Hart and Surrey Heath. To help inform the respective Local Plans, the three authorities commissioned a joint Employment Land Review in 2016 (the ELR), which determines the available supply of employment land, assesses future requirements for B-class employment space, and seeks to balance supply and demand, thereby guiding the appropriate policies and allocations required in respective Local Plans.

Paragraph 10.30 recognises that the FEMA is expected to see reasonably strong office job growth up until 2032 (reflecting wider macro-economic trends) and office-based sectors will continue to play an important role in the FEMA's future economic growth. The ELR 2016 concludes that forecast floorspace requirements can be met from the existing supply of land allocations and extant permissions, but without there being a significant surplus of employment land.

The ELR also notes that there are two distinct tiers to the office market, namely modern Grade A offices in business park environments; and lower-grade office accommodation. Grade A office accommodation is in strong demand and the supply of such floorspace is continuing to reduce as the market improves. However, although there is theoretically also a need for a variety of small, serviced and un-serviced, office suites within the FEMA, there is limited demand for lower grade office accommodation, which typically remains vacant for prolonged periods.

Enterprise M3 Commercial Property Market Study (July 2016) : In July 2016, the Enterprise M3 Local Economic Partnership published an update to its Commercial Property Market Study. The Study reiterates the strategic economic context whereby Farnborough is identified as a “Growth Town”, which along with Basingstoke, Guildford and Woking, collectively deliver one third of the jobs and gross value added (GVA) in the Enterprise M3 area.

Infrastructure Delivery Plan (2017) : The purpose of the Infrastructure Delivery Plan is to provide background evidence as to the key elements of physical and social infrastructure likely to be needed in the Borough up to 2032 to support delivery of the New Rushmoor Local Plan. It identifies that GPs are universally facing operational and financial pressures and many are in buildings which require investment to maintain their suitability and sufficiency (capacity) for modern health care needs/services. It also notes that Farnborough is the only locality within the CCG area without a locality health centre.

Article 4 Direction : In order to retain control of the potential loss of offices, storage or distribution units, or light industrial units to houses, the Council has instigated an Article 4 Direction to remove such permitted development rights. The Direction applies to the majority of Strategic and Locally Important Employment Sites in the Borough, including Southwood Business Park. At its meeting on 2nd May 2017, the Council’s Cabinet agreed to confirm the Direction, which is now to take effect from 19th February 2018. As a result, there is no longer any prospect of property covered by the forthcoming Direction being subject to proposals for residential conversion.

The advice contained in the National Planning Policy Framework is also relevant. The National Planning Policy Framework (NPPF) sets out the Government’s view of sustainable development, to which there are three strands: economic, social and environmental. In respect of the economic role, the planning system is expected to ensure that sufficient land of the right type is available in the right places and at the right time to support growth and innovation. In respect of building a strong and competitive economy, NPPF Paragraph 21 notes that planning should support sustainable economic growth. Part of this is to be achieved through supporting existing business sectors, taking account of whether they are expanding or contracting. However, Paragraph 22 states that planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for the allocated employment use.

In the policy context set out in the preceding paragraphs, the main determining issues relate to the principle of development, visual impact, impact on neighbours, highways considerations and access for people with disabilities.

Commentary

1. Principle –

The proposed change of use would provide accommodation for a Community Healthcare Hub to serve NHS primary healthcare provision in Farnborough and would, in particular, be used to ease existing and forecast pressures on primary healthcare provision in west Farnborough, including the Southwood area. It is considered that the proposals are to be welcomed as a matter of general principle. Nevertheless, the proposals give rise to a potential conflict between Development Plan policies relating to employment and community infrastructure that are examined in the following paragraphs.

Policy CP8 (Employment Land Availability) Considerations : The current applicants (the North East Hampshire & Farnham Clinical Commissioning Group or CCG) are prospective purchasers of the application property. However, as the submitted Planning Statement notes, the building was recently (in August 2017) sold to new owners. Whilst the new owners have been informed of the applicant's strategic and operational interest in acquiring the property, they have expressed an intention to resurrect the authorised office use of the building to provide serviced offices. These are currently being marketed as serviced flexible office space to be made available from winter 2017 and works have recently commenced to undertake internal partitioning in this connection.

Southwood Business Park is a designated Key Employment Site (KES) where Policy CP8 of the Core Strategy applies. The Council is concerned about the supply of office floorspace to support the longer-term needs of the Borough and the wider Functional Economic Marketing Area (FEMA). Hence the emerging New Local proposes to maintain the designation of the application site as part of the Southwood Business Park Strategic Employment Site (SES). Whether considered in respect of current or emerging Development Plan policies, given the nature of the proposal (a community healthcare hub), the key consideration is whether the proposed use would support, or not be detrimental to, the function and operation of the KES (or proposed SES). Where possible, non B-class uses should also generate employment themselves. The judgement about function considers the role an application site plays within the supply for such uses in the Borough and the wider FEMA. The judgement about operation considers whether the proposed use would affect the ability of established business, or potential future B-class occupiers, to carry out their activities without constraints and so undermine the particular function of the KES.

Whilst it is considered that the proposal is relatively small scale in the context of the overall KES, it is not considered to be a complementary use in the sense intended by the policy framework (i.e. it is not designed solely or in part to meet the day-to-day needs of Business Park occupiers).

In terms of the 'function test' the employment land "supply versus demand" balance has changed. The evidence set out in the Employment Land Review (2016) informed the decision to retain Southwood Business Park as a designated employment site in the emerging Rushmoor Local Plan, but with the de-allocation of Southwood Crescent and the former Aldrin Place sites. This means that the overall supply of B1 commercial floorspace within the FEMA is now more finely balanced than it was previously. However, the ELR appraisal of the Southwood Business Park identified that, apart from the buildings on the Crescent, Voyager House was the only vacant property. Despite recent refurbishment, the application property has been vacant for 4-5 years and is not considered to be a modern Grade A office for which there is strong demand. Whilst it is acknowledged that the application property could, as the current owners believe, have a role in providing small-scale short-let serviced offices, it is considered that the need for such short-term flexible lets could be met elsewhere in the Borough or in the wider FEMA. In addition, given that the existing property can readily convert to the proposed use (subject to some minor external changes that could apply equally to continued office use), this would not preclude the unit coming

back into a B-class use at a future date. It is concluded that there is no functional imperative to resist the proposed change of use in the circumstances of this case.

With respect to the 'operation test', careful consideration of the impact of the proposed use is required to ensure that it would not deter future occupiers of the surrounding units and have a negative impact on the longer-term success of the Business Park. In this respect, the information provided in the submitted Planning Statement indicates that there would be adequate parking provision and that there would be no other material detrimental impacts upon the operation of the Business Park. Further, the proposed use can be absorbed into the existing character and appearance of the site. These issues are considered in more detail later in this report.

It is an expectation that non B-class uses should generate employment themselves. The application states that 30 employees would be accommodated on the site, although it is not clear how many, or whether any, additional jobs would be generated as a result of the new facility. However, although it is considered likely that the employment generation of the proposed use would be lower than if the premises were retained in Class B1(a) (office) use it is, nevertheless, considered that the proposed community healthcare hub use would be a local employer and, as such, meet this particular aspiration of the relevant planning policies.

Policy CP10 (Community Infrastructure Provision) Considerations : Core Strategy Policy CP10 seeks to ensure that new community facilities are located and designed so that they are accessible and compatible with the character and needs of the local community.

It is considered that there is a demonstrable need for the proposed community healthcare hub facility and that this is a material planning consideration. The submitted Planning Statement notes that, in the area covered by the CCG (the applicant), Farnborough is the only locality without an existing dedicated community healthcare facility. There are seven existing General Practitioner (GP) premises across the Farnborough locality, most of which are already running at, or close to, clinical and spatial capacity. Some GP Practices in West Farnborough have recently applied to the CCG to 'close their lists' (i.e. to exclude the addition of new patients to their practice registers) due to capacity and suitability constraints. Farnborough also has the poorest GP Practice building stock, with four GP practices in west Farnborough identified as having accommodation that is substantially too small for their list size. Furthermore, the main acute care providers serving the Farnborough population are not located within the CCG area. Accordingly, total emergency admissions in the area have increased by 4% on the same period last year. This includes a 7% increase in Ambulatory Care Sensitive Admission; i.e. admissions in which effective management and treatment in the community could prevent admission to hospital.

The submitted Planning Statement outlines the applicant's evaluation of six other options in addition to the current proposal for Voyager House, namely:-

1. The continued use of existing GP premises (the current position);
2. A new building as part of the Civic Quarter/Town Centre redevelopment masterplan;
3. Conversion of a former NHS residential facility, Briarwood in Sorrel Close;
4. A new building provided in conjunction with a new local housing development (e.g. Hartland Park);
5. Expansion and adaptation of another nearby GP Surgery, Jenner House; and
6. Conversion of Southwood Community Centre

However, whereas the proposed change of use of the Voyager House provides very good alignment with the identified needs for the proposed healthcare facility, none of the other six

options are considered suitable on a combination of grounds. These relate to inadequate size, accessibility, property ownership, unavailability within a workable period for addressing local care and service needs, existing tenants requiring re-location, that new housing developments cannot be required to address existing shortfalls in community infrastructure provision, cost etc. Furthermore, if it can be secured, Voyager House would require very little physical alteration, and would allow flexible internal sub-division with non-load-bearing partitions and fixtures/fittings.

Policy CP10 does require that new facilities and infrastructure are located and designed so that they are accessible and compatible with the character and needs of the local community. It is recognised that there would be advantages to a more central Farnborough location for this type of facility. Nevertheless, it is considered that the proposed site is well located to meet the needs of the existing and future residential population in the Southwood, particularly with strategic sites coming forward in the surrounding area.

Conclusions : The proposal would result in the loss of employment floorspace within a designated Key Employment Site and this does represent a departure from the adopted Development Plan Policy (CP8) and, similarly, corresponding emerging New Local Plan policy. The Council's application publicity in this case has clearly identified this (as required by Planning legislation) and no representations have been received in this connection. Nevertheless, when examined against the tests set out in the policies it is considered that no material harm to the function and operation of the Southwood Business Park KES and the wider FEMA as a result of the proposals.

There is also a clear identified need for the proposed community healthcare hub, which is supported by current Development Plan Policy CP10 and emerging New Local Plan Policy IN1. It is acknowledged that alternative options have been examined but discounted due to the need to deliver the size of facility to meet requirements and to provide it in a timely manner. In the circumstances, subject to the imposition of a condition that restricts the proposed D1 use solely to the use that which has been proposed to ensure that any potential permitted changes within Use Class D1 cannot occur without the prior consent of the Local Authority, it is considered that the proposed use is acceptable in principle.

The nature of the proposals and scale of the application site/premises are insufficient to trigger a need for the Council to notify the Secretary of State in this case should the Council be minded to grant planning permission.

2. Visual Impact –

The site is located within the Business Park where buildings are relatively modern but utilitarian in design. The proposals would require some minor external alterations to create a new secure bin storage area and an adjoining cycle store. However, they would be of a scale, type and appearance that it not at all un-typical of service area locations. The overall design and appearance of the building and site would not be significantly altered. In the circumstances it is therefore considered that the proposals are acceptable in visual terms.

3. Impact on Neighbours –

The existing B1 use of the site is not subject to any restrictions concerning hours of use or servicing and is surrounded by existing commercial uses. Having regard to adjoining and nearby commercial neighbours it is not considered that the proposed development would give rise to any material harm to the operation of neighbouring businesses occupying premises in the Business Park in planning terms. The site is also located some considerable

distance from the nearest residential properties, which are located on the far side of Summit Avenue approximately 100 metres distant, or on the opposite side of the railway lines at Jubilee Close and Chilton Farm Caravan Park approximately 50 metres distant. In any event, the most likely source of noise and activity would be vehicle parking at the site that is activity that could already occur with the property in office use.

It is therefore considered that the impact on neighbours is acceptable in planning terms.

4. Highways Considerations –

The application property is provided with 75 on-site parking spaces and it is proposed that this be retained intact with the current proposals and made available for staff, patients and other visitors to the site. The Council's Transportation Strategy Officer confirms that this parking provision meets the Council's Parking Standards in full for the proposed use. The internal layout of the site as a result of the proposals in terms of vehicle circulation, servicing and bin storage/collection is largely as existing and, as such, also considered acceptable. The Council's Transportation Strategy Officer raises no highway objections to the proposals. It is considered that the requested additional details for access for servicing (including ambulances and passenger transport) and refuse collection can be satisfactorily obtained by a suitably worded planning condition.

Given that the application property is an existing commercial premise and is served by existing estate roads within the Business Park it is considered that the traffic generation of the proposed Unit would not be appreciably different in nature and volume from that which could be generated by the resumption of a B1 use. The Council's Transportation Strategy Officer has confirmed that no Transport Contribution is required.

It is considered that the proposed development is acceptable in highways terms.

5. Access for People with Disabilities –

The proposed use would be accommodated within a building with two-storeys that is already provided with a lift level access into the building from the parking area and potential drop-off points. It is considered that there is no reason why the internal alterations that are required would not therefore retain adequate access for people with disabilities in accordance with the Building Regulations. Indeed, being a health facility, this consideration is likely to have been integral to the selection of the property by the applicants as a candidate property for the proposed use. Furthermore, the parking layout can provide dedicated disabled parking spaces. In the circumstances it is considered that adequate facilities would be provided for people with disabilities using the proposed development.

Conclusion –

It is considered that the proposed development is acceptable in principle, and in visual and highways terms, and have an acceptable impact on neighbours in planning terms. Furthermore, it is considered that adequate provision can be made for access for people with disabilities. The proposals are therefore considered acceptable having regard to Rushmoor Core Strategy Policies CP1, CP2, CP8 and CP10; and saved Local Plan Policies ENV17, ENV21 & 22 and TR10.

FULL RECOMMENDATION

It is recommended that planning permission be **GRANTED** subject to the following conditions

and informatives:-

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

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

- 2 Unless agreed in writing by the Local Planning Authority, the permission hereby granted shall be carried out in accordance with the following approved drawings – PWP Architects Drawing Nos.5900 1000, -1001, -1100 REV.A (incorporating Design & Access Statement), -1101, -1105, -1106, -1107, -1300 REV.A & -1301; Planning Statement and Site Photographs.

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

- 3 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order, 1987, (or any other Order revoking or re-enacting that Order) the land and/or building(s) shall be used only for the purposes of a community healthcare facility and for no other purpose, including any other purpose within Class D1, without the prior permission of the Local Planning Authority.

Reason - Having regard to the specific nature and circumstances of the proposed use and to ensure that the implications for the amenities of the area and highway safety and convenience can be appropriately considered by the Local Planning Authority in the event that any other form of use falling within Use Class D1 is contemplated in the future.

- 4 The development hereby approved shall not be occupied until details for the specific provision for servicing (including by ambulances and passenger transport vehicles) and refuse collection has been submitted to and approved in writing by the Local Planning Authority, Furthermore, the development hereby approved shall not be occupied until disabled parking spaces, secure bicycle parking and facilities for servicing have been provided, marked-out etc in accordance with the approved plans. These facilities shall be thereafter retained solely for their identified purposes, and to be used by the occupiers of, and visitors to, the development as appropriate to their function.

Reason - To ensure the provision and retention of adequate parking and other vehicular facilities at the site to reflect the nature of the use hereby permitted in the interests of the safety and convenience of highway users.

Informatives

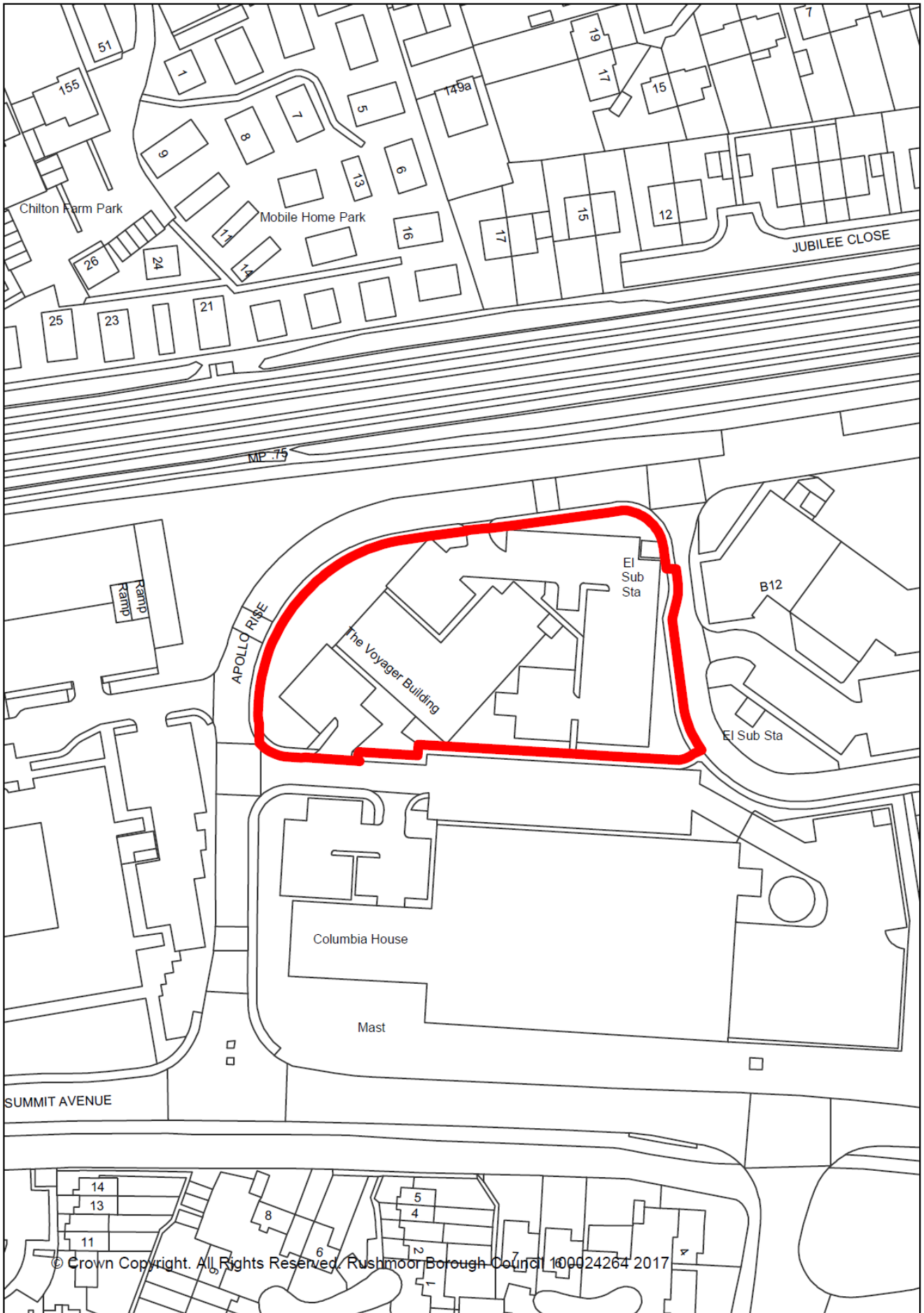
- 1 **INFORMATIVE - REASONS FOR APPROVAL-** The Council has granted permission because:-

It is considered that the proposed development is acceptable in principle, and in visual and highways terms, and have an acceptable impact on neighbours in planning terms. Furthermore, it is considered that adequate provision can be made for access for people with disabilities. The proposals are therefore considered acceptable having

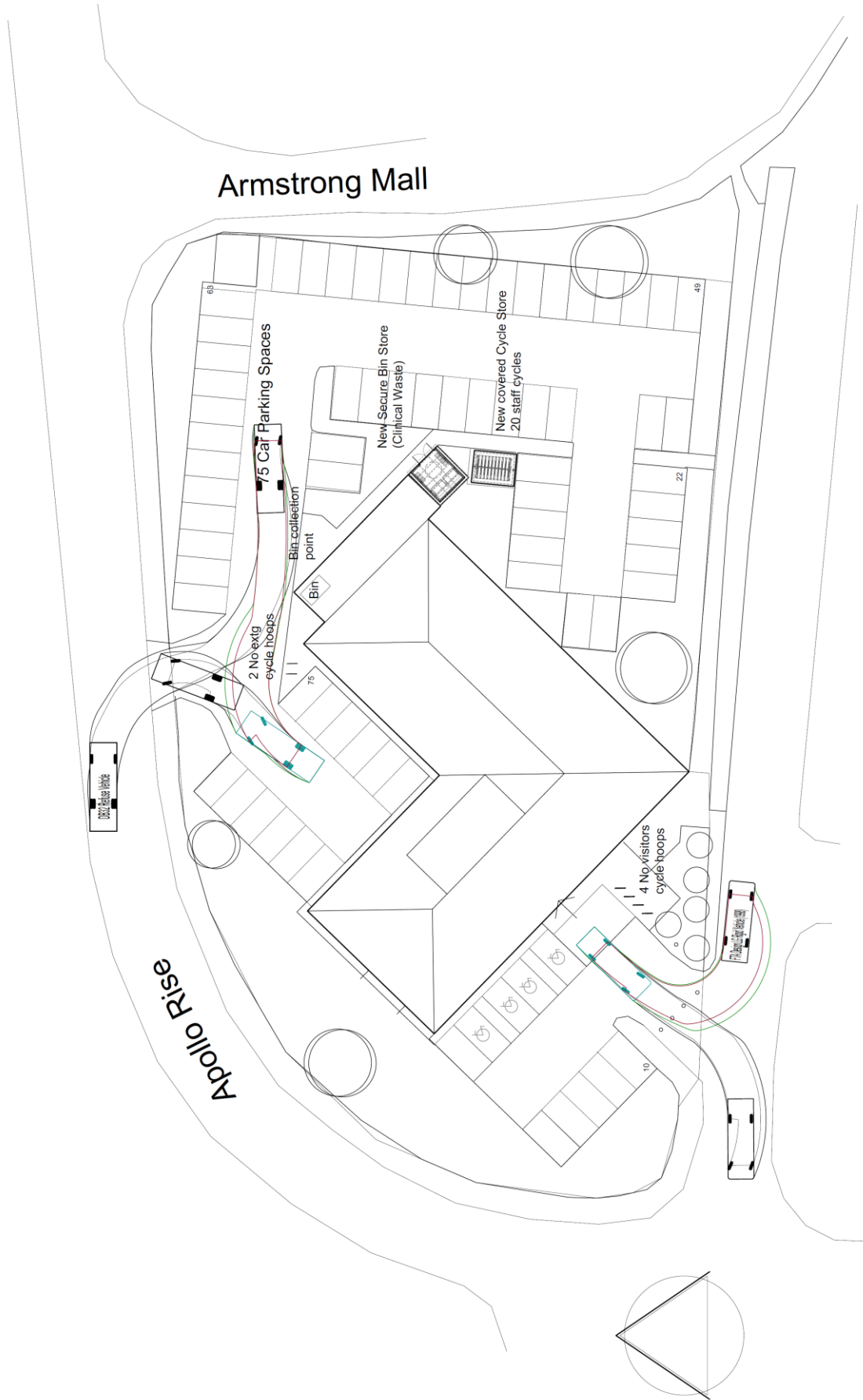
regard to Rushmoor Core Strategy Policies CP1, CP2, CP8 and CP10; and saved Local Plan Policies ENV17, ENV21 & 22 and TR10.

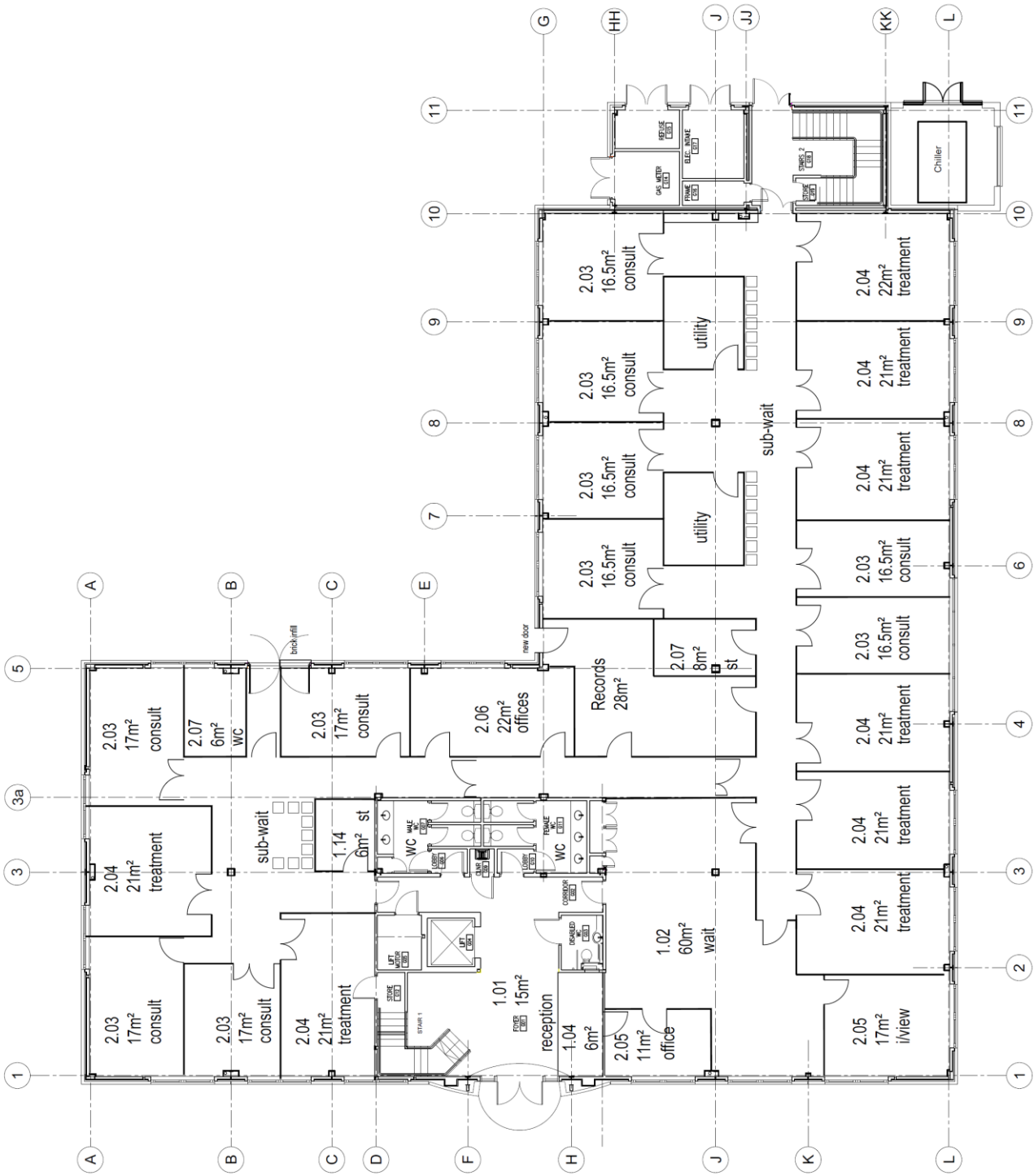
It is therefore considered that subject to compliance with the attached conditions, and taking into account all other material planning considerations, including the provisions of the development plan, the proposal would be acceptable. This also includes a consideration of whether the decision to grant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

- 2 INFORMATIVE - The applicant is reminded that the premises should be made accessible to all disabled people, not just wheelchair users, in accordance with the duties imposed by the Disability Discrimination Act 1995. This may be achieved by following recommendations set out in British Standard BS 8300: 2001 "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.
- 3 INFORMATIVE – The Local Planning Authority's commitment to working with the applicants in a positive and proactive way is demonstrated by its offer of pre-application discussion to all, 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.

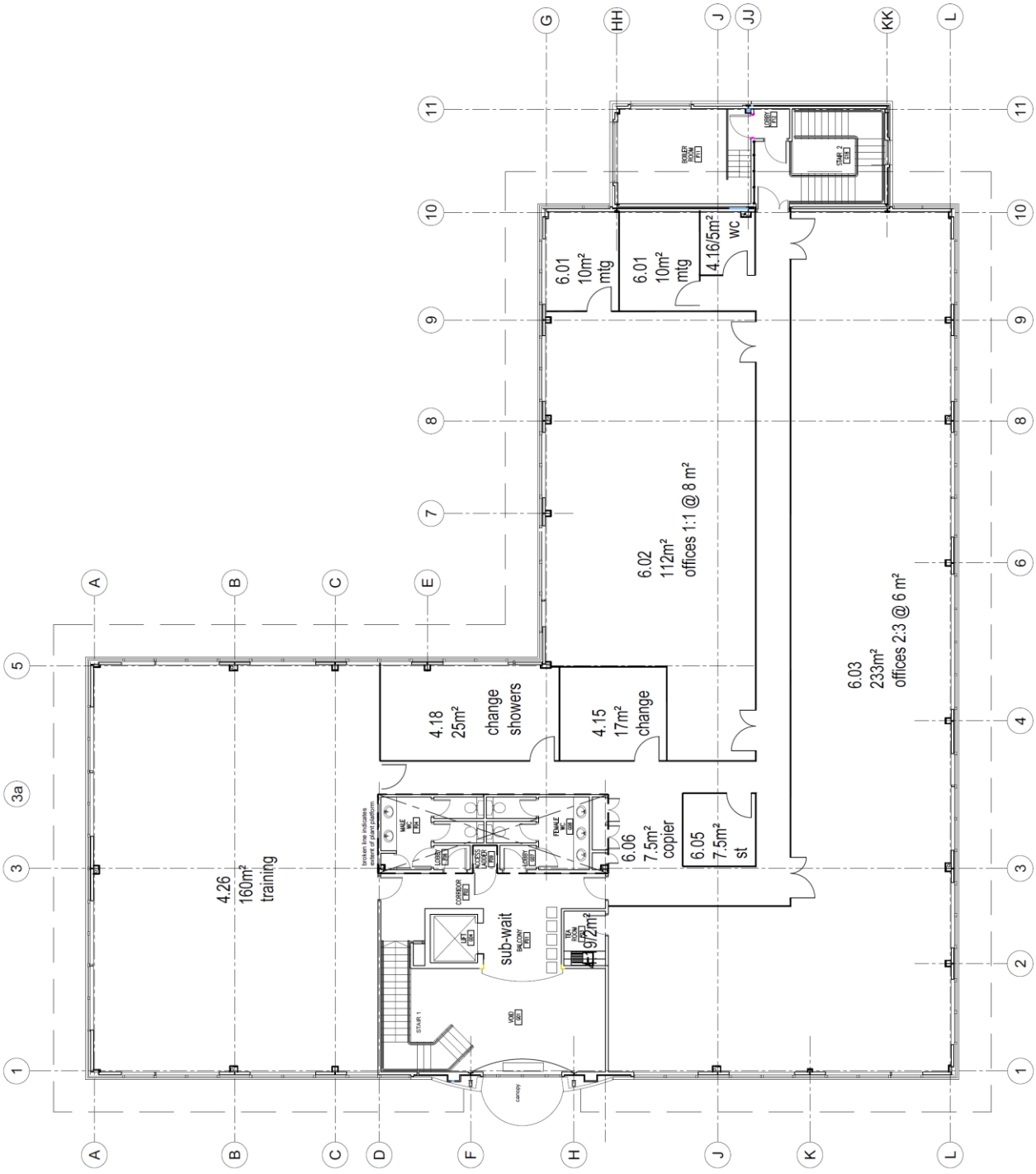


Armstrong Mall

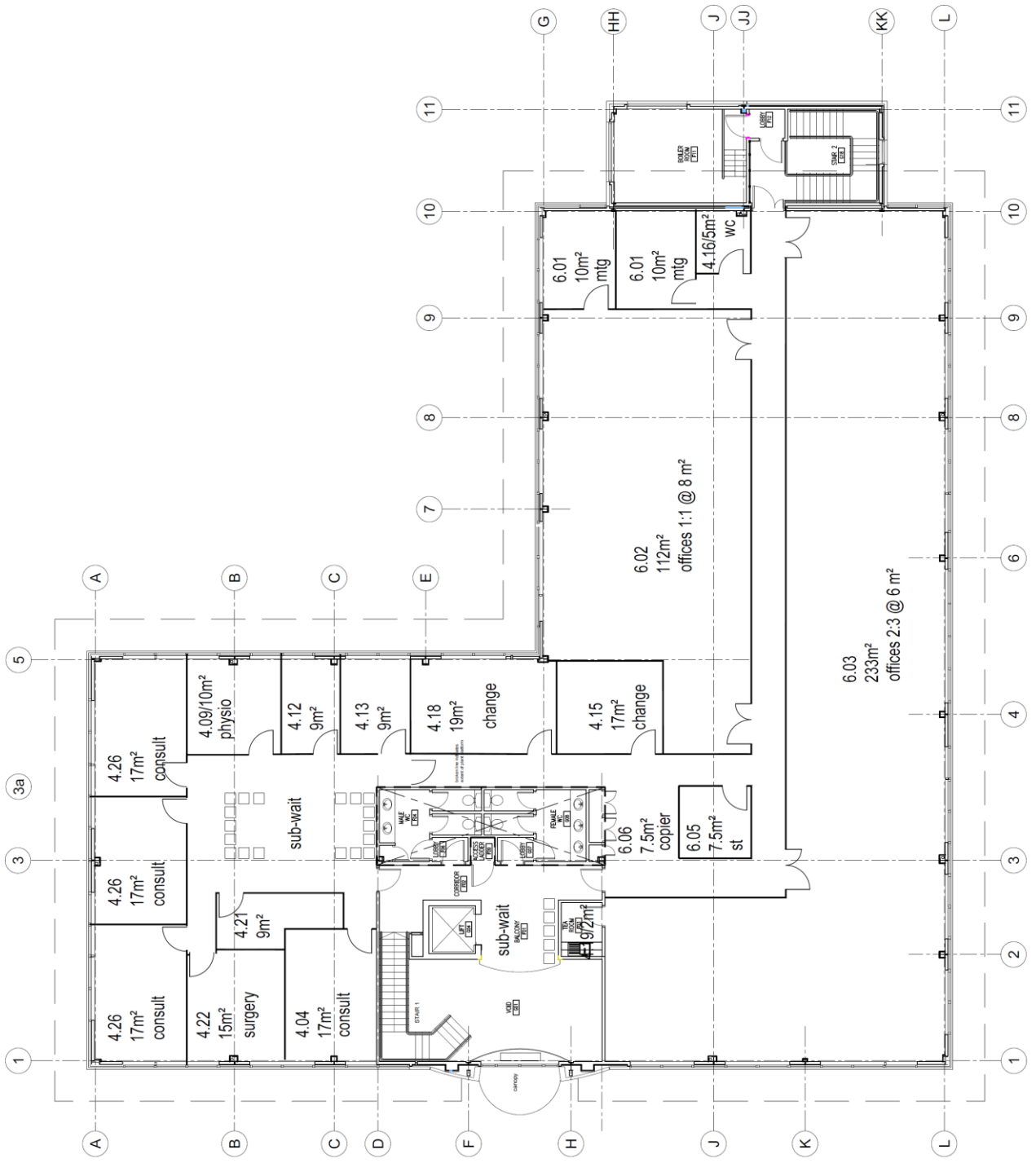




GROUND FLOOR PLAN - PROPOSED
 CLINICAL FOOTPRINT
 SCALE 1:100



FIRST FLOOR PLAN - PROPOSED
 DAY ONE - TRAINING FOOTPRINT
 SCALE 1:100



FIRST FLOOR PLAN - PROPOSED
 CLINICAL FOOTPRINT
 SCALE 1:100

Section D

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

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

Application No	17/00174/REVPP	Ward: Empress
Applicant:	Farnborough Propco Lux S.a.r.l	
Decision:	Permission Granted	
Decision Date:	13 September 2017	
Proposal:	Variation of conditions 3, 4, 5, 10, 12, 15, 16, 26, 27 and 32 attached to planning permission 16/00844/REVPP dated 23 November 2016 to allow for use of tarmac at service yard entrance with associated changes to the drainage strategy, changes to the elevations including the erection of an external staircase, the omission of roof lights, the provision of etched panels and changes to servicing doors, boundary treatment, changes to the site layout including the provision of refuse storage and landscaping, alterations to the internal floorspace and use/floorspace restrictions and the disposal of unforeseen contamination (asbestos).	
Address	Development Site At Solartron Road And Westmead Farnborough Hampshire	

Application No	17/00353/ENQ106	Ward: Wellington
Applicant:	Accent Group Limited	
Decision:	Split decision	
Decision Date:	19 October 2017	
Proposal:	Confirmation of compliance with obligations relating to affordable housing provision and payment of financial contributions in s106 Planning Obligation dated 17 April 2003 relating to planning permission 02/00726/FUL	
Address	Whitley Court 17 Grosvenor Road Aldershot Hampshire GU11 1DL	

Application No 17/00354/ENQ106 Ward: Wellington
Applicant: Accent Group Limited
Decision: **Conditions not complied with**
Decision Date: 19 October 2017
Proposal: Confirmation of compliance with obligation relating to payment of financial contributions in s106 Planning Obligation dated 3 December 2007 relating to planning permission 07/00568/FUL
Address **Whitley Court 17 Grosvenor Road Aldershot Hampshire GU11 1DL**

Application No 17/00355/ENQ106 Ward: Wellington
Applicant: Accent Group Limited
Decision: **Conditions complied with**
Decision Date: 17 October 2017
Proposal: Request for confirmation of compliance with obligation relating to affordable housing provision in s106 Planning Obligation dated 23 September 2003 relating to planning permission 03/00521/FUL
Address **Alexander House 50 Station Road Aldershot Hampshire GU11 1BG**

Application No 17/00456/FULPP Ward: Empress
Applicant: Lindbach Ltd
Decision: **Permission Granted**
Decision Date: 20 October 2017
Proposal: Change of Use of ground (part), first, second and third floor from B1 (offices) to 23 no. Residential Dwellings C3 (residential) and erection of a bin store.
Address **Trident House 38 - 44 Victoria Road Farnborough Hampshire GU14 7PG**

Application No 17/00468/FULPP Ward: Empress
Applicant: Fishron (Farnborough) Ltd & Consol
Decision: **Permission Granted**
Decision Date: 18 September 2017
Proposal: Relaxation of Condition No.3 of planning permission 13/00306/FUL dated 16 October 2013 to allow use of commercial Unit No.2 as a Tanning Salon (Sue Generis)
Address **27 - 27A Victoria Road Farnborough Hampshire GU14 7NT**

Application No 17/00517/FULPP Ward: Manor Park
Applicant: Kingsland James Ltd
Decision: **Permission Granted**
Decision Date: 21 September 2017
Proposal: PERMITTED DEVELOPMENT: Change of use from use Class C3 to Use C4 (small house of multiple occupation)
Address **142 Grosvenor Road Aldershot Hampshire GU11 3EJ**

Application No 17/00543/FUL Ward: North Town
Applicant: Wigman And Watts
Decision: **Permission Granted**
Decision Date: 21 September 2017
Proposal: Use of outbuilding to rear of property as ancillary living accommodation with associated works
Address **138 North Lane Aldershot Hampshire GU12 4QN**

Application No 17/00551/CONDPP Ward: Wellington

Applicant: Mr Steve Akeju

Decision: **Conditions details approved**

Decision Date: 27 October 2017

Proposal: Submission of details pursuant to conditions 6 (SUDS), 7 (energy performance standards) and part pursuant to condition 12 (contaminated land) parts i, ii and iii attached to Planning Permission 16/00815/FULPP dated 13th April 2017 in respect of the erection of two three storey blocks comprising 10 x 1-bedroom and 22 x 2-bedroom flats with associated parking, access and landscaping

Address **Site Of Old Fire Station Ordnance Road Aldershot Hampshire**

Application No 17/00557/FULPP Ward: Aldershot Park

Applicant: Mr & Mrs Staszkiwicz

Decision: **Permission Granted**

Decision Date: 18 September 2017

Proposal: Erection of a single storey side and rear extension

Address **12 Orchard Gardens Aldershot Hampshire GU12 4HP**

Application No 17/00570/MMA Ward: Rowhill

Applicant: Mr Venkat Prabbathi

Decision: **Permission Granted**

Decision Date: 17 October 2017

Proposal: Material Minor Amendment: Variation to condition 2 attached to planning permission 12/00444/COU dated 29th April 2013 to allow the retention of an amended internal floor layout and window and door alterations

Address **Palais House 43 Queens Road Aldershot Hampshire GU11 3JE**

Application No 17/00573/FULPP Ward: Empress

Applicant: LCP Estates Limited

Decision: **Permission Granted**

Decision Date: 08 September 2017

Proposal: Replacement of existing roof with a new insulated profiled metal sheet roof and alterations to elevations including replacement of the rear loading door, the removal of a glazed door and window from side elevation, replacement of the gutters, removal of a compressor enclosure and replacement of the existing painted ply-board spandrel panels above the office windows with new self-coloured render panels

Address **16 Invincible Road Farnborough Hampshire GU14 7QU**

Application No 17/00576/CONDPP Ward: North Town

Applicant: Vivid Build Ltd

Decision: **Conditions details approved**

Decision Date: 26 September 2017

Proposal: Submission of details to comply with condition 24 (streetlighting) attached to planning permission 13/00081/FULPP dated 28 November 2014 for 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 17/00580/ADVPP Ward: Empress

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

Decision: **Permission Granted**

Decision Date: 07 September 2017

Proposal: Display three freestanding internally illuminated totem signs

Address **Development Site At Solartron Road And Westmead Farnborough Hampshire**

Application No 17/00584/COND Ward: Wellington

Applicant: C T Foo Associates

Decision: **Conditions details approved**

Decision Date: 28 September 2017

Proposal: Submission of details to comply with conditions 2 (external materials), 3 (surfacing materials), 5 (boundary treatment), 12 (closure of existing access), 14 (noise mitigation measures), 15 (SUDS), 16 (Energy measures Code Level 4) and 19 (construction method statement) attached to planning permission 16/00068/FULPP for the erection of a four storey building to comprise 12 flats (4 x studio, 2 x one bed and 6 x two bed) with vehicular access from Crimea Road and associated car parking and bin/cycle storage

Address **Enterprise House 88 - 90 Victoria Road Aldershot Hampshire GU11 1SS**

Application No 17/00586/FULPP Ward: Aldershot Park

Applicant: C & S Management Services

Decision: **Permission Granted**

Decision Date: 08 September 2017

Proposal: Erection of first floor side extension with undercroft parking and porch to front

Address **2 Oak Way Aldershot Hampshire GU12 4BB**

Application No 17/00590/REV Ward: Empress

Applicant: McDonald's Restaurants Ltd

Decision: **Permission Granted**

Decision Date: 17 October 2017

Proposal: Variation of conditions 15 and 25 attached to planning permission 13/00512/FULPP dated 25 October 2013 for the change of use from public house (Class A4) to combined A3/A5 (restaurant/takeaway), partial demolition of public house building and associated outbuildings, refurbishment of retained building, erection of single storey side and rear elements and resurfacing and reconfiguration of car park to include the creation of a drive through lane with customer order displays, canopies and landscaping to allow for 24 hour operation of the drive through lane for takeaway purposes only for a temporary period of one year.

Address **227 Farnborough Road Farnborough Hampshire GU14 7JT**

Application No 17/00595/FULPP Ward: Fernhill
Applicant: Mr Dean Murphy
Decision: **Permission Granted**
Decision Date: 18 September 2017
Proposal: Erection of a two storey side extension and single storey rear extension
Address **10 Hart Close Farnborough Hampshire GU14 9HQ**

Application No 17/00596/TPOPP Ward: Cove And Southwood
Applicant: Miss Nicola Groom
Decision: **Permission Granted**
Decision Date: 08 September 2017
Proposal: Four Oaks (part of group G3 of TPO 417) numbers 10,13,14 and 15 on submitted plan, reduce overhanging branches by no more than 4 metres
Address **3 Delville Close Farnborough Hampshire GU14 0PY**

Application No 17/00599/PDCPP Ward: Knellwood
Applicant: Mr & Mrs Thorne
Decision: **Development is Lawful**
Decision Date: 13 September 2017
Proposal: Lawful Development Certificate: Erection of a single storey rear extension
Address **89 Canterbury Road Farnborough Hampshire GU14 6QN**

Application No 17/00604/FUL Ward: St John's
Applicant: Mr Gary Burnham
Decision: **Permission Granted**
Decision Date: 07 September 2017
Proposal: Retention and completion of single storey rear extension
Address **The Conifers Trunk Road Farnborough Hampshire GU14 9SW**

Application No 17/00609/FULPP Ward: Wellington
Applicant: Smart Parking Ltd
Decision: **Permission Granted**
Decision Date: 03 October 2017
Proposal: Retention of building mounted camera
Address **Aldershot Centre For Health Hospital Hill Aldershot Hampshire GU11 1AY**

Application No 17/00612/TPOPP Ward: St John's
Applicant: Mr Jonnie Setterfield
Decision: **Permission Granted**
Decision Date: 12 September 2017
Proposal: One Silver Birch (T2 of TPO 280) crown lift to no more than 3.5 metres over rear gardens and crown reduce all round by no more than 3 metres
Address **63 Cripsey Road Farnborough Hampshire GU14 9PY**

Application No 17/00617/ADVPP Ward: Empress
Applicant: Sofology
Decision: **Permission Granted**
Decision Date: 08 September 2017
Proposal: Display three internally illuminated fascia signs
Address **Unit 1 Horizon Retail Park Solartron Road Farnborough Hampshire**

Application No 17/00618/FULPP Ward: Empress
Applicant: Inspired Farnborough Ltd
Decision: **Permission Granted**
Decision Date: 08 September 2017
Proposal: Refurbishment of the elevations to the residential units at first and second floors of 62-76 & 86-92 evens Westmead and 63-69 & 75-91 odds Eastmead
Address **62 To 76 And 86 To 92 Westmead And 63 To 69 And 75 To 91 Eastmead Farnborough Hampshire**

Application No 17/00621/ADVPP Ward: Empress

Applicant: The Gym Group

Decision: **Permission Granted**

Decision Date: 08 September 2017

Proposal: Display one internally illuminated fascia sign, one internally illuminated sign at first floor level, one internally illuminated projecting sign and window vinyls at ground and first floor levels

Address **12 Queensmead Farnborough Hampshire GU14 7RJ**

Application No 17/00630/TPO Ward: Empress

Applicant: Four Winds Management Co Ltd

Decision: **Permission Granted**

Decision Date: 19 September 2017

Proposal: Two Beech trees (T4 and T7 of TPO 369A) reduce height of both trees by no more than 4 metres and lateral branches on north east and south sides by no more than 3 metres. On tree T4 also reduce western laterals by no more than 2.5 metres. Crown lift both trees by no more than 6 metres from ground level and remove deadwood

Address **Fourwinds 18 Clockhouse Road Farnborough Hampshire GU14 7QY**

Application No 17/00631/FULPP Ward: West Heath

Applicant: Mr & Mrs M Newell

Decision: **Permission Granted**

Decision Date: 05 September 2017

Proposal: Erection of a two storey side and single storey rear extension

Address **23 Romayne Close Farnborough Hampshire GU14 8PB**

Application No 17/00635/CONDPP Ward: Empress

Applicant: TAG Farnborough Airport Ltd.

Decision: **Conditions details approved**

Decision Date: 26 September 2017

Proposal: Submission of details to comply with condition 13 (tree protection measures) attached to outline planning permission 99/00744/OUT dated 17 November 2000 in respect of plots 300-380 Fowler Avenue

Address **Farnborough Business Park Farnborough Road Farnborough Hampshire**

Application No 17/00639/COND Ward: Wellington

Applicant: Mr Anayatuallah Mir & Mrs Gabriela Szab

Decision: **Conditions details approved**

Decision Date: 20 October 2017

Proposal: Submission of details pursuant to condition 4 (sound insulation) of planning permission 17/00134/FULPP for change of use of first floor from office and storage use to two bedroom flat by extension and conversion

Address **42 Station Road Aldershot Hampshire GU11 1HT**

Application No 17/00643/TPOPP Ward: St Mark's

Applicant: Mrs Mitchell

Decision: **Permission Granted**

Decision Date: 26 September 2017

Proposal: One Oak (part of group G1 of TPO 366) lift canopy over the garage of 44 Yeovil Close to give no more than 1.5 metres clearance from apex of garage roof and balance to leave low canopy at same level

Address **57 Rivers Close Farnborough Hampshire GU14 6LZ**

Application No 17/00644/TPO Ward: Empress

Applicant: Mr Rule

Decision: **Permission Granted**

Decision Date: 26 September 2017

Proposal: One Birch (T30 of TPO 368) reduce height and sides by no more than 4 metres, cutting back to growth points

Address **81 Pierrefondes Avenue Farnborough Hampshire GU14 8NZ**

Application No 17/00646/FULPP Ward: Fernhill

Applicant: Mrs Carolyn Hicks

Decision: **Permission Granted**

Decision Date: 05 October 2017

Proposal: Demolition of existing garage and car-port and erection of a two storey side extension to incorporate raising of roof level to form two dormer windows within front roof elevation and roof lights in rear to create rooms in roof and erection of a single storey rear extension

Address **6 Rowans Close Farnborough Hampshire GU14 9EJ**

Application No 17/00649/FULPP Ward: Cherrywood

Applicant: VIVID (Formerly First Wessex)

Decision: **Permission Granted**

Decision Date: 08 September 2017

Proposal: Erection of an external fire escape staircase to the south elevation (amendment to that approved under reference 17/00123/FULPP dated 20 June 2017) to include a security screen, final exit door and new footpath.

Address **William Hitchcock House Fairfax Road Farnborough Hampshire GU14 8LT**

Application No 17/00656/FULPP Ward: Empress
Applicant: Clockhouse Developments Holdings Limit
Decision: **Permission Granted**
Decision Date: 26 September 2017
Proposal: Class O 'Permitted Development' change of use conversion of offices (Use Class B1(a)) to residential (Use Class C3) comprising 6 flats (4 x 1-bedroom and 2 x 2-bedroom units)
Address **2 Clockhouse Road Farnborough Hampshire**

Application No 17/00658/FULPP Ward: Wellington
Applicant: C/o Agent
Decision: **Permission Granted**
Decision Date: 22 September 2017
Proposal: Erection of an electricity substation building
Address **Zone D - McGrigor Aldershot Urban Extension Alisons Road Aldershot Hampshire**

Application No 17/00659/LBCPP Ward: Wellington
Applicant: C/o Agent
Decision: **Permission Granted**
Decision Date: 22 September 2017
Proposal: LISTED BUILDING CONSENT: Erection of an electricity substation building within the curtilage of Cambridge Military Hospital.
Address **Zone D - McGrigor Aldershot Urban Extension Alisons Road Aldershot Hampshire**

Application No 17/00663/TPOPP Ward: Empress
Applicant: Mr Crow
Decision: **Permission Granted**
Decision Date: 26 September 2017
Proposal: One Beech (T11 of TPO 421A) reduce height by no more than 3 metres, reduce left side spread (as per submitted photograph) by no more than 4 metres and the right side by no more than 3 metres to maintain balance and thin the crown by no more than 15%
Address **Oriel Cottage 23 Ship Lane Farnborough Hampshire GU14 8BX**

Application No 17/00664/MMA Ward: Fernhill
Applicant: Mr S Pope
Decision: **Permission Granted**
Decision Date: 03 October 2017
Proposal: Variation to condition 2 of planning permission 14/00891/FULPP dated 23 December 2014 for the demolition of existing conservatory and erection of a two storey rear extension to allow an additional first floor window in the South East elevation
Address **29 Ashbury Drive Blackwater Camberley Hampshire GU17 9HH**

Application No 17/00665/FULPP Ward: Knellwood
Applicant: Mr CHANDAN SHARMA
Decision: **Permission Granted**
Decision Date: 20 October 2017
Proposal: Erection of two storey rear, single storey side extensions, conservatory and porch to front
Address **Pine View 175 Alexandra Road Farnborough Hampshire GU14 6SD**

Application No 17/00666/CONDPP Ward: Empress

Applicant: TAG Farnborough Airport Ltd.

Decision: **Conditions details approved**

Decision Date: 20 October 2017

Proposal: Submission of details to comply with conditions 11 (mud on highway), 12 (parking and turning of construction vehicles) and 27 (provision of access/highway works) attached to outline planning permission 99/00744/OUT dated 17 November 2000 in respect of plots 300-380 Fowler Avenue

Address **Farnborough Business Park Farnborough Road Farnborough Hampshire**

Application No 17/00668/NMA Ward: Wellington

Applicant: Grainger (Aldershot) Ltd And Secretary Of

Decision: **Permission Granted**

Decision Date: 06 September 2017

Proposal: Non-material Amendment to application 16/00133/REMPP dated 7th March 2017 comprising adjustments to the parking layout, adjustments to the position of the semi-detached houses, and alterations to the footprints and elevations of the apartment blocks, within Gunhill Development Zone E.

Address **Zone E - Gunhill Aldershot Urban Extension Alisons Road Aldershot Hampshire**

Application No 17/00672/COND Ward: Wellington

Applicant:

Decision: **Conditions details approved**

Decision Date: 07 September 2017

Proposal: Submission of details pursuant to condition 4 (construction programme) of reserved matters 16/00133/REMPP dated 7th March 2017.

Address **Zone E - Gunhill Aldershot Urban Extension Alisons Road Aldershot Hampshire**

Application No 17/00674/COND Ward: Wellington

Applicant: Grainger (Aldershot) Ltd And Secretary Of

Decision: **Permission Granted**

Decision Date: 11 September 2017

Proposal: Submission of details in respect of Gunhill Zone E, part pursuant to condition 14 (remediation strategy) of hybrid outline planning permission 12/00958/OUT dated 10th March 2014.

Address **Zone E - Gunhill Aldershot Urban Extension Alisons Road Aldershot Hampshire**

Application No 17/00676/COND Ward: Wellington

Applicant: Grainger (Aldershot) Ltd And Secretary Of

Decision: **Permission Granted**

Decision Date: 12 September 2017

Proposal: Submission of details in respect of Gunhill Zone E, part pursuant to condition 19 (ground levels) of hybrid outline planning permission 12/00958/OUT dated 10th March 2014.

Address **Zone E - Gunhill Aldershot Urban Extension Alisons Road Aldershot Hampshire**

Application No 17/00678/COND Ward: Wellington

Applicant: Rushmoor Borough Council

Decision: **Conditions details approved**

Decision Date: 08 September 2017

Proposal: Submission of details to comply with condition 3 (cycle stores) attached to planning permission 17/00163/FULPP dated 29 March 2017 for the change of use from B1a to C3 at ground and first floor levels to provide 2 two bedroom flats with associated external alterations

Address **12 Arthur Street Aldershot Hampshire GU11 1HL**

Application No 17/00679/REV Ward: St Mark's

Applicant: Mr Sapkota & Mrs Shrestha

Decision: **Permission Granted**

Decision Date: 02 October 2017

Proposal: MINOR MATERIAL AMENDMENT: Amendment to approved design of windows in relation to planning permission 17/00433/COU, granted 22 June 2017 for alterations and change of use of shop and residential accommodation to 5 bedroom dwellinghouse

Address **22 Queens Road Farnborough Hampshire GU14 6DN**

Application No 17/00680/CONDPP Ward: Empress

Applicant: TAG Farnborough Airport Ltd.

Decision: **Conditions details approved**

Decision Date: 26 September 2017

Proposal: Submission of details to comply with conditions 14 (means of extraction) and 16 (emissions to air) attached to outline planning permission 99/00744/OUT dated 17 November 2000 in respect of plots 300-380 Fowler Avenue

Address **Farnborough Business Park Farnborough Road Farnborough Hampshire**

Application No 17/00683/FULPP Ward: West Heath

Applicant: Mr A Chiswell

Decision: **Permission Granted**

Decision Date: 05 September 2017

Proposal: Erection of a single storey front extension to enlarge existing garage

Address **15 Chestnut Road Farnborough Hampshire GU14 8LD**

Application No 17/00685/ADVPP Ward: Empress

Applicant: Dunelm

Decision: **Permission Granted**

Decision Date: 19 September 2017

Proposal: Display of 4 internally-illuminated signs building fascia signs comprising one on front elevation and another on north side elevation with full-face illumination; and the remaining two signs on the front elevation with illuminated letters and logos only

Address **Unit A 13 Invincible Road Farnborough Hampshire GU14 7QU**

Application No 17/00687/FULPP Ward: Knellwood

Applicant: Dr Neelam Bains

Decision: **Permission Granted**

Decision Date: 13 October 2017

Proposal: Retention of roofspace living room and associated skylights for Flat 5 and associated alterations.

Address **Flat 5 14 Church Circle Farnborough Hampshire GU14 6QH**

Application No 17/00688/FULPP Ward: St John's

Applicant: Mr Barry Foster

Decision: **Permission Granted**

Decision Date: 11 September 2017

Proposal: Formation of a new entrance door and window to front elevation to facilitate internal alterations and construction of steps with associated landscaping

Address **1 Rivendell Court 16 Church Lane Farnborough Hampshire GU14 9SB**

Application No 17/00689/TPO Ward: West Heath

Applicant: Mrs Margaret Parker

Decision: **Permission Granted**

Decision Date: 05 October 2017

Proposal: Three Alder trees (part of group G2 of TPO 282) tree 1 beyond boundary fence as per attached plan, remove lowest two branches. Tree 2 as per plan, crown lift to no more than 4 metres from ground level. Tree 3 as per plan, remove one branch encroaching into neighbours garden

Address **Land Affected By TPO 282 Newfield Avenue Farnborough Hampshire**

Application No 17/00690/FULPP Ward: Knellwood

Applicant: Mr & Mrs Hooper

Decision: **Permission Granted**

Decision Date: 12 September 2017

Proposal: Erection of a single storey rear extension

Address **5 The Wrekin Farnborough Hampshire GU14 6TT**

Application No 17/00691/TPO Ward: Rowhill

Applicant: Mr Ben Sener

Decision: **Permission Granted**

Decision Date: 18 October 2017

Proposal: One Field Maple (part of group G1 of TPO 171) remove stem leaning over the shed in rear garden

Address **One Oak 67 Rowhill Avenue Aldershot Hampshire GU11 3LP**

Application No 17/00692/FULPP Ward: Knellwood
Applicant: 7/9 Cambridge Rd West Management Co
Decision: **Permission Granted**
Decision Date: 24 October 2017
Proposal: Retention of landscaping, surfacing materials and means of enclosure as built to include the erection of entrance gates/piers, changes to site layout and design of porches, removal of chimneys/velux windows and amended bin/bike stores (amendment to 09/00345/FUL) (now known as 1-5 Pembroke Mews)
Address **Land To The Rear Of 7 - 9 Cambridge Road West Farnborough Hampshire**

Application No 17/00695/FULPP Ward: St Mark's
Applicant: Southbridge Developments Ltd
Decision: **Permission Granted**
Decision Date: 10 October 2017
Proposal: Class G 'Permitted Development' change of use conversion of property from office use (Use Class A2) to mixed use retaining A2 use on ground- and first-floors and creation of two residential flats (comprising 2 X 2-bedroom 3-person occupancy units) on second-floor
Address **7 Queens Road Farnborough Hampshire GU14 6DJ**

Application No 17/00696/FULPP Ward: Empress
Applicant: Mr Ian Merrick
Decision: **Permission Granted**
Decision Date: 03 October 2017
Proposal: Erection of a single storey rear extension and first floor rear dormer extensions
Address **101 Highgate Lane Farnborough Hampshire GU14 8AA**

Application No 17/00697/FULPP Ward: North Town

Applicant: Mrs Audrey Cook

Decision: **Permission Granted**

Decision Date: 13 September 2017

Proposal: Erection of a single storey side extension

Address **82 Field Way Aldershot Hampshire GU12 4UJ**

Application No 17/00698/REVPP Ward: Manor Park

Applicant: Mr Pratham Gurung

Decision: **Permission Granted**

Decision Date: 08 September 2017

Proposal: Relief of Condition 15 of Planning Permission 93/00630/FUL (Demolition of existing dwelling and erection of 4 three bedroom terrace houses) dated 9th December 1993 to allow the conversion of garage to a habitable room

Address **19 Windmill Road Aldershot Hampshire GU12 4NH**

Application No 17/00699/FUL Ward: West Heath

Applicant: Mr T Lipscombe

Decision: **Permission Granted**

Decision Date: 12 September 2017

Proposal: Formation of pitched roof over existing flat roof to front porch

Address **5 Tay Close Farnborough Hampshire GU14 9NB**

Application No 17/00700/FUL Ward: West Heath

Applicant: Mrs M Fejcher

Decision: **Permission Granted**

Decision Date: 26 September 2017

Proposal: Erection of a two storey side and a single storey rear extension and front porch

Address **51 Horn Road Farnborough Hampshire GU14 8RW**

Application No 17/00701/FULPP Ward: Empress
Applicant: Rachel Lowe
Decision: **Permission Granted**
Decision Date: 18 September 2017
Proposal: Erection of single storey side extension and two storey rear extension
Address **11 Newton Road Farnborough Hampshire GU14 8BN**

Application No 17/00702/TPOPP Ward: Knellwood
Applicant: Wendy Ashby
Decision: **Permission Granted**
Decision Date: 10 October 2017
Proposal: One Beech (T23 of TPO 446A) reduce canopy by no more than 2 metres, thin canopy by no more than 20% and canopy lift by no more than 4 metres from ground level to provide 3 metres clearance from neighbouring building
Address **Arundel Lodge 45 Rectory Road Farnborough Hampshire GU14 7BT**

Application No 17/00704/TPOPP Ward: West Heath
Applicant: Mrs Sarah Knight
Decision: **Permission Granted**
Decision Date: 10 October 2017
Proposal: One Oak (T2 of TPO 278A) on the boundary of 13 and 15 Newfield Avenue, crown reduction overall by no more than 3 metres
Address **Land Affected By TPO 278A - Between Newfield Avenue And Middleton Gardens Farnborough Hampshire**

Application No 17/00706/REXPD Ward: Cove And Southwood
Applicant: Mr And Mrs Johnson
Decision: **Prior approval is NOT required**
Decision Date: 11 September 2017
Proposal: Erection of a single storey rear extension measuring a maximum of 3.9 metres from the original rear wall, a maximum of 2.8 metres to the eaves and 3.575 metres in overall height
Address **190 Marrowbrook Lane Farnborough Hampshire GU14 0AD**

Application No 17/00708/REXPD Ward: North Town
Applicant: Amy Robinson
Decision: **Prior approval is NOT required**
Decision Date: 11 September 2017
Proposal: Erection of a single storey rear extension measuring 3.4 metres (5.320 in total) from the original rear wall, 2.8 metres to the eaves and 3 metres in overall height
Address **43 Roberts Road Aldershot Hampshire GU12 4RB**

Application No 17/00709/TPO Ward: Fernhill
Applicant: Miss Marie Forkan
Decision: **Permission Refused**
Decision Date: 13 October 2017
Proposal: Remove two Oaks (group G7 of TPO 357A) in the rear gardens of 38 The Potteries and 201 Sandy Lane
Address **Land Affected By TPO 357A- At The Potteries, Blackstone Close And Sandy Lane Farnborough Hampshire**

Application No 17/00711/FUL Ward: Rowhill
Applicant: Mr B Bhandari
Decision: **Permission Granted**
Decision Date: 13 September 2017
Proposal: Alterations to change part of existing rear extension roof to a flat roof with associated repairs
Address **16 Upper Elms Road Aldershot Hampshire GU11 3ET**

Application No 17/00712/ADV Ward: Cherrywood
Applicant: Pharmahouse Ltd.
Decision: **Permission Granted**
Decision Date: 19 September 2017
Proposal: Display of two externally-illuminated high-level fascia signs on both west (front) and north (side) elevations of building
Address **1 Chancerygate Way Farnborough Hampshire GU14 8FF**

Application No 17/00715/FUL Ward: Aldershot Park

Applicant: Mr A. Knox

Decision: **Permission Granted**

Decision Date: 18 September 2017

Proposal: Formation of a vehicular access from highway

Address **13 Church Road Aldershot Hampshire GU11 3PR**

Application No 17/00719/FULPP Ward: North Town

Applicant: Mr & Mrs J Wade

Decision: **Permission Granted**

Decision Date: 24 October 2017

Proposal: Extension and alterations to existing extended dwellinghouse to sub-divide to provide an additional one-bedroom dwellinghouse alongside retained portion of existing dwellinghouse (2-bedroom size) together with on-site parking in front garden area

Address **1 Haig Road Aldershot Hampshire GU12 4PS**

Application No 17/00720/TPO Ward: Fernhill

Applicant: Mr Mark Hedley

Decision: **Permission Granted**

Decision Date: 18 October 2017

Proposal: Three Oaks in garden of 32 The Potteries (part of group G11 of TPO 357A) tree 1 on submitted plan crown reduce by no more than 3 metres. Tree 2 remove lowest limb. Tree T3 crown reduce by no more than 3 metres. One Oak T4 (part of group G12 of TPO 357A) in garden of 31 The Potteries, crown reduce by no more than 3 metres. One Birch T5 with limb overhanging garden of Number 32 (not a protected tree), remove overhanging stem

Address **Land Affected By TPO 357A- At The Potteries, Blackstone Close And Sandy Lane Farnborough Hampshire**

Application No 17/00721/FULPP Ward: Empress
Applicant: Ladbrokes Coral
Decision: **Permission Granted**
Decision Date: 26 September 2017
Proposal: Erection of fascia fixing rails at high level to front elevation
Address **Unit 2 4 Queensmead Farnborough Hampshire GU14 7GL**

Application No 17/00722/ADVPP Ward: Empress
Applicant: Hobbycraft Trading Limited
Decision: **Permission Granted**
Decision Date: 26 September 2017
Proposal: Display 3 internally illuminated fascia signs (two on the front elevation and one on the rear elevation) and 1 set of non illuminated glazing graphics to side elevation.
Address **Unit 6 Horizon Retail Park Solartron Road Farnborough Hampshire**

Application No 17/00724/FUL Ward: Manor Park
Applicant: Mr Thurgar
Decision: **Permission Granted**
Decision Date: 18 September 2017
Proposal: Retention and completion of outbuilding within rear garden
Address **248 Lower Farnham Road Aldershot Hampshire GU11 3QZ**

Application No 17/00726/NMA Ward: St John's
Applicant: Mr Platel And Miss Gosiewska
Decision: **Permission Granted**
Decision Date: 29 September 2017
Proposal: Non material minor amendment to planning permission 15/00584/FULPP dated 1st September 2015 (Erection of single storey rear extension and part two storey side and rear extension) to allow alterations to the internal plan and add patio doors to the rear extension
Address **19 Chiltern Avenue Farnborough Hampshire GU14 9SE**

Application No 17/00727/PDCPP Ward: North Town
Applicant: Mr PAUL PANTHER
Decision: **Development is Lawful**
Decision Date: 04 October 2017
Proposal: Lawful Development Certificate: Formation of a rear/side dormer window and roof lights to front roof elevation to facilitate a loft conversion
Address **2 Ventnor Terrace Aldershot Hampshire GU12 4PD**

Application No 17/00728/FULPP Ward: Knellwood
Applicant: Chris Gare
Decision: **Permission Granted**
Decision Date: 26 September 2017
Proposal: Erection of a wood store to front
Address **Old White Lodge 183 Sycamore Road Farnborough Hampshire GU14 6RF**

Application No 17/00729/FULPP Ward: West Heath
Applicant: Ms K. Francis
Decision: **Permission Granted**
Decision Date: 04 October 2017
Proposal: Erection of a garden room to rear
Address **11 Clouston Road Farnborough Hampshire GU14 8PN**

Application No 17/00730/PDCPP Ward: West Heath
Applicant: Ms Karen Boulton
Decision: **Development is Lawful**
Decision Date: 03 October 2017
Proposal: Formation of a rear dormer window
Address **174 Prospect Road Farnborough Hampshire GU14 8JZ**

Application No 17/00731/TPO Ward: Fernhill
Applicant: Mr Kennedy
Decision: **Permission Granted**
Decision Date: 24 October 2017
Proposal: One Oak (part of group G18 of TPO 357A) reduce height and spread by no more than 2 metres
Address **4 Blackstone Close Farnborough Hampshire GU14 9JW**

Application No 17/00732/FUL Ward: St Mark's
Applicant: Mr D Wheeler
Decision: **Permission Granted**
Decision Date: 04 October 2017
Proposal: Retention of an outbuilding to rear
Address **90 Peabody Road Farnborough Hampshire GU14 6DY**

Application No 17/00733/FUL Ward: North Town
Applicant: Mr D Best
Decision: **Permission Granted**
Decision Date: 10 October 2017
Proposal: Erection of a two storey side extension and attached garage
Address **10 Lea Way Aldershot Hampshire GU12 4UY**

Application No 17/00736/PDCPP Ward: Manor Park
Applicant: Mrs Carol Madgwick
Decision: **Development is Lawful**
Decision Date: 29 September 2017
Proposal: Formation of hip to gable roof conversion with dormer window in rear roof elevation and a roof light within front roof elevation
Address **81 Coronation Road Aldershot Hampshire GU11 3QA**

Application No 17/00737/CONDPP Ward: Empress
Applicant: TAG Farnborough Airport Ltd.
Decision: **Conditions details approved**
Decision Date: 26 September 2017
Proposal: Submission of details to comply with condition 15 (site investigation and assessment) attached to outline planning permission 99/00744/OUT dated 17 November 2000 in respect of plots 300-380 Fowler Avenue
Address **Farnborough Business Park Farnborough Road Farnborough Hampshire**

Application No 17/00739/ADVPP Ward: Empress
Applicant: DP Leisure GB Ltd
Decision: **Permission Granted**
Decision Date: 13 October 2017
Proposal: Display an internally illuminated sign and applied letters on front elevation
Address **Unit 2 4 Queensmead Farnborough Hampshire GU14 7GL**

Application No 17/00742/FULPP Ward: Knellwood
Applicant: Mr & Mrs Stevenson
Decision: **Permission Granted**
Decision Date: 09 October 2017
Proposal: Erection of a two storey rear extension
Address **42 Fellows Road Farnborough Hampshire GU14 6NX**

Application No 17/00745/FULPP Ward: Manor Park
Applicant: Mr & Mrs K. Brundish
Decision: **Permission Granted**
Decision Date: 05 October 2017
Proposal: Erection of a single storey rear extension
Address **31 Brockenhurst Road Aldershot Hampshire GU11 3HH**

Application No 17/00746/FUL Ward: Fernhill
Applicant: Mr D Hurst
Decision: **Permission Granted**
Decision Date: 29 September 2017
Proposal: Relief of condition 2 of planning permission FAU5212 dated 26th November 1970 to retain the garage as a habitable room
Address **4 Wayman Road Farnborough Hampshire GU14 9HD**

Application No 17/00747/FULPP Ward: Rowhill
Applicant: Mr & Mrs Kumar
Decision: **Permission Granted**
Decision Date: 09 October 2017
Proposal: Formation of a pitched roof over existing flat roofed garage, conversion of garage to a habitable room and erection of a single storey rear extension
Address **11 Barton Close Aldershot Hampshire GU11 3NY**

Application No 17/00748/FULPP Ward: Manor Park
Applicant: Mr Choudhary
Decision: **Permission Refused**
Decision Date: 06 October 2017
Proposal: Erection of a two storey rear extension and side dormer to facilitate a loft conversion
Address **110 Boxalls Lane Aldershot Hampshire GU11 3QG**

Application No 17/00750/FULPP Ward: Aldershot Park
Applicant: Mr J Moffat
Decision: **Permission Refused**
Decision Date: 16 October 2017
Proposal: Erection of a two storey rear extension
Address **182 Lower Farnham Road Aldershot Hampshire GU12 4EN**

Application No 17/00755/FULPP Ward: Rowhill
Applicant: Mr & Mrs Daniels
Decision: **Permission Granted**
Decision Date: 11 October 2017
Proposal: Part single and part two storey side and rear extensions following demolition of existing garage to form annexe and single storey rear extension
Address **56 Rowhill Avenue Aldershot Hampshire GU11 3LS**

Application No 17/00758/FULPP Ward: Knellwood
Applicant: Mr Jonathan Coull
Decision: **Permission Granted**
Decision Date: 13 October 2017
Proposal: Demolition of existing garage and erection of part single and part first floor side/rear extension
Address **47 Manor Road Farnborough Hampshire GU14 7HJ**

Application No 17/00770/FULPP Ward: West Heath
Applicant: Mr & Mrs Trevor Harding
Decision: **Permission Granted**
Decision Date: 09 October 2017
Proposal: Erection of a single storey rear extension
Address **61 Cheyne Way Farnborough Hampshire GU14 8RZ**

Application No 17/00771/REV Ward: Cove And Southwood
Applicant: Mr John Astle
Decision: **Permission Granted**
Decision Date: 06 October 2017
Proposal: Relief of Condition 13 attached to planning permission Ref: 96/00079/FUL dated 03 October 1996 (erection of 220 dwellings) to allow conversion of existing integral garage to a habitable room and replace existing door on side elevation with a window
Address **33 Broadmead Farnborough Hampshire GU14 0RJ**

Application No 17/00772/HCC Ward: North Town
Applicant: HAMPSHIRE COUNTY COUNCIL
Decision: **No Objection**
Decision Date: 10 October 2017
Proposal: HAMPSHIRE COUNTY COUNCIL CONSULTATION: Playground extension and associated resurfacing works
Address **Alderwood Infant School Belle Vue Road Aldershot Hampshire GU12 4RZ**

Application No 17/00774/FULPP Ward: Knellwood
Applicant: Mrs Pargin
Decision: **Permission Granted**
Decision Date: 11 October 2017
Proposal: Erection of two storey side extension, single storey rear extension and canopy to front
Address **30 Woburn Avenue Farnborough Hampshire GU14 7EB**

Application No 17/00776/FUL Ward: Empress
Applicant: Mr And Mrs Hignett
Decision: **Permission Granted**
Decision Date: 18 October 2017
Proposal: Removal of existing detached garage and erection of a single storey rear extension
Address **13 Chapel Street Farnborough Hampshire GU14 8AH**

Application No 17/00778/REXPD Ward: Aldershot Park
Applicant: Mrs Julie Lodge
Decision: **Prior approval is NOT required**
Decision Date: 11 October 2017
Proposal: Erection of single storey rear extension measuring 3.3 metres from the original wall of the house x 2.25 metres to the eaves x 3.5 metre overall height
Address **20 Oak Tree Close Aldershot Hampshire GU12 4BE**

Application No 17/00779/FULPP

Ward: Empress

Applicant: Mr J Tytherleigh

Decision: **Permission Granted**

Decision Date: 17 October 2017

Proposal: Demolition of existing garage and erection of a two storey rear extension, single storey side extension, front porch and garden wall to side /rear

Address **1 Chingford Avenue Farnborough Hampshire GU14 8AB**

Application No 17/00788/NMAPP

Ward: St John's

Applicant: Mr Barry Foster

Decision: **Permission Granted**

Decision Date: 25 September 2017

Proposal: Non-material amendment to applications 17/00554/FULPP dated 17th August 2014 for the erection of a detached 2-bedroom house with associated parking, refuse and cycle storage areas to allow front porch and ground floor window alterations

Address **6 Woodlands Road Farnborough Hampshire GU14 9QJ**

Application No 17/00789/FULPP

Ward: Aldershot Park

Applicant: Mrs Joanne Lelliott

Decision: **Permission Granted**

Decision Date: 27 October 2017

Proposal: Relief of Condition No.10 of planning permission 97/00215/FUL dated 30 May 1997 to allow continued use of garage as living accommodation; and continued use of property as a Small House in Multiple Occupation with up to 6 residents (Use Class C4)

Address **9 Crossways Aldershot Hampshire GU12 4LX**

Application No 17/00790/FULPP Ward: West Heath
Applicant: Mr & Mrs Yambahadur Malla
Decision: **Permission Granted**
Decision Date: 19 October 2017
Proposal: Erection of single storey side and rear extensions and retention of alterations to garage roof (variation to planning permission 17/00352/FULPP dated 24th May 2017)
Address **97 West Heath Road Farnborough Hampshire GU14 8QZ**

Application No 17/00793/FULPP Ward: Fernhill
Applicant: Mr J INSKIP
Decision: **Permission Granted**
Decision Date: 19 October 2017
Proposal: Erection of a conservatory to the rear
Address **4 Snowdon Road Farnborough Hampshire GU14 9HR**

Application No 17/00795/FUL Ward: Cove And Southwood
Applicant: Mr & Mrs Watts
Decision: **Permission Granted**
Decision Date: 17 October 2017
Proposal: Retention of a gazebo in rear garden and installation of a chimney flue for bar-b-q
Address **7 Heather Gardens Farnborough Hampshire GU14 0RU**

Application No 17/00797/ADVPP Ward: Empress
Applicant: Wren Kitchens
Decision: **Permission Granted**
Decision Date: 25 October 2017
Proposal: Display two internally illuminated fascia signs (one on the front elevation and one on the rear), an internally illuminated vertical sign and eight sets of applied window graphics (including mullions) on front elevation
Address **Unit 2 Horizon Retail Park Solartron Road Farnborough Hampshire**

Application No 17/00803/FUL Ward: St John's
Applicant: Mr & Mrs Sambrook
Decision: **Permission Granted**
Decision Date: 19 October 2017
Proposal: Erection of part two storey and part single storey side extension
Address **40 Harvey Road Farnborough Hampshire GU14 9TW**

Application No 17/00805/FULPP Ward: Fernhill
Applicant: Mr TIMOTHY LEE
Decision: **Permission Granted**
Decision Date: 19 October 2017
Proposal: Enlargement of existing outbuilding
Address **13 All Saints Crescent Farnborough Hampshire GU14 9DD**

Application No 17/00818/SCREEN Ward: Empress
Applicant: The Trustees Of The Institute Of Christian
Decision: **Environmental Assessment Not Required**
Decision Date: 18 October 2017
Proposal: Screening opinion in respect of the 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
Address **Land At Orchard Rise 127 And La Fosse House 129 Ship Lane And Farnborough Hill School 312 Farnborough Road Farnborough Hampshire**

Application No 17/00819/CONDPP Ward: Empress

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

Decision: **Conditions details approved**

Decision Date: 23 October 2017

Proposal: Submission of details pursuant to condition 9 (remediation verification report) attached to planning permission 17/00174/REVPP in respect of variation of conditions 3, 4, 5, 10, 12, 15, 16, 26, 27 and 32 attached to planning permission 16/00844/REVPP dated 23 November 2016 to allow for use of tarmac at service yard entrance with associated changes to the drainage strategy, changes to the elevations including the erection of an external staircase, the omission of roof lights, the provision of etched panels and changes to servicing doors, boundary treatment, changes to the site layout including the provision of refuse storage and landscaping, alterations to the internal floorspace and use/floorspace restrictions and the disposal of unforeseen contamination (asbestos).

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

Application No 17/00822/CONDPP Ward: North Town

Applicant: CDS (Superstores International) Ltd

Decision: **Conditions details approved**

Decision Date: 25 October 2017

Proposal: Submission of details to comply with condition 2 (external materials) attached to planning permission 17/00502/REVPP dated 11 August 2017 for a 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 17/00838/NMA Ward: Cove And Southwood

Applicant: Ms Sara Steedman

Decision: **Permission Granted**

Decision Date: 18 October 2017

Proposal: Non material amendment to planning application 17/00387/FULPP dated 6th June 2017 (Erection of single storey rear extension) to omit parapet wall and continuation of flat roof in line with neighbour No: 34 Bridge Road

Address **36 Bridge Road Farnborough Hampshire GU14 0HP**

Application No 17/00843/NMAPP

Ward: North Town

Applicant: YBC Cleaning Services Limited

Decision: **Permission Granted**

Decision Date: 13 October 2017

Proposal: Non-Material Amendment : alternative proposed external wall and roofing materials to those approved with planning permission 16/00703/REVPP dated 8 December 2016

Address **161 North Lane Aldershot Hampshire GU12 4TA**

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Development Management Committee
8th November 2017

Head of Planning
Report No. PLN1736

Enforcement and possible unauthorised development

1. Introduction

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

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

2. Policy

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

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

3. Items

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

This report relates to:

Item 1 Delegated Decision to take Enforcement Action

Item 2 Updates on Current Enforcement Cases

All information, recommendations and advice contained in this report are understood to be correct at the time of writing this report. Any change in circumstances will be updated verbally at the Committee meeting. Where a recommendation is either

altered or substantially amended between preparing the report and the Committee meeting, a separate sheet will be circulated at the meeting to assist Members in following the modifications proposed.

4. Human rights

The Human Rights Act 1998 (the Act) has incorporated part of the European Convention on Human Rights into English law. Any recommendation either to take or not to take enforcement action has been assessed to make sure that the decision is compatible with the Act. If there is a potential conflict this will be highlighted in the individual report on the relevant item.

5. Financial implications

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

Keith Holland
Head of Planning

BACKGROUND PAPERS

Rushmoor Local Plan Review (1996-2011)[saved policies]

Rushmoor Core Strategy (October 2011)

Rushmoor Local Enforcement Plan (2016)

National Planning Policy Framework (NPPF)

Item1

Delegated Decision 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	61A Tongham Road, Aldershot
Ward	Aldershot Park
Decision	Issue Enforcement Notice
Decision Date	9 Oct 2017
Reasons	Planning permission was granted in April 2016 (ref 16/00090/FULPP) for the erection of a 1-bedroom house with associated landscaping. The development is under construction and is nearing completion, however a 2-bedroom house has been constructed.
Alternatives	No Action would result in the failure to provide off-street parking in accordance with the Council's adopted parking standards for a 2-bedroom dwelling in an area with high demand for on-street parking. This may give rise to indiscriminate on-street parking, to the detriment of highway safety. Therefore enforcement action is necessary.
Case Officer	Mark Andrews
Associated Documents	Enforcement Reference 17/00173/CONDS

Item 2 Updates on Current Enforcement Cases

Item 2.1

Site Location **44 Gravel Road Farnborough**

Breach

Failure to implement tree protection works, and carrying out of works resulting in damage to a tree subject to a TPO.

Background

Planning permission was granted in November 2015 for a development of four, three bedroomed terraced houses at the rear of 44 Gravel Road (Ref: 15/00694/FULPP). A condition attached to the permission required implementation of a scheme of tree protection prior to commencement of works.

It was brought to the Council's attention in March 2017 that the works being carried out on site did not accord with the terms of the permission and had caused extensive damage to the root system of a TPO Copper Beech at the front of the property.

Following the interview of the developer and an owner of the site under caution at the Council Offices in March 2017, and the subsequent reporting of the case to the Committee on 26 April 2017, it was decided to pursue prosecution against the developer.

Commentary

At Basingstoke Magistrates' Court on Thursday 5 October, the development company admitted a charge of causing or permitting damage to a copper beech tree at the property protected by a Tree Preservation Order (TPO) since 1975.

The company was fined £1,000, reduced from £1,500, as the developer had admitted the charge at the earliest opportunity. In addition, the developer was also ordered to pay a victim surcharge of £100 and the council's costs of £915.

The Court heard that damage to the tree was caused during the digging of a trench for foul drainage pipework to connect the new houses into the public sewerage network undertaken on behalf of the developer in January 2017. Constraints set out in a condition of the planning permission for the site detailed the line of the drainage trench and specified that it should be dug by hand to protect the TPO tree's roots. However, although the developer was not on site when the drainage trench was dug, they admitted failing to make sure that the trench was dug by hand rather than with a mechanical digger; and also that the trench was dug on the correct line as approved and shown on the plans approved for the development. This meant the trench was dug too close to the roots of the protected tree, causing severe damage to them.

The Court heard that the tree had been surveyed on three occasions since. The third survey confirmed that although the tree had incurred damage to more than 40% of

its roots and was showing signs of stress, it did not appear to be dying. However, the long-term future of the tree was subject to on-going remedial action, which the Court recommended the developer continue. The full impact upon the tree will not be fully known until tests have been completed over the next two years.

Recommendation

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

Item 2.2

Site Location **Grasmere House, 33 Cargate Avenue, Aldershot**

Breach

Unauthorised change of use from a care home with an ancillary garage and store to a 14 bedroom House in Multiple Occupation (HMO) and a one-bedroom house

Background

The Council issued an Enforcement Notice in respect of the unauthorised change of use from a care home with an ancillary garage and store to a 14 bedroom House in Multiple Occupation (HMO) and a one-bedroom house at Grasmere House, 33 Cargate Avenue, Aldershot. The steps required by the Notice were:

- Cease using the property as a 14-bedroom House in Multiple Occupation and a one-bedroom house.
- Remove the fence and gate that facilitate the creation of a separate house from the rear parking area.
- Remove the false door and any kitchen and sanitary ware from the outbuilding at the rear.
- Reinststate the garage for parking purposes in accordance with the details shown on drawing number 0275/2, as approved under planning permission 95/00266/FUL.

The date for compliance with the Notice was 11 October 2017.

Commentary

The Case Officer visited the site on 13 October 2017 in the presence of Mr Mandozai, one of the owners, where it was noted that in the main building, five of the rooms remain occupied but the rest have been vacated.

The residential use of the outbuilding had ceased and the kitchen units and sanitary ware had been removed, but the plasterwork behind the garage door had not been removed and the ground floor of the building is not yet available for parking. The fencing and gate still remain around the parking area.

It is concluded that while substantial progress has been made towards compliance with the terms of the Enforcement Notice, there is still some way to go before full compliance can be confirmed.

Mr Mandozai indicated that he should be able to relocate the remaining tenants to other premises by the end of October. It is therefore intended that the Case Officer will re-inspect the premises on 7 November 2017 with a view to confirming that the terms of the Enforcement Notice have been fully complied with. Members will be updated verbally of the results of this inspection.

Recommendation

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

Item 2.3

Site location 10 Grosvenor Road, Aldershot

Alleged breach Change of use of unit to massage parlour

Recommendation No further action

Description

The site is located on the west side of Grosvenor Road and occupies the ground floor retail unit, currently occupied by Shanghai Therapy Massage.

Alleged breach

Change of use of unit from retail (Use Class A1) to massage parlour (Sui Generis).

Investigation

A site visit was carried out and it was observed that Shanghai Therapy Massage occupies the premises. The authorised planning use of the property is retail (Use Class A1). A premises providing massage would fall outside any use classes and is therefore Sui Generis (without class). Planning permission is required for any change of use to or from a Sui Generis Use.

Letters were sent to Shanghai Therapy Massage on 26th September and 3rd October requesting they contact the Planning Department to discuss how they intend to deal with the unauthorised change of use. In the absence of a response, Shanghai Therapy Massage were advised that this matter will be referred to the Development Management Committee.

Commentary

The main issues in this case are the principle of the change of use, the impact on Aldershot Town Centre, the impact on the amenities of the occupiers of adjacent properties and highway safety considerations.

With regard to the principle of the change of use, the site is within the defined town centre and outside the retail core. As such Core Strategy Policy SS1 (Spatial Strategy) is relevant. This policy seeks to maintain and enhance town centres by encouraging a range of facilities and uses consistent with the scale and function of the centre. Having regard to the above, the principle of the change of use is considered acceptable, subject to usual planning considerations (see below).

In terms of the impact on Aldershot Town Centre, a key issue is whether the use maintains the vitality and viability of the town centre. In principle, a health related use attracting visiting member of the public is considered to be acceptable in this location. The Draft Submission Plan allocates the site as part of the secondary shopping frontage (Policy SP1.2) and based on the most recent frontage survey (October 2017) there is no conflict with the policy approach of retaining at least 50% of units in the frontage in A1 use. Policy SP1.2 also sets out that the site is expected to provide an active frontage. The property currently has extant planning permission for a 'traditional' shop front (ref 16/00677/FUL), which will provide an active shop front. These works will take place in December 2017 as part of the Activation Aldershot Shop Front Grant. It was recognised that improvement to the shop front were required and it was on this basis that the grant was given. In this area, it is considered important to retain an active shopping frontage and the acceptability of the massage parlour would be dependent on this being maintained.

It is considered that the use of the premises as a massage parlour would not harm vitality and viability of Aldershot town centre and is acceptable in this regard.

With regard to the impact on neighbouring amenity and highway safety, the use of the premises is not considered to function significantly differently to the authorised retail use and does not give rise to any significant loss of neighbouring amenity or detrimental impact on highway safety.

In conclusion, it is considered that the current use of the premises is acceptable in principle and that an application to continue the present use would receive a recommendation for the grant of planning permission.

Full recommendation

It is recommended that no further action be taken.

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Development Management Committee
8th November 2017

Planning Report No. PLN1737

Appeals Progress Report

1. Appeal Decisions

- 1.1 Appeal against the Council's refusal of Prior Approval for Larger home extensions 17/00357/REXPD for the erection of a single storey rear extension at **33 Cotswold Close Farnborough**.
- 1.1.1 The appeal was determined under the householder appeal procedure. The decision is dated 5th October 2017.
- 1.1.2 The Council's reasons for refusal cited the mass and bulk of the proposed extension close to the boundary with 35 Cotswold Drive, concluding that it would give rise to an oppressive and unneighbourly impact on the adjoining property in conflict with Policies ENV 17 and H15 of the Rushmoor Local Plan Review (1996 - 2011).
- 1.1.3 The Inspector considered the proposed extension of an additional 4.5m beyond the existing rear projection. Its flank wall as proposed would run adjacent to the boundary with No 35 and its height, at 2.8m would exceed the eaves height of the existing projection. Given its depth, height, and proximity to the boundary, the proposed extension when seen from No 35's rear lounge windows was considered to appear dominant and overbearing.

In the context of the other existing buildings surrounding the site, the addition of an extension of the size proposed was found to exacerbate the existing sense of enclosure, and to have an unacceptably oppressive effect on living conditions at No 35. The proposed development failed to comply with saved Policy H15 of the Rushmoor Local Plan, adopted in August 2000, which seeks to ensure that extensions have proper regard for neighbouring properties, with particular regard to their bulk and effects on daylight.

Decision – Appeal **DISMISSED**

2. Recommendation

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

Keith Holland
Head of Planning

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Development Management Committee
8th November 2017

Directorate of Community and
Environment
Planning Report No. PLN1738

**Planning (Development Management) summary report for the quarter
Jul-Sept 2017**

1. Introduction

- 1.1 The purpose of this report is to update Members on the position with respect to Performance Indicators for the Development Management Section of Planning, and the overall workload of the Section. This report covers the quarter from 1st July to 30th September.

2. Planning Applications

- 2.1 The three tables below set out figures relating to Major, Minor and 'Other' planning applications for the first quarter. We are required to provide the government with statistical returns in relation to these categories. It should be noted that the returns required by government do not include a number of application types including applications for certificates of lawfulness, applications for prior approval for larger householder extensions, certificates of lawful development, applications for the approval of details pursuant to conditions and applications to fell or carry out works to TPO trees. These applications however constitute a significant source of demand on our service numbering 96 cases in the quarter, and are included in the total figures reflecting workload set out at 3.1 below.

Major and small scale major Applications determined within 13 weeks/PPA target

Decisions in quarter	Jul – Sept 2017	Government Target	2016/2017 Total
8*	100%	60%	94%

*Whilst 5 of the 8 decisions were issued after the 13 week period, these were the subject of agreed extensions of time by the applicants and therefore recorded as in time for government returns.

Minor Applications determined within 8 weeks

Decisions in quarter	Jul – Sept 2017	Government Target	2016/2017 Total
24	71%	65%	75.7%

'Other' (Including Householder) Applications determined within 8 weeks

Decisions in quarter	Jul – Sept 2017	Government Target	2016/2017 Total
96	96%	80%	95.4%

2.2 The following table sets out figures relating to appeals allowed against the authority's decision to refuse permission.

% of appeals allowed against the authority's decision to refuse

2016/2017 Total	Government Target	Jul – Sept 2017	Appeal Decisions
20%	40% max	0%	0

3. Workload

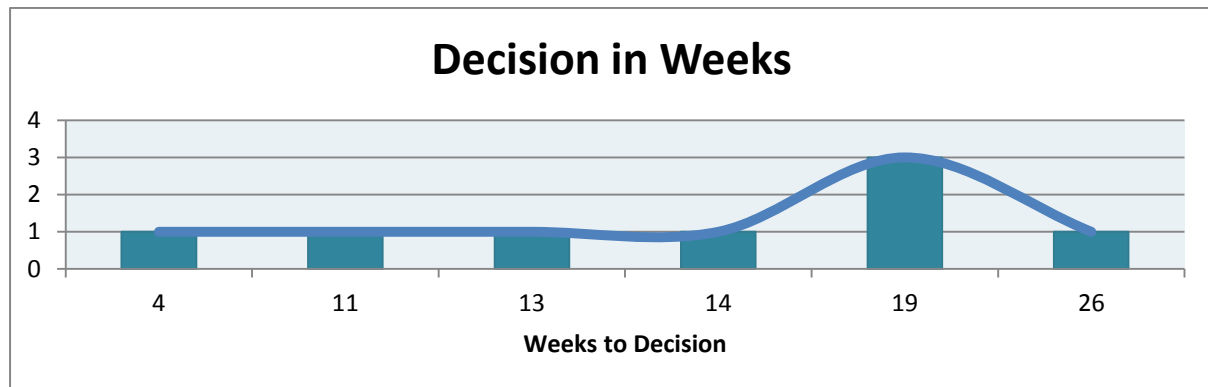
3.1 This section deals with workload demand on the Development Management Section in the past three months and the full year.

Departmental Work Demand Apr-Jun 2017

Applications Submitted (All types)	Pre-Application Cases	Incoming Telephone Calls	Applications Determined (All types)	Appeals Submitted
273	79	2554	240	1

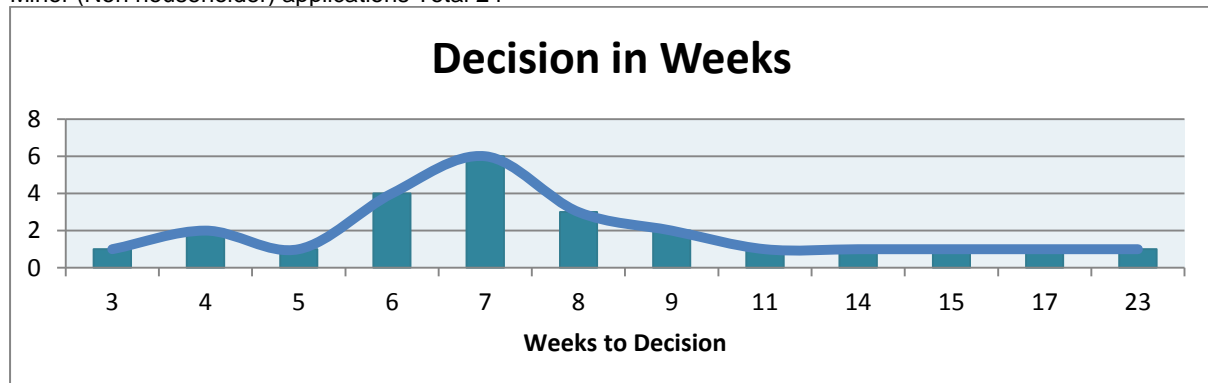
3.2 The following graphs present the time period being taken to determine different types of application.

Major and small-scale majors Total 8



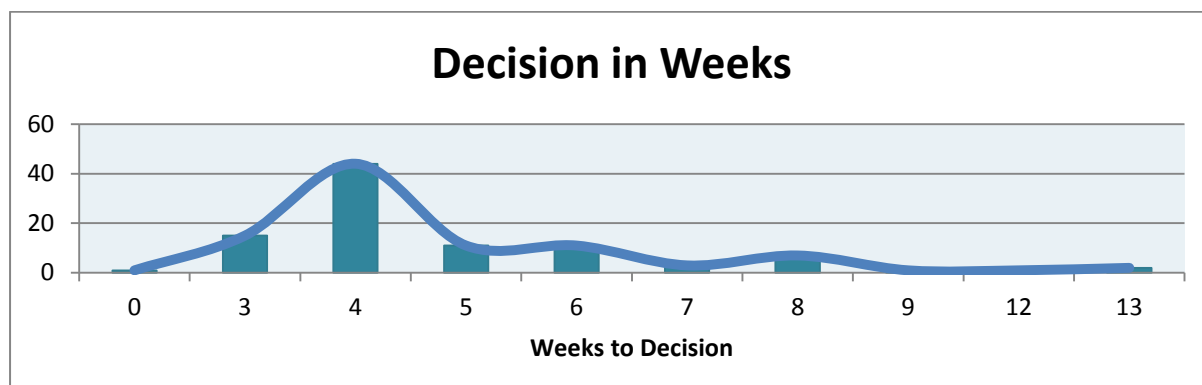
3.3 Performance with regard to Major applications remains buoyant with all eight cases either determined within the statutory 13 week period, or the subject of agreed extensions of time.

Minor (Non householder) applications Total 24



3.4 This second graph illustrates the determination times for minor applications, 71% of which were determined within the statutory date.

'Other' (Including Householder) applications Total 96



3.5 This third graph shows that in the final quarter of this financial year the majority of householder applicants have continued to receive decisions in the third and fourth weeks after their validation date.

4. Fee Income

4.1 The total amount of planning fee income received for the quarter was £62,340.

5. Section 106 contributions

5.1 Information in this section relates to financial contributions secured by way of section 106 planning obligations.

Section 106 contributions received	Jul – Sept 2017
Contributions received (Rushmoor and Hampshire) apportioned as set out below~	£762,380.62
Open Space (specific projects set out in agreements)	£81,010.62
SANGS a) Hawley Meadows * b) Southwood II c) Rowhill	a) £280,020.00 b) £138,840.00 c) £11,310.00
SAMM* a) Hawley Meadows b) Southwood II c) Rowhill d) Wellesley Woodland	a) £30,650.00 b) £15,185.00 c) £2,232.00 d) £0
Transport (specific projects set out in agreements)*	£190,778.36

~This figure also includes monitoring charges, interest and receipts for the Farnborough Airport Community Environmental Fund.

*Contributions relating to the Hawley Meadows SANG. SAMM contributions and Transport are paid to Hampshire County Council.

Fourteen new undertakings/legal agreements were signed in the period July-September 2017.

6. Comment on workload for this quarter and year

- 6.1 This first quarter saw sustained application levels, and fee income for this quarter exceeding the budgeted estimate for two of the three months. This is invariably a product of timing decisions taken by applicants in respect of major schemes.
- 6.2 Payment for pre-application discussions and meetings commenced on 1st February 2017. The currently reported quarter shows total receipts of £10,140.00, an increase on the £7,439.40 received in the previous quarter. These receipts are subject to VAT at 20% meaning the actual receipt from a householder charge of £35.00 is £29.17, a minor development charge of £200.00 is £166.67 and a Major development charge of £600.00 is £500.00. In the first quarter when charges were introduced, the number of pre-application queries registered fell from 200-250 per quarter, to 127. This pattern has continued with the figures for the subsequent two reported quarters being 110 and 79, this appears to be evidence of some deterrent effect on 'casual' pre-application enquiries as a result of charging.

7. Wellesley

- 7.1 Progress on the first residential phases of Wellesley continues and Maida Development Zone A (which will provide 228 units) is almost completed. There have been 205 practical completions to date, of which 202 units are now occupied. 75 of the occupied units provide affordable housing.
- 7.2 Works have commenced on site for Phases B1 and B2 of Corunna Zone B in relation to a scheme for 277 dwellings (Part Reserved Matters Application approved in March 2017). This zone is located to the west of Maida on the opposite side of Queen's Avenue and pre-application discussions are currently taking place in relation to residential proposals for remainder of the zone. Corunna will provide a total of 706 dwellings.
- 7.3 Works have recently commenced on Gunhill Development Zone E (Reserved Matters Application approved March 2017). This zone is located directly south of Maida and will provide 107 dwellings.
- 7.4 The Reserved Matters Application for 116 dwellings at McGrigor Zone D will be reported the November 2017 Planning Committee for determination. The McGrigor zone is located directly north of the Cambridge Military Hospital Zone C and associated approved demolition work was carried out earlier in the year in preparation for redevelopment.

7.5 The construction of the Western Primary School is well under way and the school is due to open September 2018. It will be called The Cambridge Primary School.

8. Recommendation

8.1 That the report be NOTED

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

BACKGROUND PAPERS: There are no background papers.

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