

Public Document Pack



RUSHMOOR BOROUGH COUNCIL

DEVELOPMENT MANAGEMENT COMMITTEE

*at the Council Offices, Farnborough on
Wednesday, 6th December, 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 - 20)**

To confirm the Minutes of the meeting held on 8th November, 2017 (copy attached).

3. **PLANNING APPLICATIONS – (Pages 21 - 96)**

To consider the Head of Planning's Report No. PLN1740 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	17/00914/OUTPP	Blandford House, Aldershot	For information
6.	17/00956/FULPP	110-118 Victoria Road, Farnborough	For information

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

Item	Pages	Reference Number	Address	Recommendation
7	29-36	17/00858/REVPP	34 Cranmore Lane, Aldershot	Grant
8	37-60	17/00866/FULPP	Blackwater Shopping Park, Farnborough Gate, Farnborough	Grant
9	61-77	17/00891/FULPP	12 Arthur Street, Aldershot	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 97 - 100)**

To consider the Head of Planning's Report No. PLN1741 (copy attached) which reports on cases of planning enforcement and possible unauthorised development.

MEETING REPRESENTATION

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

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

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Development Management Committee
6th December 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, 8th November, 2017 at the Council Offices, Farnborough at 7.00 pm.

Voting Members

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

Cllr Mrs. D.B. Bedford
Cllr D.M.T. Bell
Cllr R. Cooper
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 (Environment and Service Delivery Portfolio Holder) (ex officio) attended the meeting.

Apologies for absence were submitted on behalf of Cllr P.I.C. Crerar.

41. DECLARATIONS OF INTEREST

There were no declarations of interest.

42. MINUTES

The Minutes of the meeting held on 13th September, 2017 were approved and signed by the Chairman.

43. 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:

17/00494/REMPP	(McGrigor Zone D Wellesley, 116 Dwellings);
17/00495/LBC2PP	(McGrigor Zone D Wellesley, Listed

- * 17/00744/REVPP Building Consent);
17/00787/COUPP (No. 10 Queens Road, Farnborough);
(Voyager House, No. 2 Apollo Rise, Farnborough);
- (ii) the applications dealt with by the Head of Planning, where necessary in consultation with the Chairman, in accordance with the Council's Scheme of Delegation, more particularly specified in Section "D" of the Head of Planning's Report No. PLN1735, be noted;
- (iii) the current position with regard to the following applications be noted pending consideration at a future meeting:
 - 16/00837/FULPP (The Crescent, Southwood Business Park, Summit Avenue, Farnborough);
 - 16/00981/FULPP (Aldershot Bus Station, No. 3, Station Road, Aldershot);
 - * 17/00616/FULPP (Land at Orchard Rise, No. 127 and La Fosse House, No. 129 Ship Lane, and Farnborough Hill School, No. 312 Farnborough Road, Farnborough);
 - 17/00842/RBCRG3 (No. 259 North Lane, Aldershot);
 - 17/00858/REVPP (No. 34 Cranmore Lane, Aldershot);
 - 17/00866/FULPP (Blackwater Shopping Park, Farnborough Gate, Farnborough);
- (iv) the receipt of a petition in respect of the following application be noted:
 - * 17/00748/FULPP (No. 110 Boxalls Lane, Aldershot).
 - * The Head of Planning's Report No. PLN1735 in respect of these applications was amended at the meeting

44. ENFORCEMENT AND POSSIBLE UNAUTHORISED DEVELOPMENT

- (i) **No. 61A Tongham Road, Aldershot –**

RESOLVED: That 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. PLN1736, be noted.
- (ii) **No. 44 Gravel Road, Farnborough –**

RESOLVED: That the Head of Planning's Report No. PLN1736 be noted with respect to this property.
- (iii) **Grasmere House, No. 33 Cargate Avenue, Aldershot –**

RESOLVED: That the Committee note the Head of Planning's Report

No. PLN1736 (as amended at the meeting in relation to this item).

(iv) **No. 10 Grosvenor Road, Aldershot –**

The Committee considered the Head of Planning's Report No. PLN1736 regarding the alleged breach in relation to a change of use from retail (Use Class A1) to massage parlour (Sui Generis – without Class). In the absence of a response to two letters sent to Shanghai Therapy Massage, the organisation had been advised that the matter would be referred to the Committee.

Members were advised that the current use of the premises was acceptable in principle and that an application to continue the present use as a massage parlour would receive a recommendation for the grant of planning permission.

RESOLVED: That no further action be taken in respect of an alleged breach of use at No. 10 Grosvenor Road, Aldershot, as set out in Report No. PLN1736.

45. **APPEALS PROGRESS REPORT**

The Committee received the Head of Planning's Report No. PLN1737 concerning the following appeal decision:

Application No.	Description	Decision
17/00357/REXPD	Against the Council's refusal of Prior Approval for Larger Home Extensions for the erection of a single storey rear extension at No. 33 Cotswold Close, Farnborough	Dismissed

RESOLVED: That the Head of Planning's Report No. PLN1737 be noted.

46. **PLANNING (DEVELOPMENT MANAGEMENT) SUMMARY REPORT FOR THE QUARTER JULY - SEPTEMBER 2017**

The Committee received the Head of Planning's Report No. PLN1738 which provided updates on the Performance Indicators for the Development Management Section of Planning and the overall workload of the Section for the period 1st July to 30th September, 2017.

RESOLVED: That the Head of Planning's Report No. PLN1738 be noted.

The meeting closed at 7.55 pm.

CLLR B.A. THOMAS (CHAIRMAN)

Development Management Committee

8th November 2017

Appendix "A"

Application No. 17/00494/REMPP 12th June 2017
& Date Valid:

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. at **Zone D - McGrigor Aldershot Urban Extension Alisons Road Aldershot**

Applicant: Grainger (Aldershot) Limited And Secretary Of State For Defence

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

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

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

Drawings: AHL.01A;CSL.01B;DML.01A; 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.e1A;
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.e1B;
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.pA; 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.eA; 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/03C;GTASHOT_D/GA/04D;
GTASHOT_D/GA/05E;GTASHOT_D/GA/06D;
GTASHOT_D/GA/07D;GTASHOT_D/GA/08D;
GTASHOT_D/GA/09C;GTASHOT_D/GA/10C;
GTASHOT_D/GA/11C;GTASHOT_D/GA/12A;
GTASHOT_D/RD/01C;GTASHOT_D/RD/02;
GTASHOT_D/RD/03;GTASHOT_D/RD/04;
GTASHOT_D/SK/03D;GTASHOT_D/SU/01D;
GTASHOT_D/UT/01D;GTASHOT_D/UT/02D;
GTASHOT_D/UT/03D;GTASHOT_D/UT/04D;
GTASHOT_D/VT/01A;GTASHOT_D/VT/02B;
GTASHOT_D/VT/03B; 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.21.4D; 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 Construction or demolition work of any sort within the area covered by the application shall only take place between the hours of 0800-1800 on Monday to Fridays and 0800-1300 on Saturdays. No work at all shall take place on Sundays and Bank or Statutory Holidays.

Reason - To protect the amenities of

neighbouring residential properties and to prevent adverse impact on traffic and parking conditions in the vicinity.

- 8 The 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 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.

**Application No. 17/00495/LBC2PP
& Date Valid:**

13th June 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). (PLEASE SEE APPLICATION REFERENCE 17/00494/REMPP FOR DRAWINGS AND DOCUMENTS) at **Zone D - McGrigor Aldershot Urban Extension Alisons Road Aldershot**

Applicant: Grainger (Aldershot) Limited And Secretary Of State For D...

Conditions: 1 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.p2B;P.100-104.e1A;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.peA;GAR.S01.peA;GAR.S02.peA;GAR.S03.p eA;GAR.S04.peA;GAR.T01.peA;GAR.T02.peA;GAR.T03 .peA;HT-2B4P.eA;HT2B4P.p;HT-2B4P.pA;HT.2B4P_OP T1.eA;HT.2B4P_OPT2.eA;HT.2B4P_OPT2.pA;HT.3B.1_ OPT1.eA; HT.3B.1_OPT1.pA;HT.3B.1_OPT2.eA;

HT.3B.1_OPT2.pA;HT.3B.5.eA;HT.3B.5.pA;HT.3B.5P_O
PT1.eA;HT.3B.5P_OPT1.pA; 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.eA;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/03C;GTASHOT_D/GA/04D;
GTASHOT_D/GA/05E;GTASHOT_D/GA/06D;
GTASHOT_D/GA/07D;GTASHOT_D/GA/08D;
GTASHOT_D/GA/09C;GTASHOT_D/GA/10C;
GTASHOT_D/GA/11C;GTASHOT_D/GA/12A;
GTASHOT_D/RD/01C;GTASHOT_D/RD/02;
GTASHOT_D/RD/03;GTASHOT_D/RD/04;
GTASHOT_D/SK/03D;GTASHOT_D/SU/01D;
GTASHOT_D/UT/01D;GTASHOT_D/UT/02D;
GTASHOT_D/UT/03D;GTASHOT_D/UT/04D;
GTASHOT_D/VT/01A;GTASHOT_D/VT/02B;
GTASHOT_D/VT/03B;GTASHOT_D/LG/01C;

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.21.4D; 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.

- 2 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.

- 3 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.

- 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 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.

Application No. & Date Valid: 17/00744/REVPP 5th 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

at 10 Queens Road Farnborough Hampshire GU14 6DN

Applicant: Mr & Mrs A & K Sahni

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.

Application No. & Date Valid: 17/00787/COUPP

19th September 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 at **Voyager House 2 Apollo Rise Farnborough Hampshire**

Applicant: North East Hampshire & Farnham Clinical Commissioning Group

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 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 Rev.B, -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.

Development Management Committee
6th December 2017

Head of Planning
Report No.PLN1740

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 deferral at the 18 July 2017 meeting, the applicants have been undertaking a detailed technical review of the various options for provision of vehicular access to/from the proposed development as requested. The developers' Transport Consultants have recently completed further traffic surveys of roads in the vicinity of the site, including both ends of Southwood Road. These surveys were delayed for some time in order to await the completion of various roadworks in the vicinity; and also to avoid school holidays. The applicants have now indicated that it is their intention to amend the scheme to have vehicular access to/from both Southwood Road and also Apollo Rise. They have arranged a neighbourhood consultation event to be held in early December, after which it is intended to formally submit the amended plans in this respect. Taking into account a formal re-consultation of neighbours and contributors by the Council, it is envisaged that the application will be presented to Committee at the 31 January 2018 meeting. There is an agreed extension of time for the consideration of the application in place until 28 February 2018.</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>The applicants are in discussion with Natural England concerning the impact of the development on the Thames Basin Heaths Special Protection Area. In the absence of a definitive response it is too early to bring this application to the Development Management committee for consideration. This proposal will be the subject of a Committee site visit in due course.</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>The application has been submitted, however is invalid as the information submitted is incomplete.</p>

5	17/00914/OUTPP	<p>Development of up to 180 dwellings (including the conversion of Blandford House and retention of three existing dwellings) including access, internal roads, demolition of buildings, amenity space, green infrastructure and sustainable urban drainage systems (Matters for Approval - Access Only) to include FULL approval of details for the provision of up to 13.7ha of Suitable Alternative Natural Greenspace (SANG) and associated car park (up to 18 spaces).</p> <p>Blandford House Aldershot Hampshire</p> <p>This application has only recently been made valid and consultations are underway.</p>
6	17/00956/FULPP	<p>Demolition of five detached dwellings and erection of 42 apartments (27 one bedroom and 15 two bedroom) for the elderly (sixty years of age and/or partner over fifty five years of age), guest apartment, communal facilities, access, car parking and landscaping</p> <p>110 - 118 Victoria Road Farnborough Hampshire</p> <p>This application has only recently been received and consultations are underway.</p>

Section B

Petitions

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

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

Case Officer	Chris Jones
Application No.	17/00858/REVPP
Date Valid	11th October 2017
Expiry date of consultations	3rd November 2017
Proposal	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
Address	34 Cranmore Lane Aldershot Hampshire GU11 3AT
Ward	Rowhill
Applicant	Mr & Mrs Nazim
Agent	Mr Nigel Rose
Recommendation	GRANT

Description

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

The original planning permission (12/00967/FULPP) for this development was granted in March 2013, for the erection of a detached three-bedroom house, following demolition of the garage and the partial demolition of an existing single storey extension to the original building. There have been two previous applications for Material Minor Amendments to the design and layout of the house. The first (13/00949/MMAPP, granted March 2014) related to the increase in the width of the dwellinghouse. The second (17/00182/MMA, granted July 2017) related to the retention and completion of the dwelling with a fourth bedroom in the roof space, a patio at the rear and amendments to elevations and parking.

In the originally approved scheme and the amended schemes, the parking areas for the new and existing properties comprised spaces positioned parallel with the highway boundary with a shared turning area between them and utilising the existing vehicular access to the highway for both properties. The current application proposes an amended parking layout in

which the new dwelling would be provided with three parking spaces as permitted under planning permission 17/00182/MMA, but a dropped kerb and footway crossing would be provided across the frontage of the original property and two parking spaces would be at right angles to the front boundary for this property. The area would be block paved and a small section of fencing would run part the way down the boundary between the two plots, to provide visual separation.

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

Consultee Responses

Transportation Strategy Officer No Objection

Neighbours notified

In addition to posting a site notice, 5 individual letters of notification were sent to properties in Cranmore Lane and Alverstoke Gardens.

Neighbour comments

The occupant of 43 Cranmore Lane raises an objection to the proposal to create individual vehicular access points to the new and existing properties on grounds of impact upon highway safety. He considers that the single entrance as approved is sufficient.

Policy and determining issues

The site is within the built-up area as defined in the Rushmoor Plan Core Strategy and Policies CP2 (Design and Heritage), CP4 (Surface Water Flooding) and CP16 (Reducing and Managing Travel Demand) are relevant as is saved Policy ENV17 (General Development Criteria).

The main determining issues are considered to be the implications of the proposed amendments on the appearance of the property, its impact upon visual amenity and upon the adjoining residents, upon highway safety and upon surface water drainage.

Commentary

Impact upon visual amenity -

In terms of the new property, the proposed amendments would have little impact upon the appearance of this dwelling as the parking layout would not be significantly changed from the approved scheme. For the existing property, the changes would be more far-reaching since the only substantial area of landscaping at the front of the properties in the originally approved scheme would now be removed to make way for the widened dropped kerb and vehicle crossing. However, while this is disappointing, it is not considered that the impact upon the street scene and the character of the area would be so great as to warrant refusal of planning permission.

Impact on residential amenity -

It is considered that the amendments to the parking layout proposed would not materially

affect the outlook and amenity of adjoining residents.

Impact upon Highway Safety -

The parking arrangements proposed for the new property are unchanged from the approved scheme. The new arrangements proposed for the existing property would be acceptable since they would provide two parking spaces for the three bedroom property in accordance with the requirements of the Car & Cycle Parking Standards together with a turning area to allow vehicles to enter and leave the site in forward gear. The objector has commented that he believes that the formation of two access points to the highway would be more dangerous than the single access point as originally approved. However, it is not possible to identify any particular reason why this should be the case and indeed, the provision of separate accesses would improve the manoeuvring areas for the two properties and would reduce the likelihood of conflicting vehicular movements between the two households when attempting to enter and leave the site.

Surface Water Drainage -

It is a requirement of Policy CP4 that all new housing is provided with a Sustainable Drainage System or equivalent to ensure that surface water runoff from the site will not exceed greenfield runoff rates. Details of a satisfactory SUDS were submitted pursuant to condition 7 of planning permission 13/00949/MMAPP before commencement of development and there is no reason to suppose that such a system could not be modified to cope with the increased area of hardstanding at the front of the building and the patio at the rear. A condition was attached to the previous Minor Material Amendment approval requiring details to be submitted for approval and that the approved details be implemented before occupation of the new property. These details have not yet been submitted and since there will need to be further amendments to any such scheme to take into account the changes currently proposed, a similar condition is recommended in respect of the current application.

Other Matters -

The applicants have paid Section 106 contributions secured as part of previous planning permissions to mitigate the impact of the development on the Thames Basin Heaths Special Protection Area pursuant to the Council's Avoidance and Mitigation Strategy and the proposal is acceptable in terms of Policy CP13.

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

FULL RECOMMENDATION

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

- 1 The permission hereby granted shall be carried out and completed in accordance with the following approved drawing - P.50, submitted with this application and drawings

P.41 Rev B, P.42 Rev B, P.43 Rev B and P.44 Rev B approved under planning permission 17/00182/MMA.

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

- 2 The development shall be carried out and completed in accordance with the details that were approved under reference 15/00577/CONDPP on 20 November 2015, pursuant to conditions 3, 4, 5, 6, 8 and 13 of planning permission 13/00949/MMAPP.

Reason - To ensure a satisfactory form of development.

- 3 Prior to the occupation of the property, details of measures to incorporate Sustainable Drainage Systems (SUDS) into the development or suitable alternative drainage strategy shall be submitted to and approved in writing by the Local Planning Authority. Such details as may be approved shall be implemented in full prior to the first occupation of the dwelling and retained in perpetuity.

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

- 4 The new property shall not be occupied until a fully detailed landscape and planting scheme (to include, where appropriate, both landscape planting and ecological enhancement) has been submitted to and approved in writing by the Local Planning Authority. The development shall be completed and retained in accordance with the details so approved.

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

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

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

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

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

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

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

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

Reason - To safeguard the amenities of adjoining residents.

- 9 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 2015, (or any Order revoking and re-enacting that Order), no development falling within Classes) A, B, C, D or E of Part(s) 1 of Schedule 2 shall be carried out without the prior permission of the Local Planning Authority.

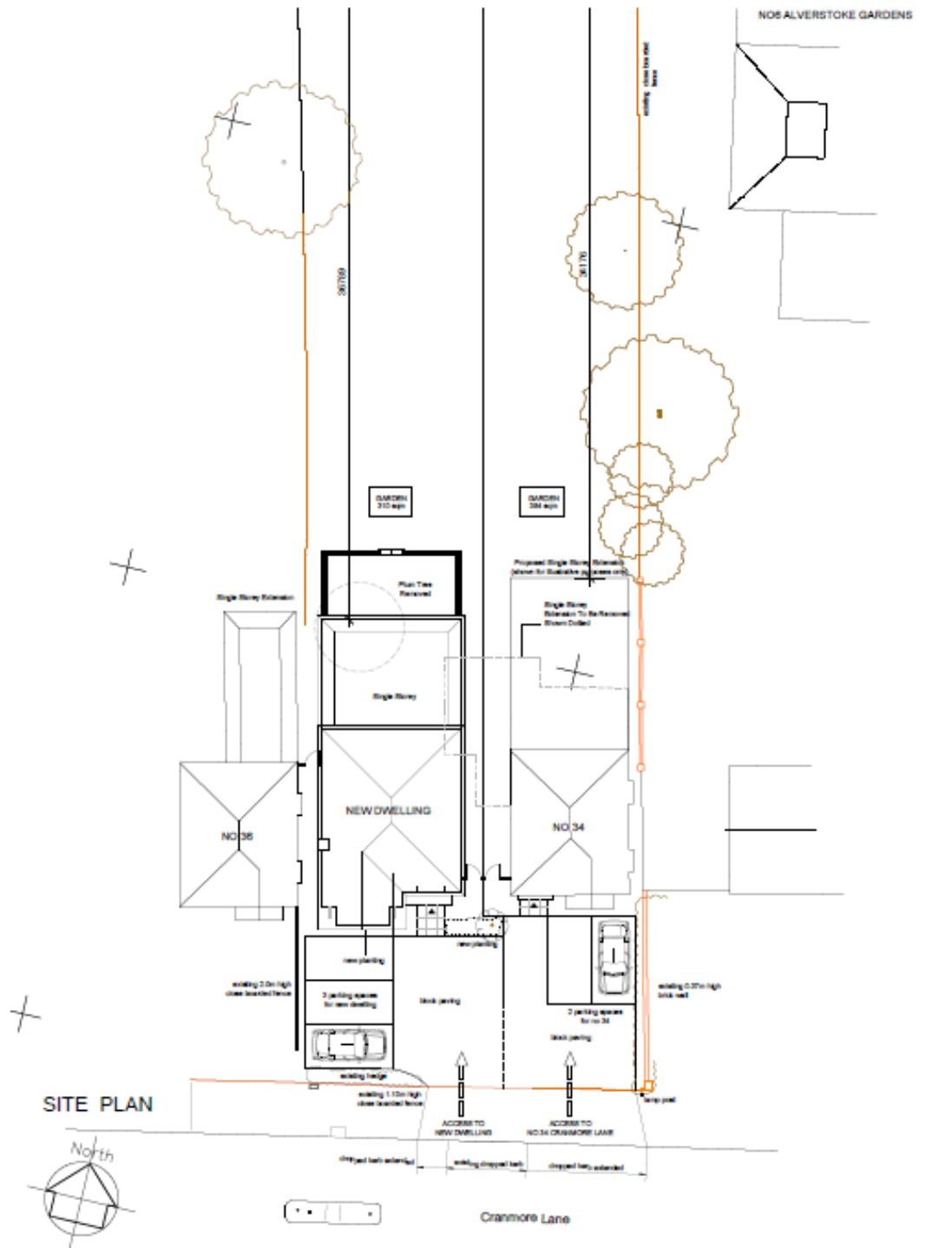
Reason - To protect the amenities of neighbouring residential properties and to prevent adverse impact on traffic and parking conditions in the vicinity.

Informatives

- 1 **INFORMATIVE** – The Local Planning Authority’s commitment to working with the applicants in a positive and proactive way is demonstrated by its offer of pre-application discussion to all, and assistance in the validation and determination of applications through the provision of clear guidance regarding necessary supporting information or amendments both before and after submission, in line with the National Planning Policy Framework.
- 2 **INFORMATIVE - REASONS FOR APPROVAL-** The Council has granted permission because it is considered that the proposal as amended would not adversely affect the character of the area, general amenity, residential amenity or highway safety. The proposal accords with Policies CP2, CP4, and CP16 of the Rushmoor Plan Core Strategy and saved Policy ENV17 of the Rushmoor Local Plan Review together with the Car and Cycle Parking Standards SPD. It is therefore considered that subject to compliance with the attached conditions, and taking into account all other material planning considerations, including the provisions of the development plan, the proposal would be acceptable. This also includes a consideration of whether the decision to grant permission is compatible with the Human Rights Act 1998.
- 3 **INFORMATIVE -** Your attention is specifically drawn to the conditions marked *. These condition(s) require the submission of details, information, drawings etc. to the Local Planning Authority **BEFORE WORKS START ON SITE** or, require works to be carried out **BEFORE COMMENCEMENT OF USE OR FIRST OCCUPATION OF ANY BUILDING**. Development started, carried out or occupied without first meeting the requirements of these conditions is effectively development carried out **WITHOUT PLANNING PERMISSION**. The Council will consider the expediency of taking enforcement action against any such development and may refer to any such breach of planning control when responding to local searches. Submissions seeking to discharge conditions or requests for confirmation that conditions have been complied with must be accompanied by the appropriate fee.
- 4 **INFORMATIVE -** 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.

- 5 INFORMATIVE - The planning permission hereby granted does not authorise the applicant, or his agents, to construct a new/altered access to, or other work within, the public highway. A separate consent for works within the highway must first be obtained from the highway authority who may be contacted at the following address:- Hampshire County Council Highways Sub Unit, M3 Motorway Compound, Hook, Hampshire, RG27 9AA.
- 6 INFORMATIVE - Measures should be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway throughout the construction period.
- 7 INFORMATIVE - No materials produced as a result of site preparation, clearance, or development should be burnt on site. Please contact the Head of Environmental Health for advice.
- 8 INFORMATIVE - The applicant is advised that there may be a need to comply with the requirements of the Party Wall (etc.) Act 1996 before starting works on site. The Party Wall (etc.) Act is not enforced or administered by the Council but further information can be found on the Planning Portal website <https://www.gov.uk/guidance/party-wall-etc-act-1996-guidance> and you are able to download The party Wall Act 1996 explanatory booklet.
- 9 INFORMATIVE - The applicant is asked to consider the provision of bat and Swift bricks in the design of the new houses which would provide nesting and roosting habitat for these species in the urban environment. The applicant is also encouraged to use native species in the landscaping scheme.





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 Do not scale from this drawing, when there is Local Authority Planning permission.
 This drawing is to be used in conjunction with all associated and specialist manufacturers drawings and specifications.
 Any discrepancies in dimensions or details, on a different sheet drawing, should be drawn to our attention.
 All dimensions are in millimeters unless stated otherwise.

Client		Mr Nazim
Project		34 Cranmore Lane, Aldershot, GU11 3AT
Title		
Site Plan - Revised Access		
Scale	Date	
1:200 @ A3	20.09.17	
Drawn	Project no.	
njr	11.332	
		P.50

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

Case Officer	Sarita Jones
Application No.	17/00866/FULPP
Date Valid	16th October 2017
Expiry date of consultations	13th November 2017
Proposal	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
Address	Blackwater Shopping Park Farnborough Gate Farnborough Hampshire
Ward	Empress
Applicant	Lothbury Property Trust Company Limited
Agent	Mr Tim Rainbird
Recommendation	GRANT subject to completion of S.106 planning obligation

Description

The site is located within the Blackwater Shopping Park at Farnborough Gate. The retail park consists of a complex of buildings in a L shaped configuration with two detached buildings, comprising a McDonalds restaurant/drive through takeaway and a Costa coffee shop, on either side of the entrance road. Vehicular access into the park is from the dual carriageway which links Farnborough and Frimley and is adjacent to the interchange for the A331 Blackwater Valley Relief Road. 609 car parking spaces serve the retail park with servicing of the retail stores taking place to the rear. The footpath link from the site onto Farnborough Road, which had been closed for some time, has been reopened. With the exception of Boots which sells a small amount of food (sandwiches, etc) the retail units sell non-food products only and currently comprise one electrical store (Currys/PC World), a nursery/babywear store (Mamas and Papas), two homeware stores (Bensons beds and Homesense), a chemists (Boots) a motor accessory/bicycle store (Halfords) and three clothes retailers (Outfit, TKMaxx and Next). Four Poplar trees adjoining, but outside, the site to the east are subject to Tree Preservation Order 186. A public footpath (20b) also adjoins the site to the east.

The original planning permission for the retail park, 93/00016/FUL, was subject to use and floorspace restrictions to ensure adequate car parking provision was available to serve the

development.

Planning permission was granted in July 2005 for the installation of a mezzanine floor in the Halfords Unit to provide an additional 430 sq m of floorspace. This has been implemented.

A certificate of lawful use was granted in May 2006 for a mezzanine floor in the former Courts unit (now Next and TK Maxx), 06/00201/PDC.

Planning permission was granted in October 2006 for the installation of a mezzanine floor in the Outfit unit, to provide an additional 790 sq m of floorspace. This has been implemented.

In January 2007 an application was withdrawn for the installation of a mezzanine floor in unit 5 (now Boots) to provide 600 sq m of additional retail floor space resulting in total floor area of 1245 sq m 06/00743/FUL. This application had been recommended for refusal to committee on the basis that there were sequentially preferable sites to provide additional retail floorspace and that it had not been demonstrated that there was sufficient car parking to serve the development. A similar application for the adjoining Bensons bed unit was also recommended for refusal for the same reasons and subsequently withdrawn, 06/00742/FUL.

In January 2009 planning permission was granted for a variation of the condition on the original planning permission which restricted the use of the premises for the sale of non-food goods only to enable the sale of pet food in respect of unit 5, 08/00810/REVPP.

In April 2009 permission was refused, 09/00034/REV, for the installation of a mezzanine floor in unit 5 to provide 319 sq m of additional floor space of which 246 sq m will be retail sales area resulting in a total floor area of 963 sq m. No external changes were proposed nor was any additional car parking provision being made. Permission was refused as it was considered that there were sequentially preferable sites to accommodate the new retail floor space and therefore objection was raised to the proposal in that it conflicted with policy TC1 of the Rushmoor Local Plan Review 1996-2011, the advice contained in Planning Policy Statement 6 and the objectives of the Farnborough town centre SPD.

In May 2010 planning permission was granted, 10/00148/REV, for the variation of conditions 3 & 4 of planning permission 93/00016/FUL to allow the installation of mezzanine floor and the sale of lunchtime sandwiches and snacks, baby food and dietary products in unit 5. This included the removal of the existing mezzanine and staircase and installation off a mezzanine floor with a floor area of 168 sq m to be used as a stock room, staff accommodation and offices with no retail sales. This has been implemented.

In February 2011 planning permission was granted for the demolition of the security hut and erection of a single storey building for use as a coffee shop (Use Class A3) and as a replacement security hut together with works to the car park to improve the circulation of vehicle movements within it to reduce the potential of vehicles queuing back onto the public highway. This permission has been implemented and the coffee shop is operated by Costa Coffee.

The approved alterations to the car park aimed to improve vehicular access to and within the site and reduce the potential for cars to queue back onto the link road. This was based upon the closure of one of the three existing access points into the car park, thereby requiring traffic to route to either side of the car park (turning left or right at the roundabout) extending the distance a car must travel before it has the ability to manoeuvre into or out of a parking space. In addition a number of alterations to the car park's circulation were proposed, namely the introduction of a filter lane into the McDonalds unit which was aimed to reduce the ability

for drive through traffic to block the site's access. The internal circulation aisle was shown to be widened to accommodate this filter lane. A more conventional pattern of car park circulation was approved which meant that all primary circulation aisles would be signed to operate one-way. This included the provision of a new cross circulation aisle which would be introduced to improve internal circulation pattern encouraging vehicles to turn east upon entering the park and thus increasing the distance between the public highway and the first parking spaces. Servicing (deliveries and refuse collection) for the coffee shop was approved to take place from a designated area located at the front of the premises and would take place outside of peak trading hours. The works to the car park have been partly implemented particularly in relation to the closure of the access off the roundabout, the introduction of the filter lane and circulation around the car park. It is noted that, as existing, there is contradictory signage and road markings within the existing car park which results in traffic movements against both signage and road markings.

In 2013 planning permission was refused for the erection of a new retail unit (1162 gross internal area), adjacent to TK Maxx at the northern end of the building following the removal of the car parking spaces (65 spaces) in this location, on retail grounds, the lack of a transport contribution and inadequate car parking. The identified occupier was Hobbycraft. It was also proposed to reconfigure the central customer car park to improve circulation within the car park and vehicular access/egress.

An appeal was subsequently lodged against the refusal of planning permission which was dealt with by way of informal hearing. In February 2014 the Development Control Committee resolved not to defend the car parking reason for refusal following the receipt of additional survey and assessment data regarding parking provision. An unilateral undertaking was submitted at the hearing to secure a transport contribution to address the third reason for refusal. The Inspector did not agree that a specific business model could side step the sequential test. She found that the appellants' analysis was focused specifically on the requirements of Hobbycraft and did not acknowledge that planning permission ran with the land. In her view the sequential test had little prospect of success under these circumstances.

In dismissing the appeal the Inspector acknowledged that whilst there may be no sequentially preferable site acceptable to Hobbycraft there is no reasonable condition that could guarantee that this company would occupy the proposed unit in perpetuity. The evidence indicated that there were at least two edge of centre sites that could accommodate a use of this type and this had not been properly considered. The failure to satisfy the sequential test and the harm that would ensue was considered sufficient to outweigh any other advantages that might be attributed to the appeal proposal.

The current proposal seeks permission for the erection of a new retail unit, in the south-east corner of the retail park, attached to Currys/PC World. This unit is proposed to have a gross internal floor area of 1305 square metres to be provided over two floors (743 square metres at ground floor with 562 square metres at mezzanine level). The identified occupier is Halfords. They are proposing to relocate to a purpose built unit from their existing premises within the park as their existing unit is too large (1541 square metres) for their operator requirements. The applicant has proposed a condition which restricts the use of the floorspace to bulky goods. The built form largely reflects the existing building in that it is of a brick and cladding construction under a pitched tiled roof with a predominantly glazed frontage facing the central car parking area and an entrance canopy. The main changes relates to the use of a pitched profiled metal roof behind the tiled mansard roof. Servicing is proposed to take place from the rear as with the other retail units. To facilitate the development it will be necessary to remove a group of trees along the eastern boundary,

comprising a mix of Horse Chestnut, Silver Birch, Hawthorn, Ash, Cherry, Goat Willow, Lime and Alder, and a group of trees along the south eastern boundary, comprising Horse Chestnut, Willow, Silver Birch, Pine and Wild Cherry. The proposal will result in the loss of 73 car parking spaces, primarily to the side of the existing Currys/PC World unit. It is also proposed to reconfigure the central customer car park to improve circulation and vehicular access/egress. The proposal includes the re-opening of the fourth arm from the roundabout to allow vehicles to enter and circulate south using existing routes either side of car park and the formation of two lanes into the retail park from the dual carriageway. Three fitting bays and five Sheffield cycle hoops (10 cycles) are proposed to the front of the unit. The new building will be built to BREEAM "Very Good" Standard.

The application is supported by a planning and retail statement, a transport assessment, a framework travel plan, a design and access statement, a flood risk assessment, an arboricultural development statement, an ecological assessment, a BREEAM Pre-Assessment report and a Geo-Environmental Desk Study/Preliminary Risk Assessment report.

Consultee Responses

Network Rail	No views received.
The Blackwater Valley Countryside Partnership	No views received.
Hampshire Rights of Way	No views received.
Natural England	raises no objection to the proposal.
Hampshire Fire & Rescue Service	advises that the development should take place in accordance with Approved Document B5 of the Building Regulations and section 12 of the Hampshire Act 1983. It also makes recommendations in relation to access for high reach appliances, water supplies, sprinklers, firefighting and the environment and timber framed buildings.
Transportation Strategy Officer	raises no objection to the proposal subject to securing a financial contribution towards transport and the imposition of conditions.
Environmental Health	raises no objection subject to conditions.
Ecologist Officer	raises no objection subject to condition.
Planning Policy	raises no objection to the proposal.
Surrey Heath Borough Council	No views received.
Surface Water Drainage Consultations	sought further information which has been provided by the applicant. Their views on this information are awaited.
Thames Water	advises that the applicant should ensure that storm

flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer the site drainage should be separate and combined at the final manhole nearest the boundary. No objection is raised in relation to sewerage infrastructure. petrol/oil interceptors are recommended in all car parking/washing/repair facilities.

Arboricultural Officer

No views received.

Neighbours notified

In addition to posting a site notice and press advertisement, 25 individual letters of notification were sent to properties at Farnborough Gate, Farnborough Road and Ringwood Road. Letters were also sent to St Modwen, Legal and General Investment and Knight Frank Investors as major stakeholders within Farnborough town centre.

Neighbour comments

No letters of representation have been received at the time of the preparation of this report. Any responses received in relation to the widened access arrangements will be updated at the meeting.

Policy and determining issues

The site is located within the built up area of Farnborough. As such policies SS1 (The Spatial Strategy), SP3 (Aldershot Town Centre), SP4 (Farnborough Town Centre), CP1 (Sustainable Development Principles), CP2 (Design and Heritage), CP3 (Renewable Energy and Sustainable Construction), CP16 (Reducing and Managing Travel Demand) and CP17 (Investing in transport) of the Rushmoor Core Strategy and "saved" policies TC1 (Proposals for Aldershot and Farnborough town centres and North Camp district centre), ENV5 (Green Corridors), ENV13 (Trees and Landscaping), ENV16 (General Development and Design Criteria), ENV21_22 (Access for People with Disabilities), ENV48 (Environmental Pollution and Noise) of the Rushmoor Local Plan Review 1996-2011 are relevant to the consideration of this proposal. The Council's adopted planning documents (SPD) on Sustainable Design and Construction (2006), 'Planning Contributions - Transport' (2008); 'Car and Cycle Parking Standards', (2012), Farnborough Town Centre (2007) and accompanying Prospectus (2012) and Aldershot Town Centre Prospectus (2016) and the advice contained in the National Planning Policy Framework/Practice Guidance, particularly paragraphs 24 (sequential test), 26 (impact assessment on town centres) and 27 (failure to satisfy the sequential test) are also relevant.

The Council published the draft submission version of the Local Plan for public consultation between Friday 9 June and Friday 21 July 2017, inclusive. The consultation is now closed.

The Council's Planning Policy team are processing all the representations we received and they will publish them on the Council's draft submission Local Plan web pages as soon as possible.

The Council's Planning Policy team will also prepare a report which summarises the issues raised during the consultation and sets out the Council's response. This report, together with all the 'duly made' representations received during the consultation period, will be submitted

to the Planning Inspectorate for examination, alongside the plan and its supporting documents.

The expected date for submission of the plan is early 2018. A planning inspector will then be appointed and will hold a public hearing, which is likely to take place later in 2018. Given this, and recognising that they currently have limited weight, policies SS2 (Spatial Strategy) SP1 (Aldershot town centre), SP2 (Farnborough town centre) and LN7 (Retail impact assessment) are also relevant to the consideration of this proposal.

The main determining issues relate to the principle of development, the impact of the development upon the character of the area and on adjoining occupiers, flood risk and the water environment, car parking and highway considerations, flood risk and the water environment, nature conservation and renewable energy.

Commentary

The principle of development

Blackwater Shopping Park is an established retail park in an out of town location. The application includes proposals for a new retail unit of 1,305 square metres (GIA) within class A1 for the sale of bulky goods. The key policy issue is the acceptability of the proposed retail unit in terms of development plan policy. The applicant has submitted a planning and retail statement with supplementary information in support of the application.

In this regard the Council's Planning Policy and Conservation Manager has been consulted on this application and advises that:

"...The proposed development for a new bulky goods retail unit at Blackwater Valley Park for a relocated Halfords must be assessed against NPPF (paragraphs 24, 26 and 27), The adopted Core Strategy and Draft Submission Local Plan, all of which set out the need to protect the vitality and viability of the town centres, apply the sequential approach and assess retail impact.

The impact of the proposal on the revitalisation and regeneration of Farnborough is a key determining issue of the application. The Core Strategy (CS) and Draft Submission Local Plan (DSLPL) sets out one of the key challenges as the regeneration and revitalisation of Farnborough town centre. The CS and DSLPL seek to encourage a mix of town centre uses, require a high quality environment and to promote accessibility and transport improvements. Policy SS1 of the CS and Policy SS2 of the DSLPL set out that town centre uses, including retail development, will be located within Aldershot and Farnborough town centres to support regeneration. The policy sets out that the sequential approach to site selection will be applied with retail development directed first to the primary shopping area within the town centres.

The CS and DSLPL also include individual policies for Farnborough and Aldershot town centres. The CS sets out in Policy SP4 (Farnborough Town Centre) the objective of promoting a thriving, accessible and revitalized town centre by permitting development which is of good design, encourages vibrancy, supports the retail core and enhances the quality of the retail offer and improves leisure, cultural and entertainment facilities. Policy SP3 for Aldershot town centre sets out a similar approach to regenerate the town centre. The DSLPL includes policies which roll forward and reflecting this approach. In recognition of the need to improve the town centres the Council has also adopted supplementary planning documents for both Farnborough and Aldershot, which set out more detailed guidance, including site specific development opportunities.

The proposed development is for a new bulky goods retail unit at Blackwater Valley Park for a relocated Halfords. The application site lies in an out of centre location and the application is accompanied by a Planning and Retail Statement and this examines sequentially preferable sites for Halfords. The information included within the statement sets out that there are no other suitable and available sites within the primary shopping areas or sequentially preferable locations to accommodate the proposal. However, it is not clear why Halfords need to relocate and more specifically what the proposals are for the existing retail unit.

The Council has also reviewed potential sites for a new retail bulky goods unit in sequentially preferable locations, including within Farnborough Town Centre, but unfortunately, no available, suitable and developable site has been identified. In particular, the units within the under construction Horizon Retail Park scheme are pre-let and St Modwens have not identified any available opportunities for bulky goods retail.

Whilst not all the detailed conclusions set out in the Planning and Retail Statement are accepted, the overall conclusions that a new retail bulky goods unit for Halfords cannot be accommodated within a sequentially preferable location is reluctantly accepted. The proposal is therefore considered to satisfy the sequential test as set out in the NPPF and Policy SS1 of the adopted CS and Policy SS2 of the DSLP.

The Planning and Retail Statement includes a broad-brush impact assessment. Whilst all the detailed assumptions in the Planning and Retail Statement are not accepted the overall level of impact from the proposed new retail bulky goods unit for Halfords is accepted to be low and is not considered to cause any significant adverse harm to Farnborough or Aldershot town centre's vitality and viability. However, no information is provided on the future occupier of the vacated unit or the impact which may result. If the vacated retail unit is occupied by another bulky good retailer the impact would be expected to not materially impact upon town centre investment, however, should the unit be occupied by a High Street retailer this could cause impact and divert investment from the town centre. In the absence of any information to address these concerns a condition to restrict the floorspace of the vacated retail unit to bulky goods is considered to be justified. The new retail unit should also be restricted to bulky good retail as that is the basis on which the sequential and impact assessments have been made."

Whilst the applicant has agreed to the goods restriction on the proposed unit, it has objected to the restriction on the existing unit and has provided information on the trading effects of the re-occupation of the existing Halfords unit and the implications on viability in this regard. The Planning Policy and Conservation Manager has considered this supplementary information and advises that:

"The agent's response examines the impact of the occupation of the vacated unit by both bulky and non-bulky goods retailers. It concludes that there is no material harm to Farnborough town centre arising from the proposal. I also note that we have not received any objections to the proposal from town centre landowners, such as St Modwens. In the light of the further information submitted and in view of the fact that this floorspace is existing, whilst I do have reservations about the proposal I do not consider that the imposition of a condition restricting the use of this existing floorspace to bulky goods would be upheld by an Inspector at appeal.

However, a condition to limit the use of the new retail unit to bulky goods should be imposed and is fully justified, as set out in my earlier planning policy comments."

Having regard to the above comments and subject to the imposition of a condition restricting the goods to be sold from the proposed unit, the principle of development is acceptable and no objection is raised to the proposal in this regard.

The impact of the development upon the character of the area

The application site lies within the built up area and adjacent to a Green Corridor. The proposed built form will be seen in the context of the existing units with general views of the roof being seen from outside the site when viewed from Farnborough Road, the dual carriageway and the public footpath. The proposed unit will be more visible from the public footpath given its proximity thereto but given the existing building this is not considered to be unacceptable in this location. The proposed unit is of an appropriate scale when seen in the context of retail development within the park and as such no objection is raised to the proposal in design terms.

The proposed works to the access road and the new retail unit will necessitate the loss of existing landscaping and trees. This will have an impact on the landscape character of the site. However subject to the imposition of a condition to secure new landscaping to mitigate for this loss the impact on the character of the area is not considered, on balance, materially harmful such to justify the refusal of planning permission on this ground. On this basis no objection is raised to the proposal in landscape terms.

The impact on adjoining occupiers

The immediate neighbours to the site are the commercial occupiers of the retail units, the Costa coffee shop and the drive through McDonalds. There will be an impact in relation to the reorganisation of the car park and the widening of the access but this is not considered to have an unacceptable impact on these occupiers. Occupiers of the retail park have been re-consulted on the access works with a response period expiring on 4 December 2017. An updated will be given to the meeting on any responses received. The closest residential properties are some 130 metres to the south west at 29 Ringwood Road, to the south west. It is envisaged that the proposed unit will generally be open in line with the opening hours for the other retail units. Having regard to the retained separation distances and the character/use of the existing retail park, the proposal is not considered to have a materially different impact on these residents when compared to the current situation and is acceptable.

Car parking and highway considerations

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

"...In terms of the highway implications of this application there will no doubt be a greater interest in the operation of the car park than with the proposed store itself. It is then important to fully appreciate whether the complaints and observations received on the operation of the car park are due to the capacity of the car park or to the circulation of the car park, which affects the entry and exit.

The Planning Statement proposes the formation of a new 1305 m² gross internal area. Our Car and Cycle Parking Standard SPD requires 1 parking space for 20m² of non-food retail which is 65 parking spaces. The proposed location for the new retail unit also requires the removal of 70 existing spaces from this part of the customer car park plus a loss of 3 further spaces to enable the improvements to the car park layout.

The car park has an existing capacity of 609 spaces, 30 of which are additional parking spaces at the rear which are used predominantly by staff. An earlier described the gfa of the development site (as of June 2012) to be 158,342ft² (14710m²) so for 609 spaces the present ratio is 1 space for 24m². Due to the development there will be a loss of a further (70 + 3) 73 spaces which plus the increase in retail floor area for this site (14710 + 1305 = 16015m²) takes the ratio to (16015/ 536) 1 space for 30m². While this meets our parking standard in terms of being less than the maximum standard it is a reduction in parking spaces. In response to this the application includes ANPR surveys of car parking use between 19th April and 1st May 2017. There is some discrepancy in the results describing the results of these surveys which refer to "occupancy" plus "available spaces" totalling 631 (not 609). That said, to focus on the number of spaces occupied, the peak car park usage recorded was 423 car spaces used at 1400hrs on Saturday 22nd April and 424 spaces used at 1200hrs on Friday 28th April. This shows a reduction in the usage of the car park since the surveys in support of an application in 2013.

I am satisfied that a successful case has been made that the proposed additional floor area and the loss of the section of car parking spaces to accommodate the development will still work.

The TA includes proposed changes to the car park to improve car park access/egress and circulation. This comprises changes to the entry roundabout to open up access to the car park, the introduction of a two way cross aisle through the car park and modifications to other car park aisles which are currently signed as one way to allow two way use. The applicant has submitted a drawing showing a satisfactory arrangement for changing the access road into the site, to form two lanes by moving the traffic islands and removing some landscaping on the western side of the access road, and has subsequently also provided HGV tracking of this.

The other main change to the existing layout to accommodate this new retail unit is the widening of the service area to the rear to allow servicing of it from an extension to the existing servicing route. A tracking diagram confirms that there is space for a 16.5m HGV to arrive, turn and exit within the service area to the rear of the unit. In view of the limited space available for this manoeuvre I would expect a further condition on the operation of the retail park to ensure the proper management of deliveries and location of external stores, refuse , compactors and other features to ensure that this space is kept clear.

A transport contribution would be required to mitigate against the impact of the additional multi modal trips that this new retail unit would have on the highway network. A gross transport contribution would be calculated on the basis of £230 for each multi-modal trip generated. TRICs data suggests that the number of trips would be in the order of 50 trips for every 100m² gea, this becomes 667 trips. The applicant has come forward with a proposal that there should be a reduction of 50% in the transport contribution to reflect that there will be an element of linked trips between this unit and other retail units on the site. I am in agreement with this so the transport contribution should be £76,705"

Subject to securing the transport contribution by way of legal agreement and the imposition of conditions to secure the full implementation of the proposed works to the car park and access prior to the loss of any parking spaces, the implementation of the travel plan, the management of deliveries and controlling the service yard no objection is raised to the proposal on highway grounds.

Flood risk and the water environment

The application is supported by a flood risk assessment and drainage strategy which includes the use of a surface water attenuation tank in the service yard. These details have been considered by Hampshire County Council as Lead Local Flood Authority (HCC) and Thames Water. HCC has sought further information on drainage which the applicant has provided. Their views on this supplementary information are awaited and an update will be given to the meeting. Thames Water raise no objection to the proposal. Subject to the views of HCC and the imposition of any necessary conditions to secure an appropriate drainage strategy on this site no objection is raised to the proposal on flood risk and drainage terms.

Nature conservation

The application is accompanied by an Ecological Assessment. Natural England raises no objection to the proposal. The Council's Ecologist raises no objection to this application on the grounds of biodiversity subject to the precautionary mitigation measures being implemented in full and the submission of a Landscape and Ecology Management Plan before any work begins. The plan should detail the enhancements listed in the report in order for the development to achieve a "net gain" for biodiversity as outlined in the NPPF. This may be secured by way of condition. Subject to this no objection is raised to the proposal on nature conservation grounds.

Sustainable construction and renewable energy

Policy CP3 seeks information relating to renewable energy and how they will incorporate sustainable construction standards and techniques into new development. The application is supported by a BREEAM pre-assessment analysis which indicates a BREEAM rating of "Very Good" will be achieved. Subject to the imposition of a condition seeking a verification report which demonstrates the development has achieved this standard no objection is raised to the proposal in terms of policy CP3.

In conclusion the development is considered to be acceptable in principle and in amenity, highway safety, ecology, flood risk and sustainable development terms having regard to development policy plan and the advice contained in the National Planning Policy Framework/Practice Guidance

FULL RECOMMENDATION

It is recommended that SUBJECT to the views of Hampshire County Council as Lead Local Flood Authority in relation to the drainage strategy, no adverse comments being received as result of the neighbour notification period expiring on 4 December 2017 and the completion of a satisfactory Legal Agreement under Section 106 of the Town and Country Planning Act 1990 by 11 January 2018 to secure a financial contribution towards transport the Head of Planning in consultation with the Chairman, be authorised to **GRANT** planning permission subject to the conditions and informatives set out below:

However, in the event that a satisfactory s106 Agreement is not completed by 11 January 2018 the Head of Planning, in consultation with the Chairman, be authorised to **REFUSE** planning permission on the grounds that the proposal fails to mitigate its impact in highway terms contrary to the provisions of the Council's supplementary planning document Planning Contributions - Transport 2008.

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

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

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

Reason - To ensure satisfactory external appearance.*

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

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

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

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

- 5 No works pursuant to this permission shall commence until there has been submitted to and approved in writing by the Local Planning Authority: -

- i. a desk top study carried out by a competent person documenting all previous and existing uses of the site and adjoining land, and potential for contamination, with information on the environmental setting including known geology and hydrogeology. This report should contain a conceptual model, identifying potential contaminant pollutant linkages.

- ii. if identified as necessary; a site investigation report documenting the extent, scale and nature of contamination, ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study.

- iii. if identified as necessary; a detailed scheme for remedial works and measures shall be undertaken to avoid risk from contaminants/or gas identified by the site investigation when the site is developed and proposals for future maintenance and monitoring, along with verification methodology. Such scheme to include nomination of a competent person to oversee and implement the works.

Where step iii) above is implemented, following completion of the measures identified in the approved remediation scheme a verification report that demonstrates the effectiveness of the remediation shall be submitted for 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.*

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

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

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

- 7 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.*

- 8 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.

- 9 Before the first occupation of the unit hereby approved, the area shown for the manoeuvring, loading and unloading for servicing vehicles shall be completed and made available for use and therefore retained for this purpose.

Reason - In the interests of highway safety and to ensure appropriate servicing provision is made to serve the unit.

- 10 No deliveries shall take place or be despatched from the unit outside the hours of 0800 and 1900 Mondays to Saturdays and not at all on Sundays and Bank/Statutory Holidays.

Reason - In the interests of highway safety.

- 11 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, mud and vibration during the construction period;
- ix) provision for storage, collection and disposal of rubbish from the development during the construction period; and
- x) 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.*

- 12 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.*

- 13 Before the unit hereby approved is occupied details of the external lighting strategy for development shall be submitted to the Local Planning Authority for approval. Once approved the lighting shall be installed with the strategy and thereafter retained.

Reason - In the interests of the visual amenities of the area, energy efficiency and nature conservation.

- 14 The mitigation and enhancements as set out in Ecological Assessment dated October 2017 prepared by Ecology Solutions shall be implemented in full prior to the first occupation of the unit hereby approved.

Reason - In the interests of amenity and biodiversity.

- 15 The cycle parking hereby approved shall be provided and properly laid out prior to first occupation of the unit hereby approved 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.

- 16 No works shall start on site until the tree protection measures as set out in the Arboricultural Development Statement dated September 2017 prepared by CBA Trees have been implemented in full and thereafter retained for the duration of the construction period.

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

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

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

- 18 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.

- 19 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 as amended (or any subsequent replacement legislative provision) the proposed floorspace shall be restricted to the retail sale of non-food bulky goods and for no other purpose (including any other purpose falling within Use Class A1 of the Town and Country Planning (Uses Classes) Order 1987).

Bulky retail goods are defined as products that, by reason of their size and/or weight, require a large display area. Non-bulky goods may only be sold where they fall within the permitted range of goods as set out below and form an ancillary part of the sales operation of the premises in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority prior to its occupation. For the avoidance of doubt, no less than 80% of the new retail floorspace within the application site is to be used for the sale of the main range of bulky goods (as defined above). The remainder of the new retail floorspace must at all times only be used for sales of goods ancillary to the main range of goods sold as referred to above.

The following are the permitted range/types of bulky goods that can be retailed at the application site:-

DIY and/or garden goods;
Furniture, furnishings and textiles;
Carpets and floor coverings;
Camping, boating and caravanning goods;
Motor vehicle and cycle goods;
Electrical goods;
Office furniture and supplies

Other ranges/types of bulky goods may only be sold with the prior written consent of the Local Planning Authority.

Reason - To ensure that the retail development hereby permitted does not conflict with the vitality and viability of town centre retailing and the prospects for potential new retail development in a sequentially preferable location in line with the objectives set out in the Rushmoor Core Strategy and the National Planning Policy Framework.

20 No works shall start on the retail unit nor any car parking removed from public use until the works to access arrangements and the car park as shown on the approved plans have been completed in full and made available for use.

Reason - In the interests of highway safety.

21 The occupation of the development shall take place in accordance with the provisions of the Framework Travel Plan prepared by Mott Macdonald dated November 2017.

Reason - To promote sustainable transport choices.

22 The permission hereby granted shall be carried out in accordance with the following approved drawings - 1001-PL, 1002-PL, 1003-PL, 1004-PL, 1005-PL, 2001-PL-rev A, 2002-PL-rev D, 3001-PI-rev A, 3501-PL-rev B, 4001-PL- rev B, 4002-PL rev A and 367897-MMD-BCP-XX-DR-C-0009.

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

Informatives

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

2 **INFORMATIVE - REASONS FOR APPROVAL-** The Council has granted permission because the development is considered to be acceptable in principle and in amenity, highway safety, ecology, flood risk and sustainable development terms having regard to development policy plan and the advice contained in the National Planning Policy Framework/Practice Guidance. It is therefore considered that subject to compliance with the attached conditions, and taking into account all other material planning considerations, including the provisions of the development plan, the proposal would be acceptable. This also includes a consideration of whether the decision to grant permission is compatible with the Human Rights Act 1998.

3 **INFORMATIVE -** Your attention is specifically drawn to the conditions marked *. These conditions require the submission of details, information, drawings etc. to the Local Planning Authority **BEFORE WORKS START ON SITE** or, require works to be carried out **BEFORE COMMENCEMENT OF USE OR FIRST OCCUPATION OF ANY BUILDING**. Development started, carried out or occupied without first meeting the requirements of these conditions is effectively development carried out **WITHOUT PLANNING PERMISSION**. The Council will consider the expediency of taking enforcement action against any such development and may refer to any such breach of planning control when responding to local searches. Submissions seeking to discharge conditions or requests for confirmation that conditions have been complied with must be accompanied by the appropriate fee.

4 **INFORMATIVE -** This permission is subject to a planning obligation under Section 106 of the Town and Country Planning Act 1990 (as amended).

- 5 INFORMATIVE - The applicant is recommended to achieve maximum energy efficiency and reduction of Carbon Dioxide emissions by:
 - a) ensuring the design and materials to be used in the construction of the building are consistent with these aims; and
 - b) using renewable energy sources for the production of electricity and heat using efficient and technologically advanced equipment.

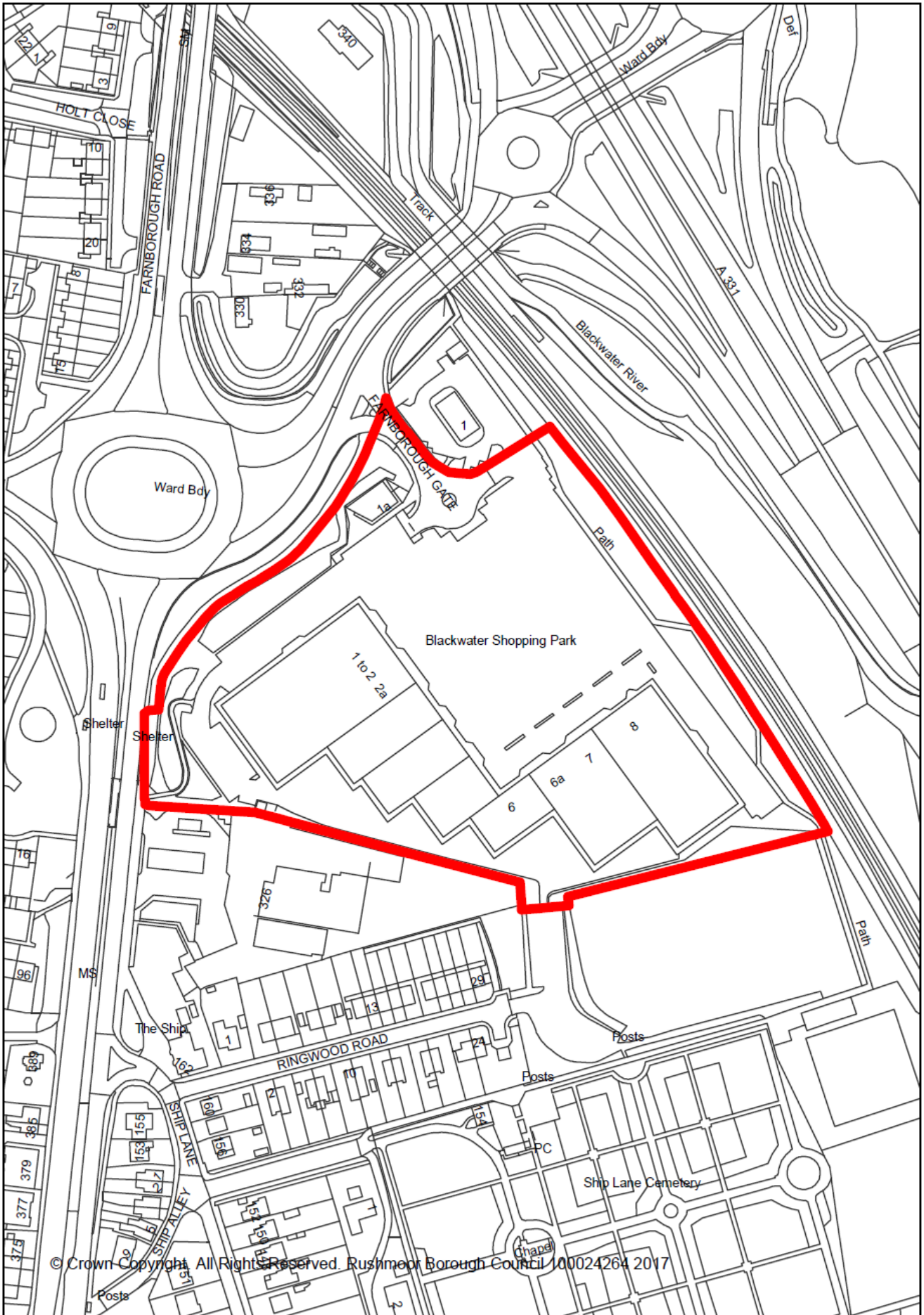
- 6 INFORMATIVE - The applicant is advised to follow good practice in the demolition of the existing buildings on site including the re-use of all material arising from demolition as part of the redevelopment wherever practicable. Please contact Les Murrell, Strategy Co-ordinator (Sustainability) at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

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

- 8 INFORMATIVE - The applicant is advised that 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.


- 9 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.

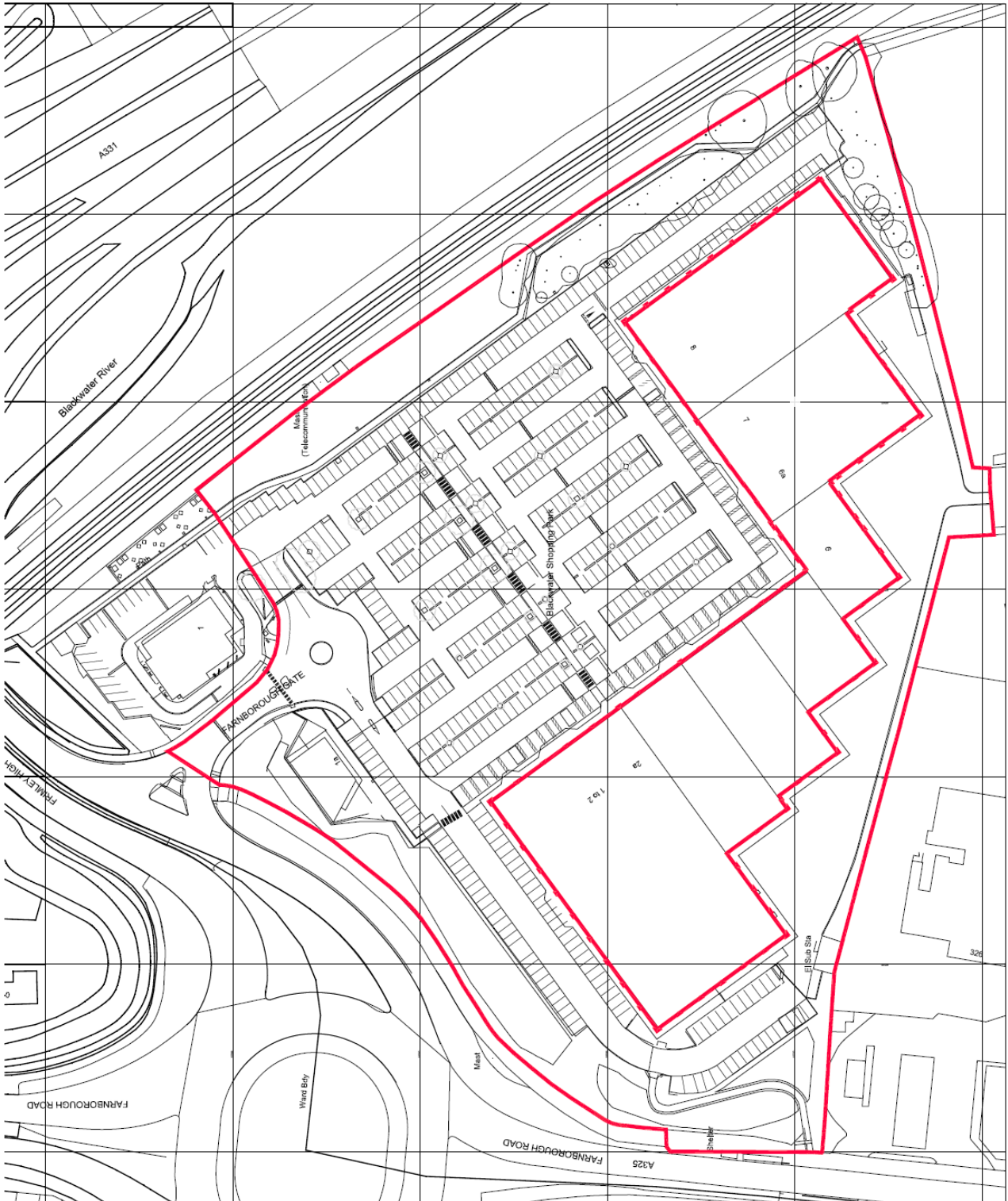
- 10 INFORMATIVE - The applicant is requested to bring the conditions attached to this permission to the attention of all contractors working or delivering to the site, in particular any relating to the permitted hours of construction and demolition; and where practicable to have these conditions on display at the site entrance(s) for the duration of the works.



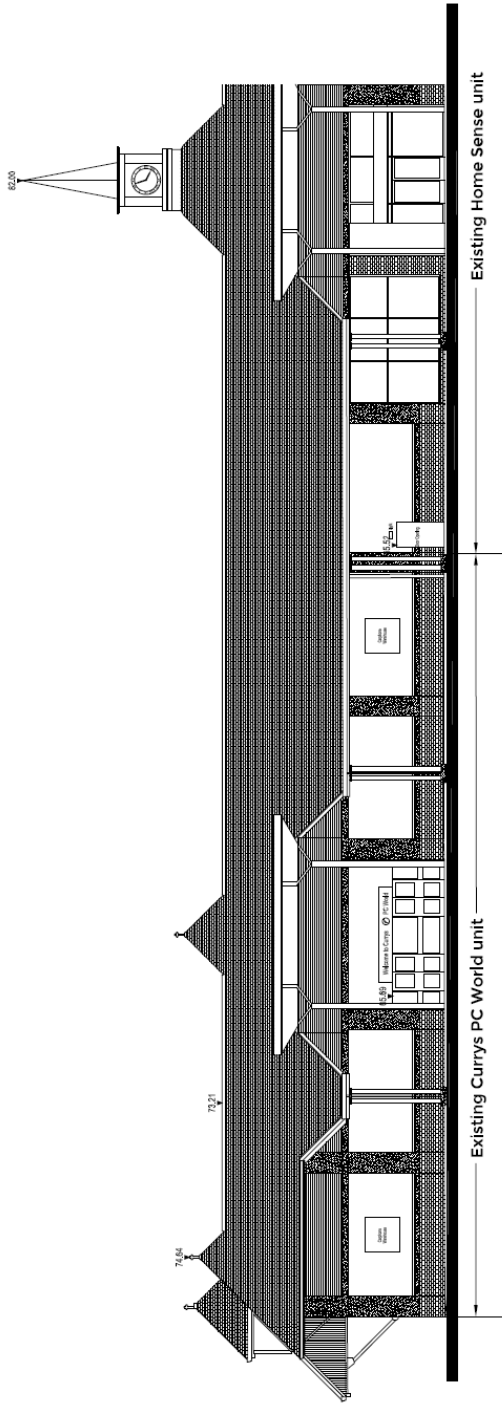
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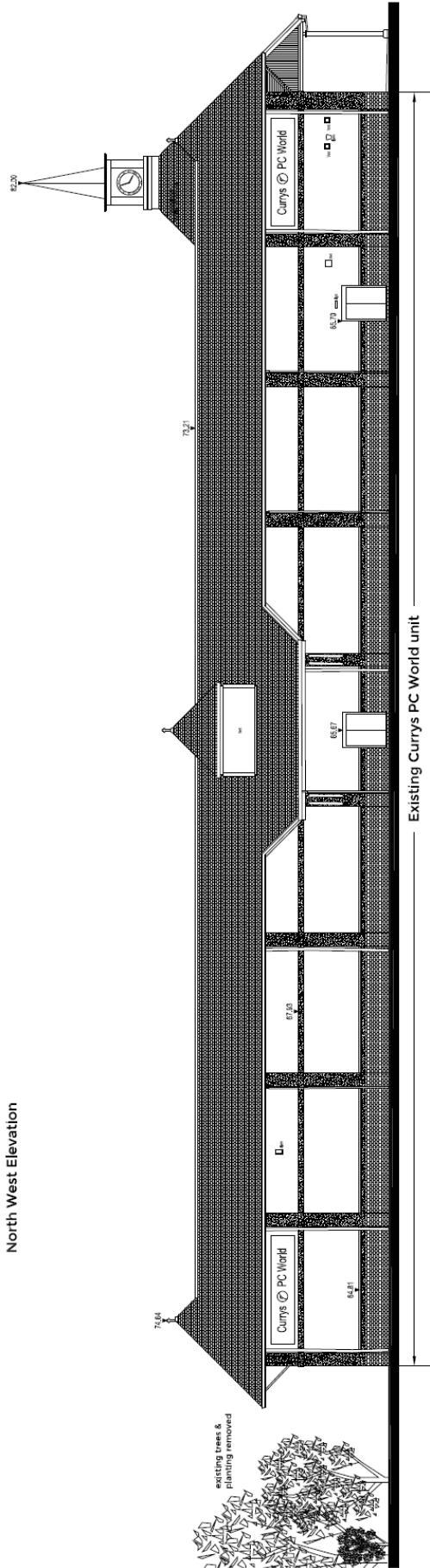
 BOYLE SUMMERS ARCHITECTS & PLANNERS		CONSULTANTS 100, 101, 102, 103 Southamption W14 8AB	
Client	LOTBORY PROPERTY TRUST COMPANY LTD		
Project	BLACKWATER SHOPPING PARK, FARNBOROUGH		
Title	EXISTING SITE PLAN		
Ref	LPT - BSL - ZZ - XX - DR - A	Scale @ A1	1002 - PL
Date	Sept 2017	Scale @ A1	1:500
Drawn	TR	Checked	TR
Tel: 022 8963 9322 www.boylesummers.co.uk			



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North West Elevation



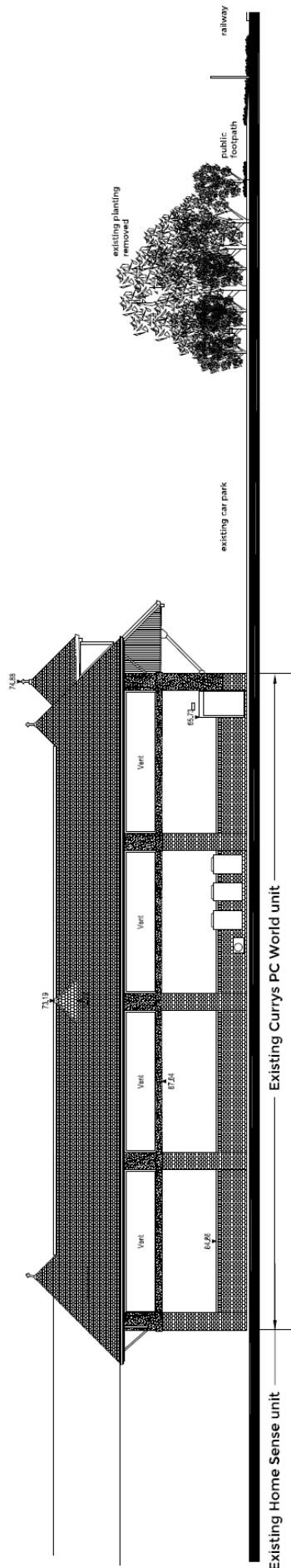
North East Elevation

BOYLE & SUMMERS
 Chartered Architects
 100, 102 & 104, Blackwater Shopping Park
 Blackwater, Hampshire, RG20 7BA

Client: LOTHURRY PROPERTY TRUST COMPANY LTD
 Project: BLACKWATER SHOPPING PARK
 Title: EXISTING ELEVATIONS - NW & NE
 Title: LPT - BSL - ZZ - XX - DR - A
 B/S Ref: 1003 - PL
 Date: Sept 2017
 Scale @ A1: 1/100
 Drawn: JC
 Checked: TB

Tel: 023 87653432 www.boylesummers.co.uk

Other than the purposes of drawings on this sheet there are no other drawings or documents to be checked on the paper to complement or work with these drawings.
 We warrant that the information contained on this sheet has been prepared, copied or drawn by us only.
 We do not warrant that the information is correct.

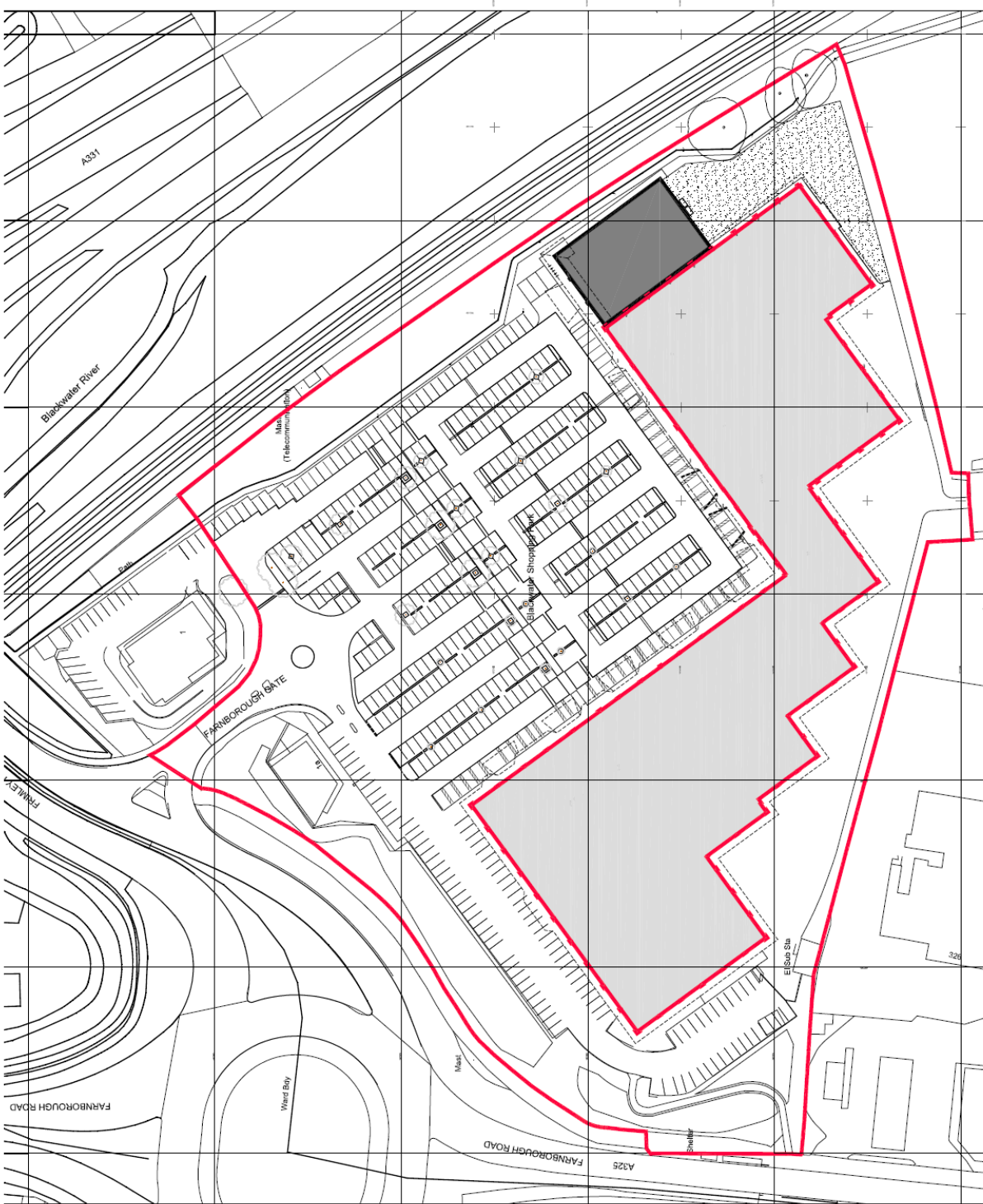


Existing Home Sense unit — Existing Currys PC World unit

South East Elevation



Client	LOTHURBY PROPERTY TRUST COMPANY LTD		
Project	BLACKWATER SHOPPING PARK		
EXISTING ELEVATIONS			
Rev	Date	Scale @ A1	Drawn / Checked
1004	Aug 2017	1:100	JC / TB
T01 022 F103 N32 www.boylesummers.co.uk Only valid for the purposes of details, do not make from drawings. All other dimensions only. All dimensions to be checked on site prior to commencement of work.			



		Client: LOTBURY PROPERTY TRUST COMPANY LTD	
Project: BLACKWATERS SHOPPING PARK, FARNBOROUGH		Date: 15/03	
Title: PROPOSED SITE PLAN		Scale @ A1: Drawn	
LPT - BSL - ZZ - XX - DR - A - 2001 - PL - A		Date: TB	
BPS Ref: 10794		Checked: TB	
Sept 2017		www.boylesummers.co.uk	
Tel: 023 8783 1432		Other drawings for this project of Boyle Summers are not valid unless stamped with the signature of Boyle Summers.	
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NOTES

- All dimensions and levels are given unless stated.
- Existing and proposed layouts are based on drawing 011386_01 'Utility' Topographical Survey.

Key to symbols

- Proposed road markings
- Existing kerbline
- Proposed kerbline
- Extent of proposed footway (subject to services)
- HGV body and chassis envelope
- Proposed conversion of footway to parkingway

Reference drawings

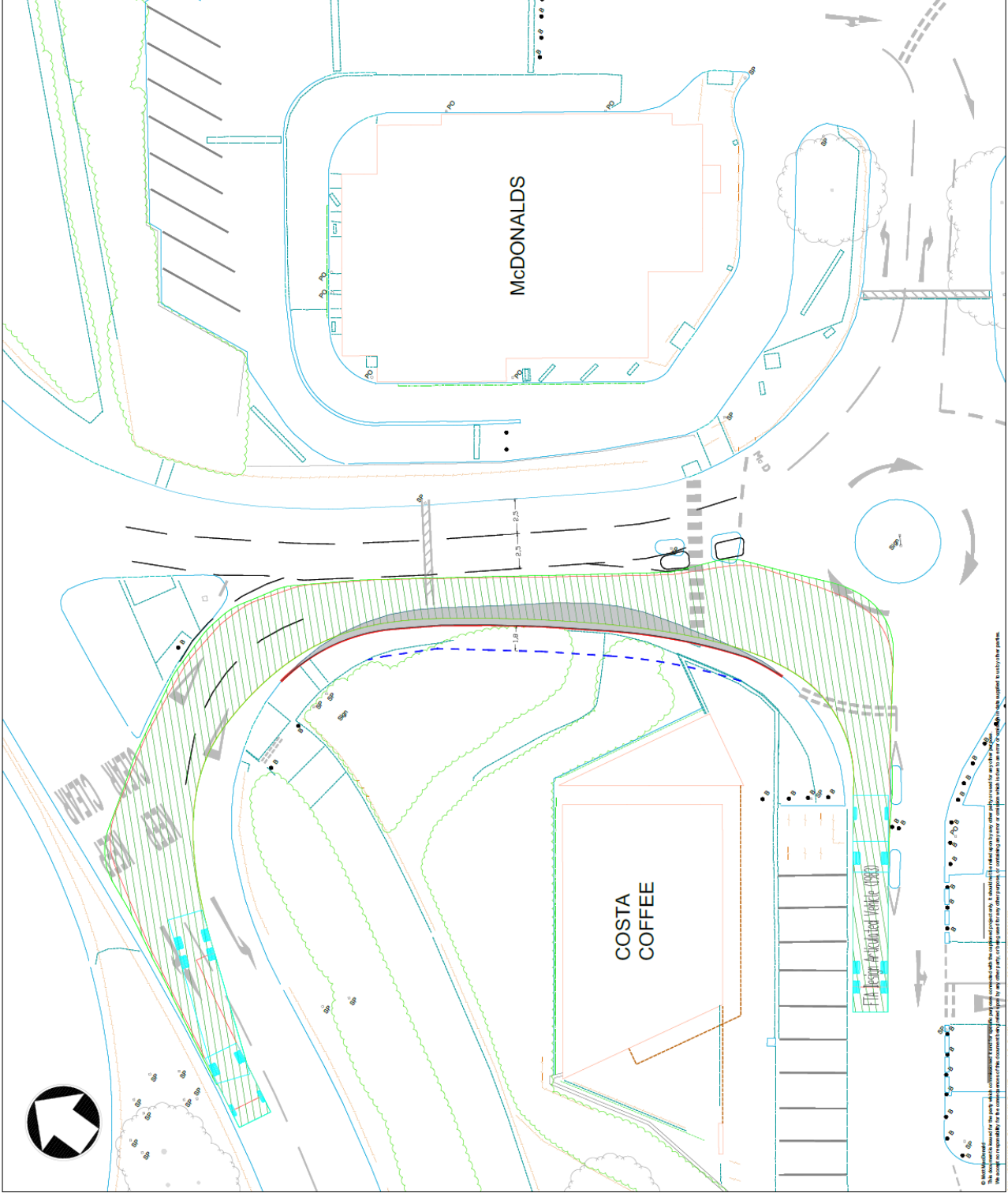
Rev | **Date** | **Drawn** | **Description** | **CHK'd** | **App'd**
 P1 | 28/11/17 | JF | Proposed layout | M | JF
 MOTT | MOTT | MOTT
 MACDONALD | MACDONALD | MACDONALD
 Mill MacDonald House
 6-10 System Road
 Chesham, CB8 3EE
 United Kingdom
 T +44 (0)300 8774 2000
 F +44 (0)300 8774 1500
 W www.mott.com

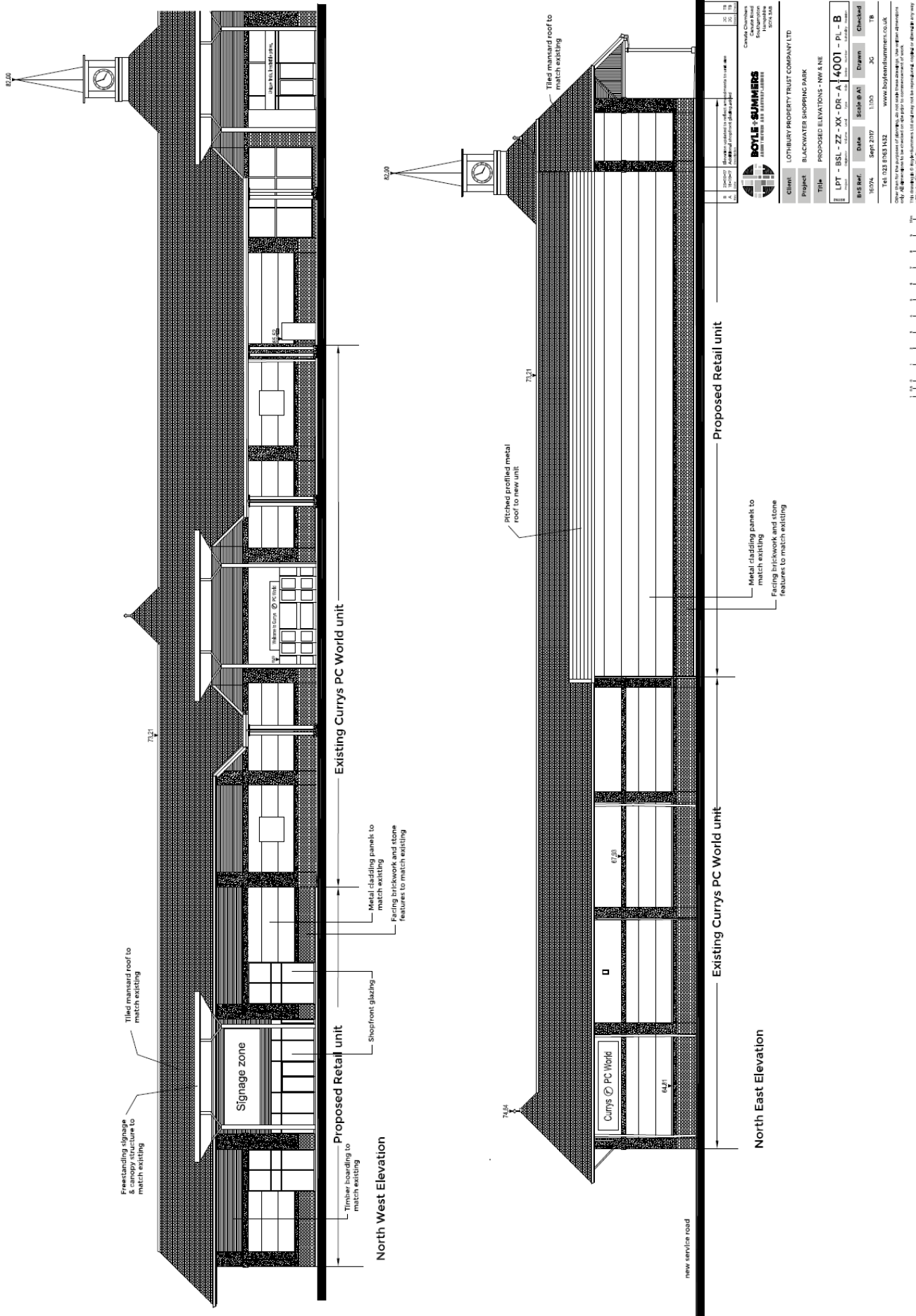
Client
Lothbury Investment Management

Title
Blackwater Shopping Park
Farnborough
Proposed Access Improvements

Discipline	Issue No.	Rev	Description	Discipline	Issue No.	Rev	Description
Structure	001	01	Approved	Structure	001	01	Approved
NTS		PRE		NTS		P1	STD

Drawing Number: 367897-MMD-BOP-XX-DR-C-0008



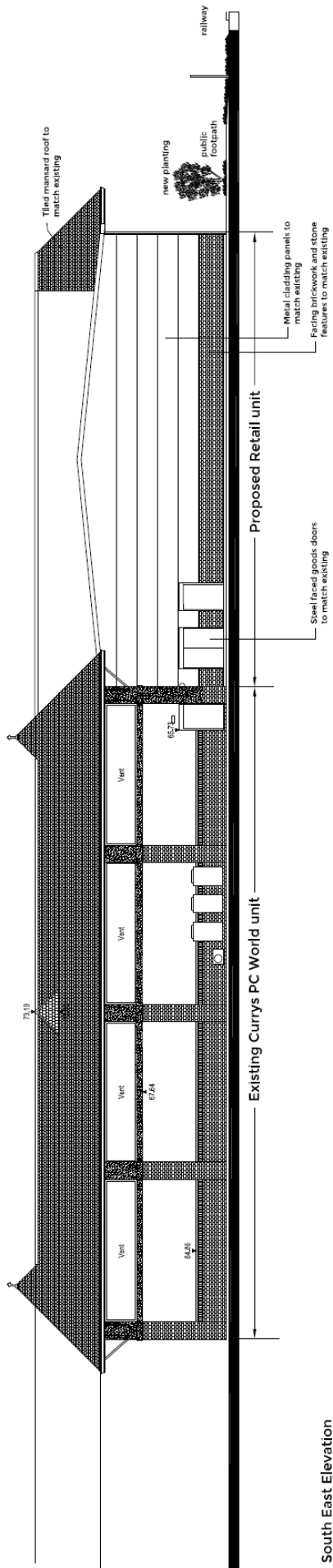


Client	LOTBURY PROPERTY TRUST COMPANY LTD
Project	BLACKWATER SHOPPING PARK
Title	PROPOSED ELEVATIONS - NW & NE
B/S Ref	LPT - BSL - ZZ - XX - DR - A - 14001 - Pt. - B
Date	1:100
Scale @ A1	1:100
Drawn	JC
Checked	TB
Author	1:100
Drawn	JC
Checked	TB

Created by: **BOYLE-SUMMERS**
 ARCHITECTS & INTERIORS
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Client: **LOTBURY PROPERTY TRUST COMPANY LTD**
 Project: **BLACKWATER SHOPPING PARK**
 Title: **PROPOSED ELEVATIONS - NW & NE**
 B/S Ref: **LPT - BSL - ZZ - XX - DR - A - 14001 - Pt. - B**
 Date: **1:100**
 Scale @ A1: **1:100**
 Drawn: **JC**
 Checked: **TB**
 Author: **1:100**
 Drawn: **JC**
 Checked: **TB**

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 100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000



South East Elevation

Client	LOTHURBY PROPERTY TRUST COMPANY LTD			
Project	BLACKWATER SHOPPING PARK			
Title	PROPOSED ELEVATIONS - SE			
Rev	Date	Scale	Drawn	Checked
1	16/07/24	1:100	JC	TR
Tel: 022 8163 1632 www.boylesummers.co.uk Other plans for this project of drawings do not make sense unless used in conjunction with this drawing. Use other drawings only. All drawings to be checked on site for correctness of work.				

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

Case Officer	Sarita Jones
Application No.	17/00891/FULPP
Date Valid	6th November 2017
Expiry date of consultations	27th November 2017
Proposal	Change of use from B1a to C3 at ground and first floor levels to provide 2 two bedroom flats with associated external alterations to include the demolition and rebuilding of existing two storey rear extension
Address	12 Arthur Street Aldershot Hampshire GU11 1HL
Ward	Wellington
Applicant	Rushmoor Borough Council
Recommendation	GRANT

Description

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

In March 2017, planning permission, 17/00163/FULPP, was granted for the conversion of the ground and first floor office accommodation into 2 two bedroom flats. The replacement of the existing wooden doors and windows with white UPVC equivalents and the installation of a velux window in the rear roof plane to illuminate the staircase was also approved. No on site car parking was shown to serve the development. However the use of off site permit parking on the public highway was accepted. This permission has been implemented.

In September 2017, details of cycle storage were approved, 17/00678/COND.

The current application has arisen as a result of a more detailed inspection of the building. This determined that the original two storey rear projection was in a poor state of repair and demolition and rebuilding was recommended. The proposal therefore remains as approved in March 2017 save for the demolition and rebuilding of the rear projection on the same footprint with the same design and height, and finished in external materials to match the existing building. No changes to the approved appearance of the building are proposed. Details of cycle storage are also included in the form of three wooden sheds in the rear garden.

Consultee Responses

Transportation Strategy Officer raises no objection to the proposal.

Environmental Health raises no objection to the proposal.

Thames Water raises no objection in terms of sewerage infrastructure capacity and requests that the applicant should incorporate protection to the property by installing for example a non return valve or other suitable device to avoid the risk of back flow from the sewerage network during storm conditions. This may be dealt with by way of informative. With regard to surface water drainage it is recommended that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary.

Neighbours notified

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

Neighbour comments

The publicity period for this application expires on 27 November 2017. At the time of the preparation of this report no letters of representation have been received. An update will be given to the meeting.

Policy and determining issues

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

Framework/Practice Guidance.

The main determining issues are considered to be the principle of development, the impact on the character of the area and on adjoining residents, highways considerations, contamination risks on the site, flooding risks on the site and nature conservation.

Commentary

The principle of development

The principle of development was established by the grant of planning permission in March 2017. As such there is no objection to the proposal in this regard.

The impact on the character of the area

The surrounding area has a mixed character, featuring a variety of different uses reflecting the site's location on the edge of Aldershot town centre. The changes to the doors and windows remain as previously approved. The demolition and rebuilding of the two storey rear projection on the same footprint and in materials to match the existing building are considered to have a neutral impact on the character of the area. Having regard to the approved scheme and the level of change proposed no objection is raised to the proposal in visual amenity terms.

The impact on adjoining residents

As existing 10 and 14 Arthur Street have similar rear projections, in terms of height, proximity, footprint and design to the one proposed to be rebuilt. As the new construction will be on the same footprint with the same building relationships as existing and patterns of overlooking as approved, the proposal is not considered to result in any material loss of amenity to adjoining residents in terms of privacy or overbearing/overshadowing impacts.

Highway considerations

With regard to the issue of car parking, the development would generate a requirement for four car parking spaces. The Council's Transportation Strategy Officer advises that:

“The proposal is for the conversion of part of an existing property that is currently in commercial use to form 2 x 2 bedroom flats. I would expect that, similar to the adjacent properties the building was previously in full residential use. There is a small forecourt in front of the property that has the benefit of a dropped kerb access where it is also proposed to store refuse bins. It is not of sufficient size to be a car parking space.

The property is in a highly accessible location being adjacent to the bus and rail station and within a short walking distance of the town centre. Our parking standard would require two car parking spaces for each two bedroom flat, in view of the location this could be reduced to the minimum requirement of one space for each residential property. Arthur Street is subject to a residents permit parking scheme and I have consulted with the Council Parking team who have confirmed that if they received an application for a resident from either one of these two new residential flats they would be entitled to two parking permits. On this basis I am satisfied that the parking demands for this proposed development would be satisfied.

Satisfactory provision has been made for cycle storage which with a cycle shed to provide accommodation that is secure, weatherproof and accessible for two cycles for each 2

bedroom residential property.

The proposed development is not expected to generate more multi-modal trips than the existing use therefore a transport contribution is not required."

This reflects the approved scheme. No objection is therefore raised to the proposal on highway grounds.

Contamination

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

Flooding

The Environment Agency has previously advised that the site is within a very low risk area for flooding ie less than 0.1% (1in 1000) in any given year and that there is no recorded history of flooding in this area. However it notes that the site is within 20 metres of an area at low risk of surface water flooding. Thames Water has been consulted on this application and raises no objection to the proposal in terms of the water environment subject to informative.

Nature conservation.

The Rushmoor Thames Basin Heaths Special Protection Area (TBHSPA) Interim Avoidance and Mitigation Strategy is now in place. The financial contribution to mitigate the impact of this development on the TBHSPA was paid in full in November 2017 under the terms of the March planning permission. As such the impact of the development has been satisfactorily mitigated and no objection is raised to the proposal in this regard.

In conclusion the development is considered to be acceptable in principle and in visual and residential amenity terms, highway considerations, contaminated land, flood risk and visual amenity terms and has made appropriate provision for mitigation in relation to the Thames Basin Heaths Special Protection Area.

FULL RECOMMENDATION

It is recommended that, subject to no adverse comments being received as a result of the publicity process by 27 November 2017 which have not been previously considered the Head of Planning in consultation with the Chairman be authorised to **GRANT** planning permission subject to the following conditions and informatives:-

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

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

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

Reason - To ensure satisfactory external appearance

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

Reason - To promote alternative modes of transport

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

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

- 5 The permission hereby granted shall be carried out in accordance with the following approved drawings - 1507 002.P1, 100.P1, 101.P1, 110.P1, 130.P1, 140.P1, 141.P1, 200.0.P3, 201.0.P1, 300.0.P3, 400.P3 and 401.P1.

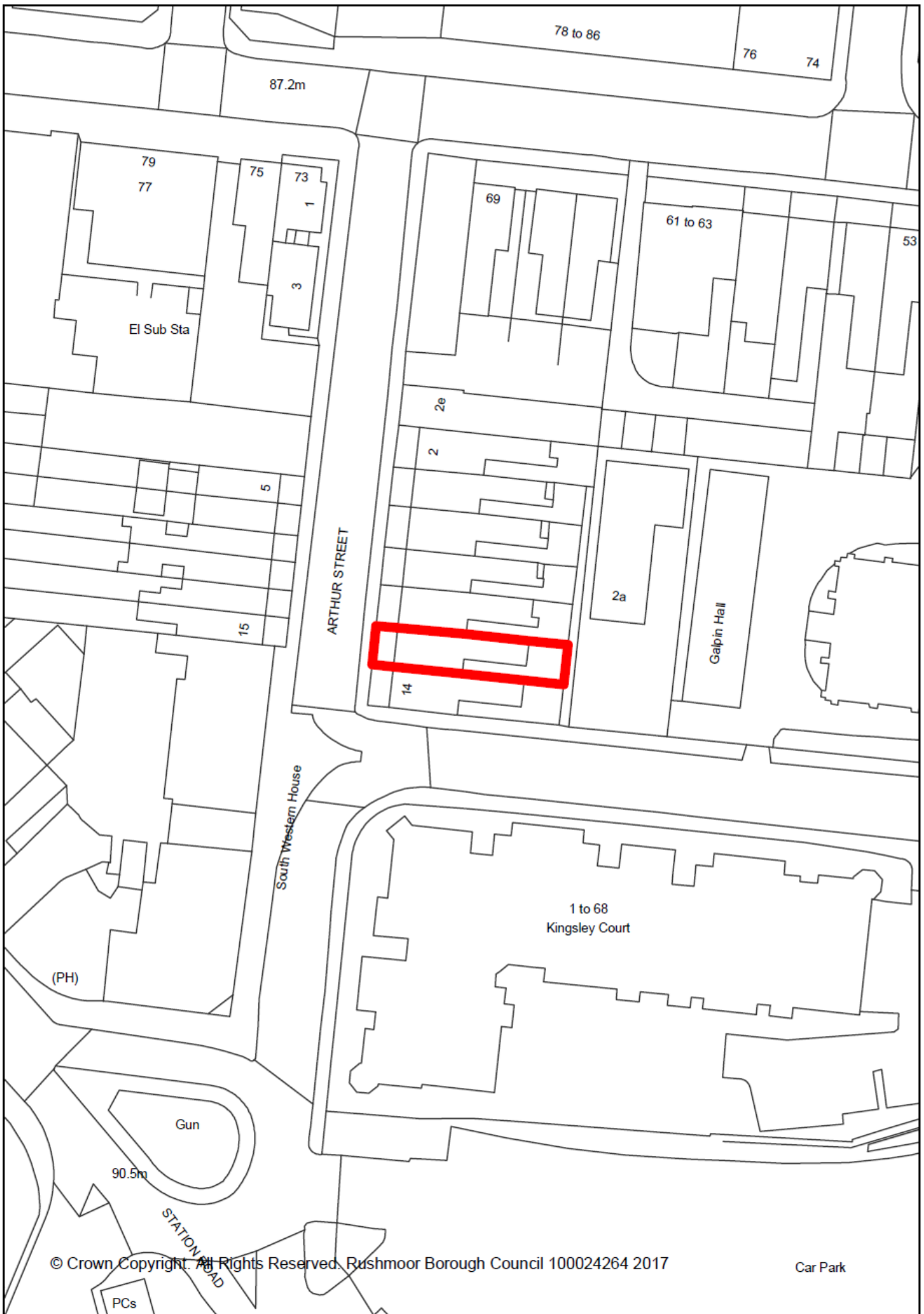
Reason - To ensure the development is implemented in accordance with the permission granted.

Informatives

- 1 **INFORMATIVE** – The Local Planning Authority’s commitment to working with the applicants in a positive and proactive way is demonstrated by its offer of pre-application discussion to all, and assistance in the validation and determination of applications through the provision of clear guidance regarding necessary supporting information or amendments both before and after submission, in line with the National Planning Policy Framework.
- 2 **INFORMATIVE - REASONS FOR APPROVAL-** The Council has granted permission because the development is considered to be acceptable in principle and in visual and residential amenity terms, highway considerations, contaminated land, flood risk and visual amenity terms and has made appropriate provision for mitigation in relation to the Thames Basin Heaths Special Protection Area. It is therefore considered that subject to compliance with the attached conditions, and taking into account all other material planning considerations, including the provisions of the development plan, the proposal would be acceptable. This also includes a consideration of whether the decision to grant permission is compatible with the Human Rights Act 1998.
- 3 **INFORMATIVE -** Your attention is specifically drawn to the condition marked *. This condition requires works to be carried out **BEFORE COMMENCEMENT OF USE OR FIRST OCCUPATION OF ANY BUILDING**. Development started, carried out or occupied without first meeting the requirements of these conditions is effectively development carried out **WITHOUT PLANNING PERMISSION**. The Council will

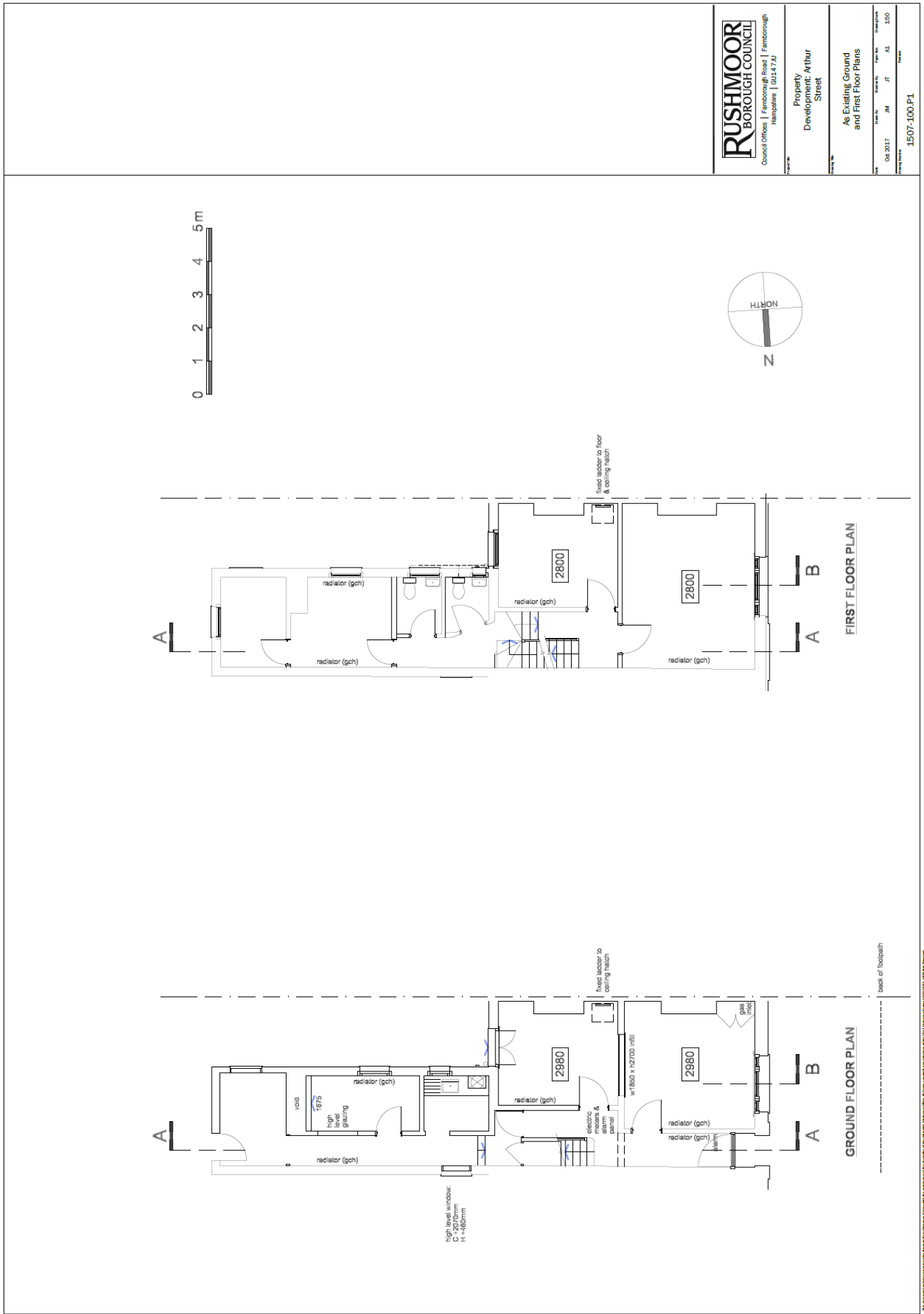
consider the expediency of taking enforcement action against any such development and may refer to any such breach of planning control when responding to local searches. Submissions seeking to discharge conditions or requests for confirmation that conditions have been complied with must be accompanied by the appropriate fee.

- 4 INFORMATIVE - The applicant is advised that there may be a need to comply with the requirements of the Party Wall (etc.) Act 1996 before starting works on site. The Party Wall (etc.) Act is not enforced or administered by the Council but further information can be found on the Planning Portal website <https://www.gov.uk/guidance/party-wall-etc-act-1996-guidance> and you are able to download The party Wall Act 1996 explanatory booklet.
- 5 INFORMATIVE – Thames Water requests that the applicant should incorporate protection to the property by installing for example a non return valve or other suitable device to avoid the risk of back flow from the sewerage network during storm conditions.



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Car Park

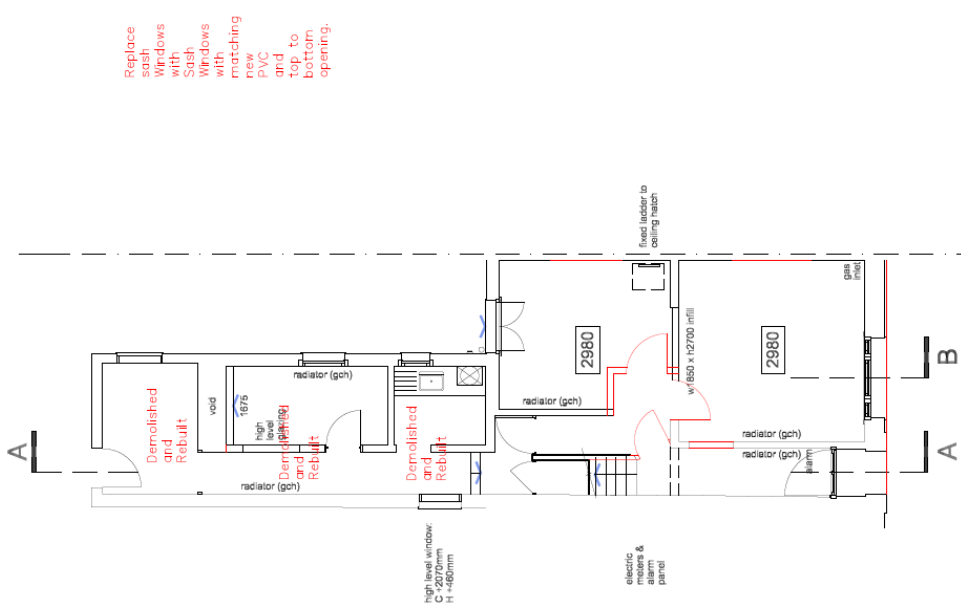
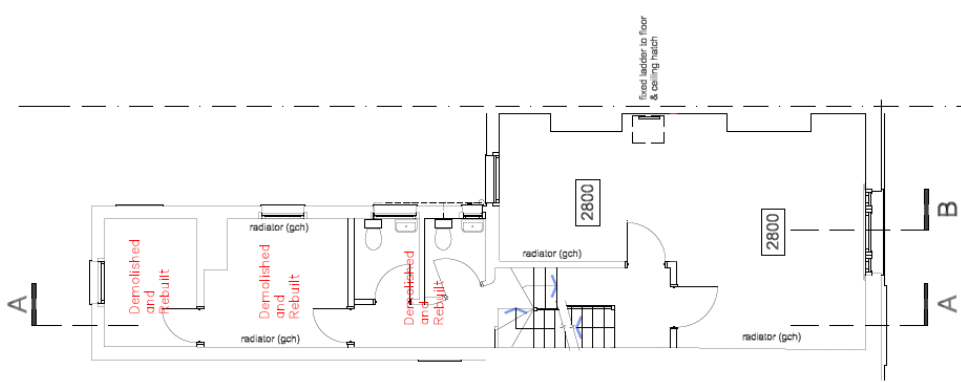


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Property Name: Development: Arthur Street

As Existing Ground and First Floor Plans

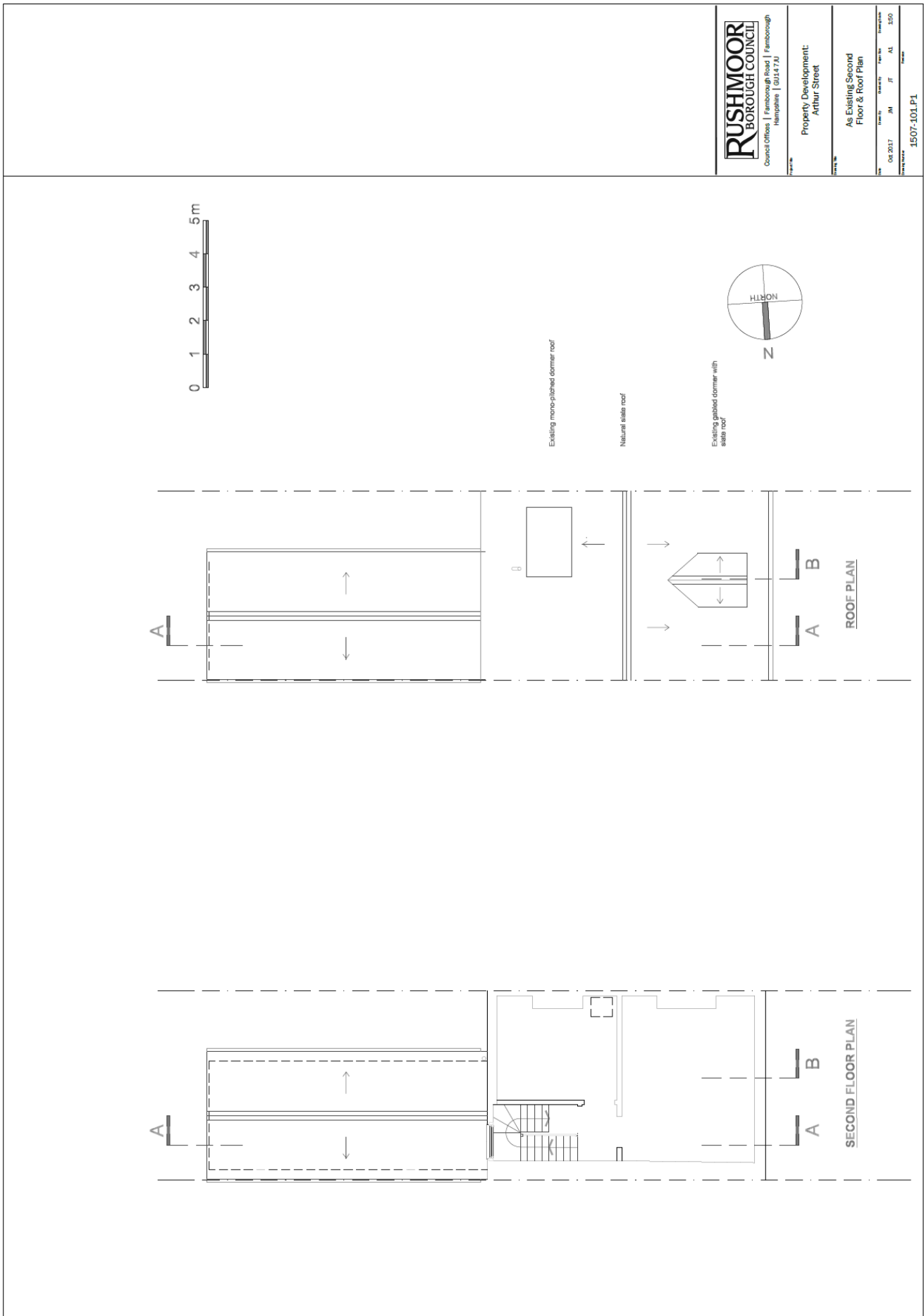
Date: 04/2017
 Scale: JM
 Author: AL
 Issue: 1507-100.P1



FIRST FLOOR PLAN

GROUND FLOOR PLAN

back of footpath



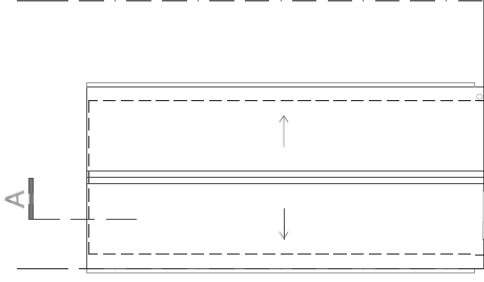
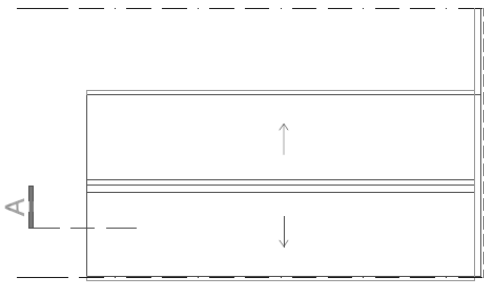
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 Hampshire | GU14 7JZ

Property Development:
 Arthur Street

As Existing Second
 Floor & Roof Plan

Date	Issue	Author	Checker	Version
04/2017	JM	JT	AL	0.01

Drawn by: 1507-101.P1

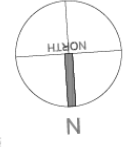
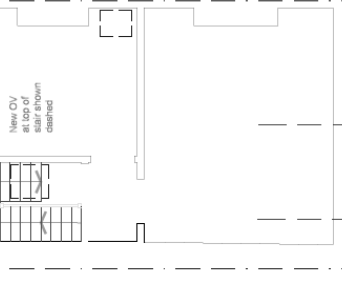
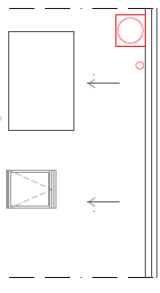


Existing mono pitched dormer roof

Natural slate roof

Existing gabled dormer with slate roof

New OV



ROOF PLAN

SECOND FLOOR PLAN

FRONT ELEVATION

REAR ELEVATION

0 1 2 3 4 5m

FRONT ELEVATION Details:

- Natural slate roof
- Chalked roof corner; Slate vertical lining; Timber sash window frame (painted white)
- Rainwater gutter; Moulded brick cornice
- Face brickwork (Flemish bond); Restored quoins; Restored window arch; Restored quoins
- Brick detail course
- Timber sash window frames (painted white)
- Restored cornice
- Restored entablature
- Timber sash window frames (painted white)
- Restored plasters with rustication banding
- Restored plinth

REAR ELEVATION Details:

- Natural slate roof
- Mosaicish former zinc coating; uPVC window frames (white)
- Rainwater gutter; Moulded brick cornice
- Face brickwork
- Timber window frame to stair (painted white)
- Natural slate roof to rear addition
- Restored rear addition
- Metal security grilles to ground and first floor openings

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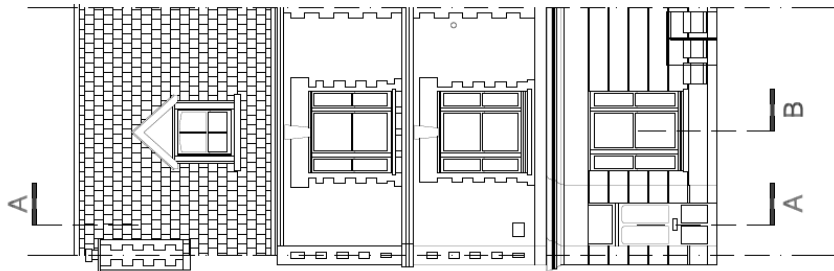
Property Development: Arthur Street
 As Existing Elevations Front and Rear

DATE: 04.2017
 DRAWN BY: JM
 CHECKED BY: AL
 SCALE: 1:50

PROJECT NO: 1507-140.P1

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FRONT ELEVATION



Natural slate roof
 Gabled roof dormer:
 Slate roof,
 Slate vertical lining,
 Replacement UPVC sash window frames (white)
 Rainwater gutter
 Insulated brick cornice

Replacement UPVC sash window frames (white)
 Brick detail course
 Plaster brookwork (flemish bond),
 Re-rendered window arch,
 Re-rendered quoins
 Replacement UPVC sash window frames (white)
 Rendered cornice
 Re-rendered embelliture

Replacement UPVC sash window frames (white)
 Re-rendered plasters with
 traditional banding
 Re-rendered girth

Boiler flue

New gas meters &
 boxes

REAR ELEVATION



New OV
 Details TBC with Brigdale
 Replacement UPVC casement window frame (white)

Replacement UPVC sash window frames (white)
 Plaster brookwork

Natural slate roof to rear addition

Replacement UPVC sash window frames (white)

Insulated external render to
 rear addition

Remove metal safety grilles to
 ground and first floor openings and
 install new UPVC doors and
 windows (white)

Replacement UPVC door sets (white)

GENERAL NOTE
 1. All work to be in accordance with the Building Regulations and the relevant Approved Documents.
 2. All work to be in accordance with the relevant British Standards.
 3. All work to be in accordance with the relevant Building Regulations and the relevant Approved Documents.
 4. All work to be in accordance with the relevant Building Regulations and the relevant Approved Documents.
 5. All work to be in accordance with the relevant Building Regulations and the relevant Approved Documents.
 6. All work to be in accordance with the relevant Building Regulations and the relevant Approved Documents.

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Property
 Development: Arthur
 Street

As Existing
 Elevations-North &
 South

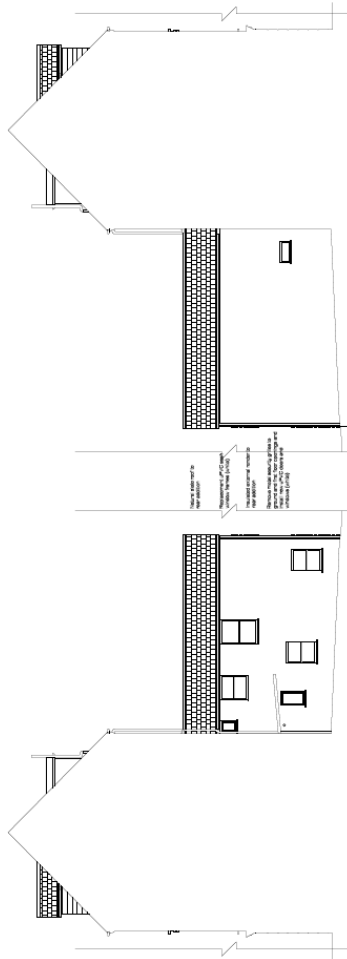
Date: 04.2017
 Drawn: JM
 Checked: JT
 Approved: AL
 Scale: 1:500

Project Ref: 1507-141.P1

NORTH ELEVATION

0 1 2 3 4 5m

SOUTH ELEVATION



EMBLEM ARCHITECTURE
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 Fax: 01483 511112
 Email: info@emblem.co.uk

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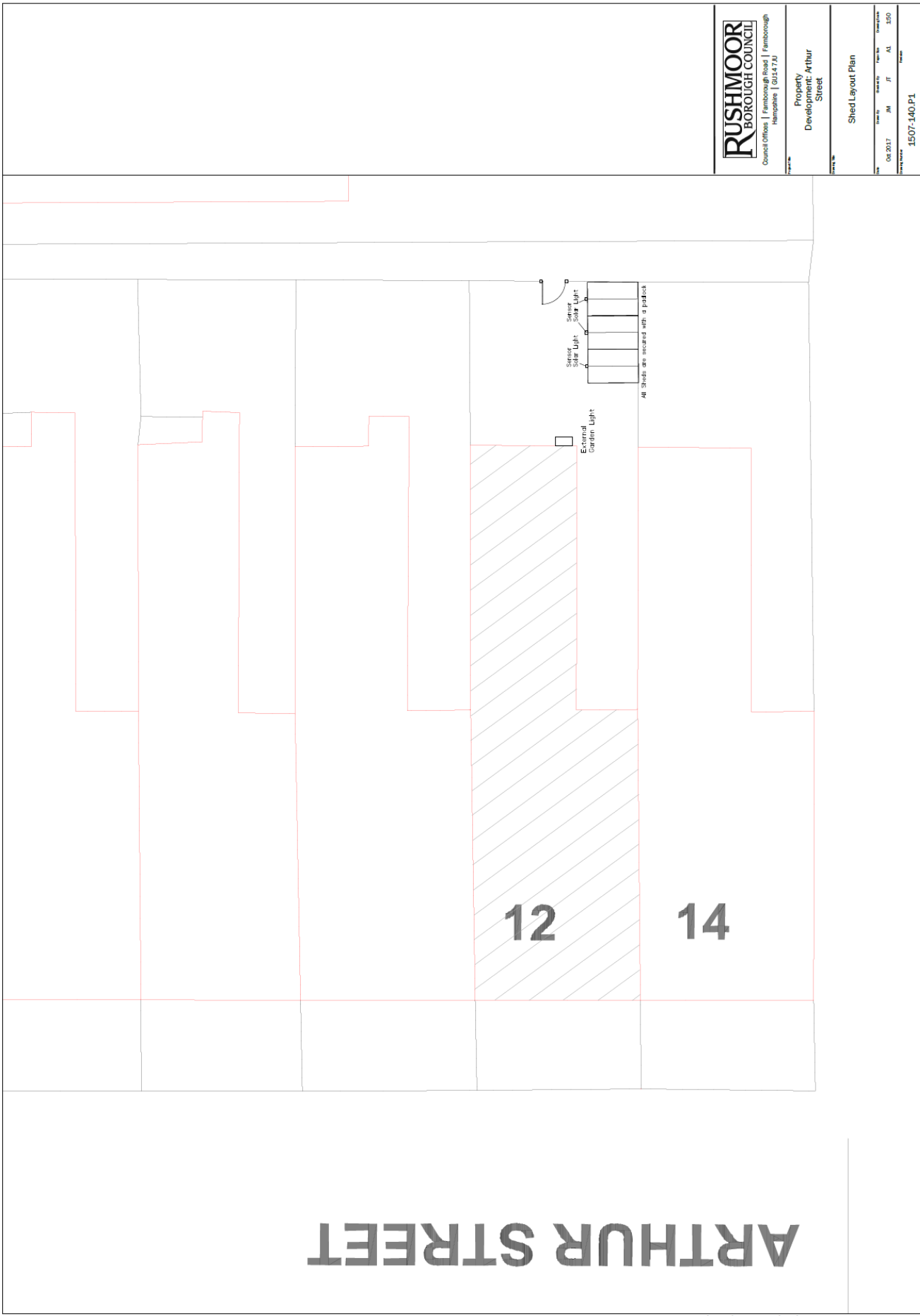
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 Hampshire | GU14 7JU

Project No: Development: Arthur Street

Drawn No: As Proposed Elevations-North & South

Date: 06/2017
 Scale: A1
 Project No: 1507-401.P1

ARTHUR STREET



RUSHMOOR
BOROUGH COUNCIL

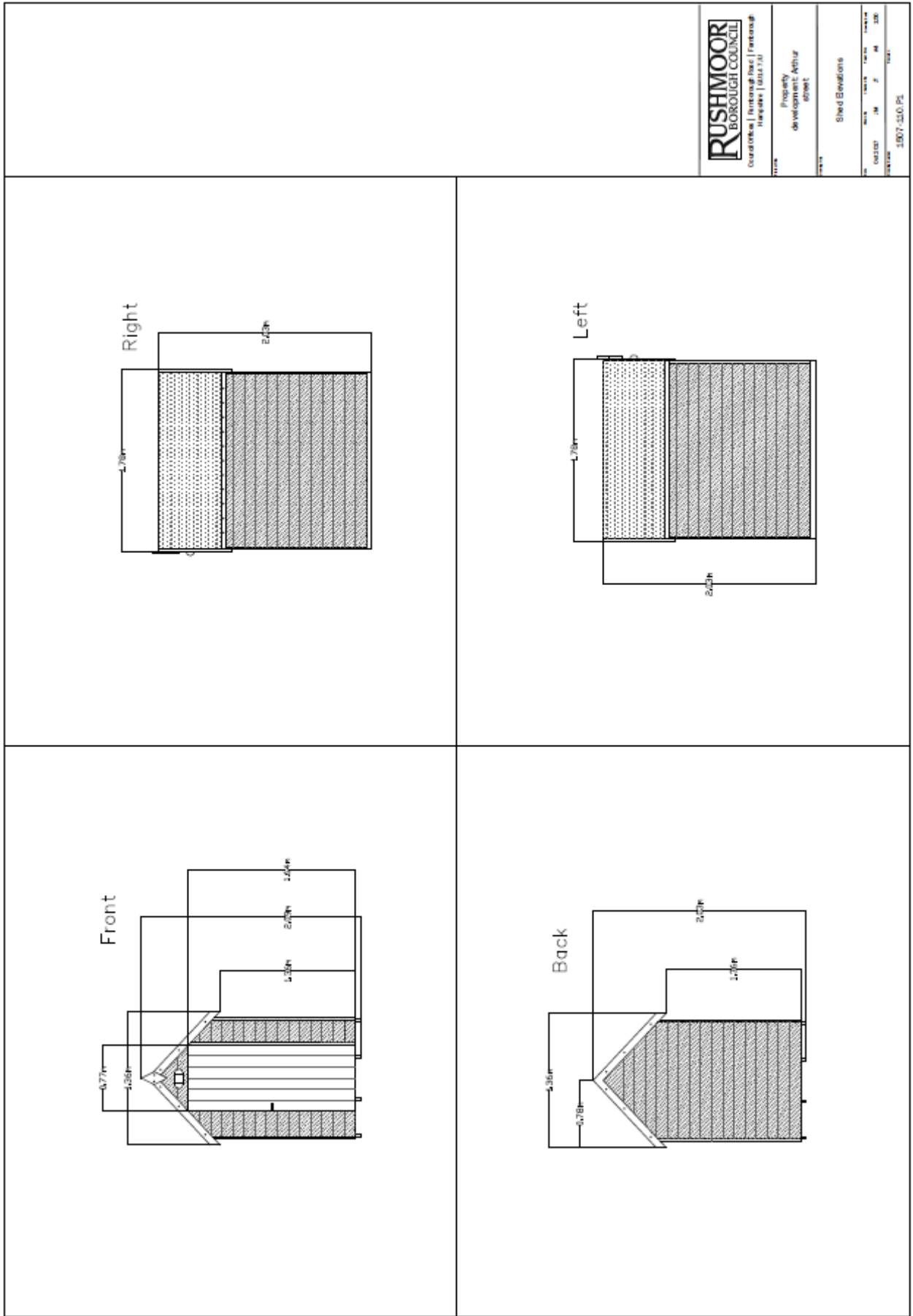
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Hampshire | GU14 7JU

Property
Development: Arthur
Street

Shed Layout Plan

Date	Drawn By	Checked By	Issue No	Issue Date
06/2017	JM	JT	AL	150

1507-140.P1



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Property
development Arthur
Street

Shed Elevations

NO.	DATE	DESCRIPTION	BY	CHKD
001	14/01/20	1st Issue	AM	AM
002	14/01/20	2nd Issue	AM	AM
003	14/01/20	3rd Issue	AM	AM
004	14/01/20	4th Issue	AM	AM
005	14/01/20	5th Issue	AM	AM
006	14/01/20	6th Issue	AM	AM
007	14/01/20	7th Issue	AM	AM
008	14/01/20	8th Issue	AM	AM
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010	14/01/20	10th Issue	AM	AM
011	14/01/20	11th Issue	AM	AM
012	14/01/20	12th Issue	AM	AM
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See (1) (2) (3) (4) (5) (6) (7) (8) (9) (10) (11) (12) (13) (14) (15) (16) (17) (18) (19) (20) (21) (22) (23) (24) (25) (26) (27) (28) (29) (30) (31) (32) (33) (34) (35) (36) (37) (38) (39) (40) (41) (42) (43) (44) (45) (46) (47) (48) (49) (50) (51) (52) (53) (54) (55) (56) (57) (58) (59) (60) (61) (62) (63) (64) (65) (66) (67) (68) (69) (70) (71) (72) (73) (74) (75) (76) (77) (78) (79) (80) (81) (82) (83) (84) (85) (86) (87) (88) (89) (90) (91) (92) (93) (94) (95) (96) (97) (98) (99) (100)

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Section D

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

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

Application No 11/00108/COND Ward: Wellington

Applicant: Mr Ernest Hiscock

Decision: **Conditions not complied with**

Decision Date: 01 November 2017

Proposal: Submission of details pursuant to Condition 2 (Details of possible contamination) pursuant to planning permission 10/00769/FULPP dated 12th January 2011

Address **259 North Lane Aldershot Hampshire GU12 4SU**

Application No 17/00239/FUL Ward: Manor Park

Applicant: Miss Tasdouf Choudhary

Decision: **Permission Granted**

Decision Date: 10 November 2017

Proposal: Retention of a first floor side extension, a two storey rear extension, a single storey front extension and part retention of chimney

Address **7 Elm Place Aldershot Hampshire GU11 3SU**

Application No 17/00334/FULPP Ward: St Mark's

Applicant: St Edmunds Developments Ltd

Decision: **Permission Granted**

Decision Date: 01 November 2017

Proposal: Demolish existing workshops and erection of a part two storey, part three storey building with accommodation in the roof to provide 11 one bedroom flats with associated access and car parking

Address **4A Netley Street And Land To Rear Of 64, 66 And 66A Alexandra Road Farnborough**

Application No 17/00546/FULPP Ward: Wellington
Applicant: c/o Agent
Decision: **Permission Granted**
Decision Date: 02 November 2017
Proposal: Use of land as an equipped play area with associated fencing and surfacing for a temporary period
Address **Zone K - Stanhope Lines East Aldershot Urban Extension Alisons Road Aldershot Hampshire**

Application No 17/00572/FULPP Ward: Rowhill
Applicant: Mr ADAM TEMPEST
Decision: **Permission Granted**
Decision Date: 31 October 2017
Proposal: Retention of UPVC sliding sash windows (Variation of planning permission 17/00014/FULPP dated 27th February 2017)
Address **Flat 2 25 Cargate Avenue Aldershot Hampshire GU11 3EP**

Application No 17/00607/MMA Ward: St Mark's
Applicant: SNP Property Developers Ltd
Decision: **Permission Granted**
Decision Date: 21 November 2017
Proposal: Minor Material Amendments to planning permission 15/00407/FULPP granted 28/08/2015 (for Demolition of existing commercial premises and erection of ten flats comprising 7 one-bedroom and 3 two-bedroom flats with associated car parking, bicycle and refuse storage and new access onto Queens Road) to omit lift shafts and amend layout of flats, amendments to external and internal elevations, amendments to bin storage and landscaping
Address **15 Queens Road Farnborough Hampshire GU14 6DU**

Application No 17/00634/COND Ward: North Town

Applicant: Mr Anthony Robertson

Decision: **Conditions details approved**

Decision Date: 30 October 2017

Proposal: Submission of details pursuant to Conditions 3 (materials), 4 (surfacing materials), 7 (landscaping), 10 (SUDS), 11 (energy performance standards) and 13 (cycle store) of Planning Permission 17/00041/FULPP (Erection of a 3-bedroom detached house with associated parking) dated 30th March 2017

Address **46 Connaught Road Aldershot Hampshire GU12 4RN**

Application No 17/00682/CONDPP Ward: Empress

Applicant: TAG Farnborough Airport Ltd.

Decision: **Conditions details approved**

Decision Date: 30 October 2017

Proposal: Submission of details to comply with conditions 4(l) (publicly accessible footpaths and pedestrian ways), 5 (phasing) 6 (levels) and 10 (services) 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 17/00707/PRIOR Ward: Wellington

Applicant: Mountley Limited

Decision: **Prior Approval Required and Refused**

Decision Date: 01 November 2017

Proposal: Notification under Class M of the Town and Country Planning (General Permitted Development)(England) Order 2015 as amended for prior approval for a proposed change of use of the ground floor of 55 High Street from a shop (Class A1) to a use falling within Use Class C3 (dwellinghouses) namely two flats

Address **55 High Street Aldershot Hampshire GU11 1BH**

Application No 17/00710/FULPP Ward: West Heath
Applicant: Mr C Jeyam
Decision: **Permission Refused**
Decision Date: 03 November 2017
Proposal: Demolition of existing dwelling and garage and erection of two detached three-bedroomed houses with associated amenity space and parking.
Address **77 Fernhill Road Farnborough Hampshire GU14 9SA**

Application No 17/00741/FULPP Ward: St Mark's
Applicant: Revd John Layzell
Decision: **Permission Granted**
Decision Date: 30 October 2017
Proposal: Retention of replacement UPVC-framed windows on York Road elevation
Address **Farnborough Baptist Church Queens Road Farnborough Hampshire**

Application No 17/00743/TPOPP Ward: Empress
Applicant: Mr Colin Price
Decision: **Permission Granted**
Decision Date: 01 November 2017
Proposal: One Oak (T13 of TPO 194) crown reduction by no more than 5 metres
Address **1 Queen Victoria Court Farnborough Hampshire GU14 8AR**

Application No 17/00753/FULPP Ward: Knellwood
Applicant: Ms Jane Fensome
Decision: **Permission Granted**
Decision Date: 01 November 2017
Proposal: Demolition of a detached garage and erection of a single storey side extension
Address **Woodheath 37 Salisbury Road Farnborough Hampshire GU14 7AJ**

Application No 17/00754/TPOPP Ward: North Town
Applicant: Mr Banszky
Decision: **Permission Granted**
Decision Date: 31 October 2017
Proposal: One Oak (T36 of TPO 222) crown thin by no more than 25% and remove major deadwood
Address **12 St Christophers Close Aldershot Hampshire GU12 4XF**

Application No 17/00757/TPOPP Ward: Knellwood
Applicant: Mrs B Calder
Decision: **Permission Granted**
Decision Date: 01 November 2017
Proposal: Crown lift all trees overhanging the rear garden of 23 Manor Road to give no more than 6 metres clearance from ground level and reduce lateral spread by 3 metres (all trees are part of group G4 of TPO 374)
Address **14 Hilder Gardens Farnborough Hampshire GU14 7BQ**

Application No 17/00761/TPO Ward: St John's
Applicant: Mr Darren Bateman
Decision: **Permission Granted**
Decision Date: 31 October 2017
Proposal: One Oak (T28 of TPO 408) crown lift to no more than 5.5 metres. Crown thin by no more than 10%. Reduce crown on building side back to previous points, or no more than 1.5 metres and remove epicormic growth
Address **17 Broadhurst Farnborough Hampshire GU14 9XA**

Application No 17/00764/FULPP Ward: Manor Park
Applicant: Mr Adem Coskun
Decision: **Permission Granted**
Decision Date: 02 November 2017
Proposal: Erection of second floor extension at rear and change of use from 1x 5 bedroom flat in to 2 x 1 Bedroom Flat
Address **First Floor Flat 93 Victoria Road Aldershot Hampshire GU11 1JE**

Application No 17/00765/TPO Ward: Empress

Applicant: Mr Michael Riddle

Decision: **Permission Granted**

Decision Date: 31 October 2017

Proposal: One Sweet Chestnut (T46 of TPO 444A) crown reduce by no more than 4.5 metres and reshape canopy

Address **66 Pierrefondes Avenue Farnborough Hampshire GU14 8PA**

Application No 17/00781/CONDPP Ward: Empress

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

Decision: **Conditions details approved**

Decision Date: 21 November 2017

Proposal: Submission of details pursuant to conditions 6 (refuse storage/removal facilities), 11 (soundproofing of plant and machinery), 19 (closure and reinstatement of highway) and 22 (car park management strategy) 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 17/00783/TPO Ward: Knellwood

Applicant: Mr Nick Hobley

Decision: **Permission Granted**

Decision Date: 08 November 2017

Proposal: Two Oaks (part of group G1 of TPO 433) crown lift to no more than 5.5 metres over drive and highway. Reduce lateral spread by no more than 3 metres and crown thin by no more than 10%. One Oak (T40 of TPO 433) fell dead butt

Address **Whitcroft 66 Salisbury Road Farnborough Hampshire GU14 7AG**

Application No 17/00784/TPO Ward: Fernhill
Applicant: Mrs Jackie Mellish
Decision: **Permission Granted**
Decision Date: 13 November 2017
Proposal: One Oak (T15 of TPO 357A) reduce back crown to previous pruning points, lift crown to no more than 5.5 metres from ground level and remove ivy
Address **12 Blackstone Close Farnborough Hampshire GU14 9JW**

Application No 17/00786/TPO Ward: St Mark's
Applicant: Mr Charlie Bishop
Decision: **Permission Granted**
Decision Date: 13 November 2017
Proposal: One Chestnut (T1 of TPO 341) crown reduce by no more than 3 metres.
One Chestnut (part of group G1 of TPO 341) as per submitted plan, crown reduce by no more than 3 metres
Address **Land Affected By TPO 341 - Old School Studios 40 Lynchford Road Farnborough Hampshire**

Application No 17/00796/TPO Ward: Cove And Southwood
Applicant: Mrs Karen Meidl
Decision: **Permission Granted**
Decision Date: 13 November 2017
Proposal: One Oak (T4 of TPO 416A) crown lift and clean to no more than 6 metres from ground level
Address **11 Fox Heath Farnborough Hampshire GU14 0QG**

Application No 17/00798/FULPP Ward: Fernhill
Applicant: Mr & Mrs Charnock
Decision: **Permission Granted**
Decision Date: 01 November 2017
Proposal: Erection of a single storey rear extension
Address **5 Sidlaws Road Farnborough Hampshire GU14 9JL**

Application No 17/00802/TPO Ward: St John's
Applicant: Mrs Angela Hudson
Decision: **Permission Granted**
Decision Date: 15 November 2017
Proposal: One Oak (T10 of TPO 355A) reduce width of tree by no more than 50% to give minimum 3 metres clearance from house and TV aerial and remove deadwood
Address **9 Nightingale Close Farnborough Hampshire GU14 9QH**

Application No 17/00804/TPOPP Ward: Empress
Applicant: Mr Crowe
Decision: **Permission Granted**
Decision Date: 15 November 2017
Proposal: One Sweet Chestnut (T1 of TPO 445) crown lift to no more than 6 metres from ground level and crown reduce by no more than 3 metres and remove deadwood
Address **64 Pierrefondes Avenue Farnborough Hampshire GU14 8PA**

Application No 17/00806/PDCPP Ward: Aldershot Park
Applicant: Mrs Emma Tooke
Decision: **Development is Lawful**
Decision Date: 31 October 2017
Proposal: Lawful Development Certificate: Formation of a dormer window to the rear to facilitate a loft conversion and two roof light to front
Address **9 Oak Tree Close Aldershot Hampshire GU12 4BE**

Application No 17/00808/FULPP Ward: Cherrywood
Applicant: Mr P Gregor
Decision: **Permission Granted**
Decision Date: 31 October 2017
Proposal: Erection of a single storey front extension
Address **17 Bracklesham Close Farnborough Hampshire GU14 8LP**

Application No 17/00809/TPO Ward: Rowhill
Applicant: Matthew Titheridge
Decision: **Permission Granted**
Decision Date: 21 November 2017
Proposal: One Oak (T2 of TPO 394) and one Maple (T3 of TPO 394) crown reduce by no more than 3 metres
Address **1 Alverstoke Gardens Aldershot Hampshire GU11 3XA**

Application No 17/00810/PDCPP Ward: Aldershot Park
Applicant: Mrs Stacey Merritt-Webb
Decision: **Development is Lawful**
Decision Date: 31 October 2017
Proposal: Lawful Development Certificate: Formation of a dormer window to rear and two front facing roof windows to facilitate a loft conversion
Address **122 Tongham Road Aldershot Hampshire GU12 4AT**

Application No 17/00814/FULPP Ward: St John's
Applicant: Mr Neil Coles
Decision: **Permission Granted**
Decision Date: 06 November 2017
Proposal: Erection of a two storey side extension and single storey rear extension
Address **1 Chiltern Avenue Farnborough Hampshire GU14 9SE**

Application No 17/00816/PDCPP Ward: St Mark's
Applicant: Mr HUGHES
Decision: **Development is Lawful**
Decision Date: 01 November 2017
Proposal: Formation of a 'L' shaped dormer window to rear and roof lights to front to facilitate a loft conversion
Address **1 South Street Farnborough Hampshire GU14 6LN**

Application No 17/00817/ADVPP Ward: Empress
Applicant: Tapi Carpets & Floors
Decision: **Permission Granted**
Decision Date: 03 November 2017
Proposal: Display one internally illuminated sign and two non illuminated vertical signs on front elevation and an internally illuminated sign on rear elevation
Address **Unit 5 Horizon Retail Park Solartron Road Farnborough Hampshire**

Application No 17/00820/FULPP Ward: Manor Park
Applicant: Ms & Mr Binita & Binai Gurung
Decision: **Permission Granted**
Decision Date: 10 November 2017
Proposal: Change of use from dwellinghouse (Use Class C3) to a 5 bedroom house in multiple occupation (Use Class C4) (retrospective application)
Address **67 Gordon Road Aldershot Hampshire GU11 1NG**

Application No 17/00826/FUL Ward: Rowhill
Applicant: Mr Abi Bahadur-Gurung
Decision: **Permission Granted**
Decision Date: 31 October 2017
Proposal: Variation of planning permission 17/00221/FULPP dated 9th May 2017 to allow the retention of the change in design of the roof
Address **52A Cambridge Road Aldershot Hampshire GU11 3JY**

Application No 17/00827/TPOPP Ward: Rowhill
Applicant: Mr Chris Franklin
Decision: **Permission Granted**
Decision Date: 22 November 2017
Proposal: Fell one Copper Beech (T1 of TPO 120)
Address **51 Cambridge Road Aldershot Hampshire GU11 3JY**

Application No 17/00834/FULPP Ward: Knellwood
Applicant: Mr & Mrs Dutton
Decision: **Permission Granted**
Decision Date: 01 November 2017
Proposal: Erection of a single storey rear extension
Address **190 Farnborough Road Farnborough Hampshire GU14 7JL**

Application No 17/00836/FULPP Ward: Knellwood
Applicant: Mr & Mrs Harrison
Decision: **Permission Granted**
Decision Date: 10 November 2017
Proposal: Formation of a side dormer window to facilitate a loft conversion and erection of a new front porch
Address **172 Woburn Avenue Farnborough Hampshire GU14 7HE**

Application No 17/00839/FULPP Ward: St Mark's
Applicant: Ms Jan Clark
Decision: **Permission Granted**
Decision Date: 01 November 2017
Proposal: The retention of an ATM
Address **10 - 12 Alexandra Road Farnborough Hampshire GU14 6DA**

Application No 17/00840/ADVPP Ward: St Mark's
Applicant: Ms Jan Clark
Decision: **Permission Granted**
Decision Date: 01 November 2017
Proposal: Retention of internally illuminated ATM fascia sign
Address **10 - 12 Alexandra Road Farnborough Hampshire GU14 6DA**

Application No 17/00844/FULPP Ward: Rowhill
Applicant: Mr D Foster
Decision: **Permission Granted**
Decision Date: 24 November 2017
Proposal: Erection of detached changing/clubroom building
Address **Athletic Club Weybourne Road Aldershot Hampshire GU11 3NE**

Application No 17/00848/FULPP Ward: Empress
Applicant: Mr PAUL KEAN
Decision: **Permission Granted**
Decision Date: 01 November 2017
Proposal: Demolition of existing garage and erection of a two storey side extension and single storey front/side extension
Address **87 Prospect Road Farnborough Hampshire GU14 8NX**

Application No 17/00849/FULPP Ward: North Town
Applicant: Mr & Mrs Smurthwaite
Decision: **Permission Granted**
Decision Date: 07 November 2017
Proposal: Demolition of existing garage. Erection of new 2 storey side extension with single storey rear extension and front porch
Address **60 Field Way Aldershot Hampshire GU12 4UJ**

Application No 17/00853/FULPP Ward: Knellwood
Applicant: Mr David Fosler
Decision: **Permission Granted**
Decision Date: 21 November 2017
Proposal: Erection of a single storey side extension , part two storey and part single storey rear extension and loft conversion
Address **136 Farnborough Road Farnborough Hampshire GU14 7JH**

Application No 17/00854/FULPP

Ward: Rowhill

Applicant: Mr & Mrs Bonner

Decision: **Permission Granted**

Decision Date: 20 November 2017

Proposal: Demolition of existing detached garage and shed and erection of a single and two storey side rear and front extensions with new patio, alterations to existing fenestration, widening of existing vehicular access and new front boundary walls.

Address **Oakdale 31 Hillside Road Aldershot Hampshire GU11 3LX**

Application No 17/00855/MMA

Ward: Rowhill

Applicant: Mr James O'Sullivan

Decision: **Permission Granted**

Decision Date: 07 November 2017

Proposal: Material Minor Amendment to planning application 16/00471/FULPP dated 22 July 2016 to allow the retention and completion of an enlarged part single and part two storey rear extension with raised patio, walkway and privacy screens. Erection of 1.25 metre high boundary wall and pillar to front, formation of pitched roof over existing front dormer window and new cladding

Address **Laburnum Lodge 27 Hillside Road Aldershot Hampshire GU11 3LX**

Application No 17/00856/FUL

Ward: North Town

Applicant: Mr D Gurung

Decision: **Permission Granted**

Decision Date: 07 November 2017

Proposal: Retention and completion of a new roof for the existing garage and conservatory

Address **150 Holly Road Aldershot Hampshire GU12 4SG**

Application No 17/00857/FULPP Ward: Knellwood

Applicant: Mrs Gill Tootill

Decision: **Permission Granted**

Decision Date: 08 November 2017

Proposal: Erection of a single storey side and rear extension

Address **71 Manor Road Farnborough Hampshire GU14 7HJ**

Application No 17/00859/FULPP Ward: Empress

Applicant: Megan Paterson

Decision: **Permission Granted**

Decision Date: 21 November 2017

Proposal: Hip to gable roof extension and formation of a dormer window to rear to facilitate a loft conversion

Address **14 Elm Grove Road Farnborough Hampshire GU14 7RB**

Application No 17/00873/FULPP Ward: Knellwood

Applicant: Mr Steven Dettmar

Decision: **Permission Granted**

Decision Date: 15 November 2017

Proposal: Erection of two storey side extension, roof extension over bay window and entrance, detached outbuilding in rear garden and erection of front boundary wall with pillars and railings along with the installation of gates.

Address **63 Avenue Road Farnborough Hampshire GU14 7BH**

Application No 17/00874/FULPP Ward: Knellwood

Applicant: Mr Mike Kearsy

Decision: **Permission Granted**

Decision Date: 16 November 2017

Proposal: Erection of a garden room to rear

Address **77 Manor Road Farnborough Hampshire GU14 7HJ**

Application No 17/00875/REV Ward: Cove And Southwood
Applicant: Inderbir Gakhal
Decision: **Permission Granted**
Decision Date: 08 November 2017
Proposal: Relief of condition 23 attached to planning application Ref: RSH 04240 dated 15.01.1985 (Erection of 56 dwellings) to allow the conversion of existing integral garage to a habitable room
Address **29 Griffon Close Farnborough Hampshire GU14 0PG**

Application No 17/00880/FULPP Ward: Rowhill
Applicant: Ms S Daly And Mr P Mauerhoff
Decision: **Permission Granted**
Decision Date: 20 November 2017
Proposal: Erection of a single storey rear extension
Address **97 York Road Aldershot Hampshire GU11 3JQ**

Application No 17/00881/FULPP Ward: Cove And Southwood
Applicant: Mrs C Stacey
Decision: **Permission Granted**
Decision Date: 24 November 2017
Proposal: Removal of existing conservatory and erection of a single storey rear extension
Address **8 Lodsworth Farnborough Hampshire GU14 0RT**

Application No 17/00882/FULPP Ward: Cherrywood
Applicant: Mr Bickky Gurung
Decision: **Permission Granted**
Decision Date: 13 November 2017
Proposal: Erection of a single storey front extension
Address **29 Bracklesham Close Farnborough Hampshire GU14 8LP**

Application No 17/00883/FULPP Ward: Knellwood
Applicant: Mr A Knight And Mr M Lea
Decision: **Permission Granted**
Decision Date: 23 November 2017
Proposal: Erection of a joint single storey rear extension and roof extension to 124 Rectory Road to form a room in roof
Address **124 - 126 Rectory Road Farnborough Hampshire**

Application No 17/00884/FULPP Ward: Knellwood
Applicant: Mr & Mrs S Maley
Decision: **Permission Granted**
Decision Date: 15 November 2017
Proposal: Alterations to existing conservatory with new doors, windows and formation of a solid tiled roof
Address **Calcara 22 Abbey Way Farnborough Hampshire GU14 7DD**

Application No 17/00886/CONDPP Ward: North Town
Applicant: Mr CHARLIE BRADSHAW
Decision: **Conditions details approved**
Decision Date: 14 November 2017
Proposal: Submission of details pursuant to conditions 4 (surfacing materials), 5 (existing and proposed levels), 6 (boundary treatments), 7 (energy performance), 8 (Sustainable Drainage Systems), 9 (Construction Management Statement) and 10 (Cycle Storage) of planning permission 16/00755/FULPP dated 23/11/16 for demolition of existing single storey chip shop building and erection of two storey three bedroom terrace property with garden and parking
Address **130 Newport Road Aldershot Hampshire GU12 4PY**

Application No 17/00889/FUL Ward: St John's

Applicant: Mr D Richards

Decision: **Permission Granted**

Decision Date: 14 November 2017

Proposal: Retention of a 2 metre high fence along the boundary

Address **14 Haskins Drive Farnborough Hampshire GU14 9FP**

Application No 17/00890/FULPP Ward: Fernhill

Applicant: Mr D Govender

Decision: **Permission Granted**

Decision Date: 23 November 2017

Proposal: Erection of a single storey rear extension, extend roof to form a front extension and insertion of roof lights in each side facing roof elevation to form rooms in roof

Address **Ferndale 34 Sandy Lane Farnborough Hampshire GU14 9EU**

Application No 17/00901/SCREEN Ward: Empress

Applicant: London Wall Outsourcing Investments Li

Decision: **Environmental Assessment Not Required**

Decision Date: 13 November 2017

Proposal: SCREENING OPINION Demolition of existing buildings and develop the site consisting of up to 205 flats (1 and 2 bedroom) and 32 three bedroom houses with associated access, car parking and landscaping.

Address **Meudon House Meudon Avenue Farnborough Hampshire GU14 7NB**

Application No 17/00912/FUL Ward: St John's

Applicant: Mr A Denard

Decision: **Permission Granted**

Decision Date: 24 November 2017

Proposal: Erection of a single storey rear extension following removal of existing conservatory

Address **4 Purmerend Close Farnborough Hampshire GU14 9YF**

Application No 17/00915/NMA Ward: St Mark's
Applicant: Alexandra Real Estate Partners Ltd
Decision: **Permission Granted**
Decision Date: 21 November 2017
Proposal: NON-MATERIAL AMENDMENT: Substitution of approved brick-slip finishes for elevations of rear extension approved pursuant to planning permission 16/00474/FULPP dated 27 September 2016
Address **59 - 61 Alexandra Road Farnborough Hampshire**

Application No 17/00926/CONDPP Ward: Empress
Applicant: Farnborough Propco Lux S.a.r.l
Decision: **Conditions details approved**
Decision Date: 13 November 2017
Proposal: Submission of details to comply with condition 30 (BREEAM) attached to planning permission 17/00174/REVPP dated 13 September 2017 for the 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 17/00927/HCC Ward: West Heath
Applicant: Hampshire County Council
Decision: **No Objection**
Decision Date: 20 November 2017
Proposal: CONSULTATION FROM HAMPSHIRE COUNTY COUNCIL: Installation of 2 No. free-standing canopies
Address **Samuel Cody Specialist Sports College Ballantyne Road Farnborough Hampshire GU14 8SS**

Development Management Committee
6th December 2017

Head of Planning
Report No. PLN1741

Enforcement and possible unauthorised development

1. Introduction

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

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

2. Policy

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

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

3. Items

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

This report relates to:

Item 1 Delegated Decision to take Enforcement Action

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

meeting, a separate sheet will be circulated at the meeting to assist Members in following the modifications proposed.

4. Human rights

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

5. Financial implications

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

Keith Holland
Head of Planning

BACKGROUND PAPERS

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

Rushmoor Core Strategy (October 2011)

Rushmoor Local Enforcement Plan (2016)

National Planning Policy Framework (NPPF)

Item1

Delegated 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	36 Mayfield Road, Farnborough
Ward	West Heath
Decision	Issue Enforcement Notice
Decision Date	3 Nov 2017
Reasons	As a result of the Council's investigations, It appears that vehicles being stored on the property are not ancillary or incidental to the residential use of the property and therefore a material change of use has occurred. There are no permitted development rights to change the use of a residential property to a commercial use.
Alternatives	No Action would result in material planning harm being caused. This is in respect of the introduction of an inappropriate commercial activity within a residential area, resulting in significant material harm to the amenity of the area and a detrimental impact on the visual character of the property and area.
Case Officer	Mark Andrews
Associated Documents	Enforcement Reference 17/00109/HOME

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