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RUSHMOOR BOROUGH COUNCIL

DEVELOPMENT MANAGEMENT COMMITTEE

at the Council Offices, Farnborough on
Wednesday, 28th February, 2018 at 7.00 pm

To:

VOTING MEMBERS

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

Cllr Mrs. D.B. Bedford	Cllr P.I.C. Crerar	Cllr D.S. Gladstone
Cllr D.M.T. Bell	Cllr Sue Dibble	Cllr C.P. Grattan
Cllr R.M. Cooper	Cllr Jennifer Evans	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 - 10)

   To confirm the Minutes of the meeting held on 31st January, 2017 (copy attached).

3. **PLANNING APPLICATIONS –** (Pages 11 - 90)

   To consider the Head of Planning's Report No. PLN1806 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	16/00981/FULPP	Aldershot Bus Station, 3 Station Road, Aldershot	For information
2	17/00842/RBCRG3	North Lane Lodge, 259 North Lane, Aldershot	For information
3	17/00914/OUTPP	Blandford House, Aldershot	For information
4	17/00956/FULPP	110-118 Victoria Road, Farnborough	For information
5	18/00025/FULPP	Block 3, Queensmead, Farnborough	For information
6	18/00092/FULPP	Alpine Ski Centre, Aldershot	For information

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

Item	Pages	Reference Number	Address	Recommendation
7	19-74	17/00616/FULPP	Land at Orchard Rise 127 and La Fosse House 129 Ship Lane and	Refuse

Farnborough Hill
School 312
Farnborough Road,
Farnborough

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

4. **APPEALS PROGRESS REPORT –** (Pages 91 - 92)

To receive the Head of Planning's Report No. PLN1808 (copy attached) on the progress of recent planning appeals.

MEETING REPRESENTATION

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

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Development Management Committee **Head of Planning**
28th February 2018

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, 31st January, 2018 at the Council Offices, Farnborough at 7.00 pm.

Voting Members

Cllr J.H. Marsh (Vice-Chairman), in the Chair

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

Apologies for absence were submitted on behalf of Cllr Sue Dibble and Cllr B.A. Thomas.

Cllr S.J. Masterson and Cllr P.F. Rust attended the meeting.

Non-Voting Member

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

52. **DECLARATIONS OF INTEREST**

There were no declarations of interest.

53. **MINUTES**

The Minutes of the meeting held on 6th December, 2017 were approved and signed by the Vice-Chairman.

54. **PLANNING APPLICATIONS**

RESOLVED: That

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

17/01011/ADVPP (Land at the junction of Belle Vue Road, Connaught Road and Holly Road, Aldershot);

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

* 17/00920/ADJ (Hartland Park, Bramshot Lane, Fleet);

(iii) 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. PLN1801, be noted;

(iv) the following application be determined by the Head of Planning, in consultation with the Chairman:

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

(v) the current position with regard to the following applications be noted pending consideration at a future meeting:

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);
17/00914/OUTPP	(Blandford House, Aldershot);
17/00956/FULPP	(Nos. 110-118 Victoria Road, Farnborough);
18/00006/PRIOR	(The Crescent, Southwood Business Park, Summit Avenue, Farnborough);
18/00025/FULPP	(Block 3, Queensmead, Farnborough);

* The Head of Planning's Report No. PLN1801 in respect of these applications was amended at the meeting

55. **REPRESENTATIONS BY THE PUBLIC**

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

Application No.	Address	Representation	In support of or against the application
16/00837/FULPP	The Crescent, Southwood Business Park, Summit Avenue, Farnborough	Mr. J. Robson	In support

56. **APPLICATION NO. 16/00837/FULPP - THE CRESCENT, SOUTHWOOD BUSINESS PARK, SUMMIT AVENUE, FARNBOROUGH**

The Committee considered the Head of Planning's Report No. PLN1801 (as amended at the meeting) regarding the 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 one-bedroom flats, 27 x two-bedroom flats, 26 x two-bedroom houses, 2 x three-bedroom flats, 79 x three-bedroom houses & 16 x four-bedroom houses), associated parking and servicing, hard and soft landscaping, public amenity space and play areas, formation of vehicular accesses onto Southwood Road and Apollo Rise and other associated works. Before considering the application in detail, the Committee received a representation in accordance with the scheme for public representation from Mr. J. Robson in support of the application.

The Committee was reminded that it had previously considered this application at its meeting on 19th July, 2017 and had agreed then to defer a decision in order that the applicants could be invited to consider alternative vehicular access instead of the one access point onto Southwood Road.

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

RESOLVED: That

(i) subject to the completion of a satisfactory Planning Obligation under Section 106 of the Town and Country Planning Act 1990 by 23rd February, 2018 to secure the following:

1. £1,034,722 towards SPA avoidance and mitigation and access management at the Southwood Woodland II SANG mitigation scheme (comprising £932,750 Suitable Alternative Natural Greenspace (SANG) and £101,972 Strategic Access Management and Monitoring (SAMM) contributions);
2. £236,590 towards the off-site provision of public open space comprising habitat improvements and footpath renovation at Southwood Meadows/Southwood Playing Fields (£129,049) and pitch refurbishments at Southwood Playing Fields (£107,541);
3. £120,000 Transport Contribution towards improvements to local pedestrian and cycleway links to the site and/or towards

enhancements to local bus services and/or towards implementation of Traffic Regulation Orders in the vicinity of the site;

4. £16,500 for the implementation, evaluation and monitoring of the Travel Plan;
5. the provision on-site of 32 Affordable Housing units of a mix of sizes and tenures to meet local housing needs; and
6. financial viability re-assessment clauses in the event that the implementation and completion of the scheme is protracted beyond three years from commencement and market conditions improve the value of the scheme.

(ii) The Head of Planning be authorised to amend the deadline for the completion of the Section 106 Obligation should the circumstances be considered appropriate.

57. ENFORCEMENT AND POSSIBLE UNAUTHORISED DEVELOPMENT - NO. 36 MAYFIELD ROAD, FARNBOROUGH

The Committee noted the decision to take enforcement action by the Head of Planning in accordance with the Council's Scheme of Delegation, more specifically specified in the Head of Planning's Report No. PLN1802.

RESOLVED: that the Report be noted.

58. APPEALS PROGRESS REPORT

The Committee received the Head of Planning's Report No. PLN1803 concerning the following new appeals:

Address	**Description**
Wellington Centre, Aldershot	Against the refusal of planning permission for the proposed residential development involving erection of extensions above both the existing Boots shop and the Wellington Centre multi-storey car park comprising a total of 43 dwelling units (15 x one-bedroom, 25 x two-bedroom and 3 x three-bedroom units), to include construction of new building access cores, elevational alterations to the multi-storey car park and alterations to the entrance to Victoria House. It was noted that this appeal was being dealt with by means of the written procedure.
Nos. 40-42 Park Road, Farnborough	Against the refusal of planning permission for the erection of 4 x one-bedroom flats with parking on land at rear. It was noted that this appeal was being dealt with by means of the written procedure.

No. 201 Weybourne Road, Aldershot	Against the refusal of planning permission to extend the existing two-storey residential building to create additional residential accommodation provided 4 x one-bedroom apartments. It was noted that this appeal was being dealt with by means of the written procedure.
No. 55 High Street, Aldershot	Against the refusal of prior approval under Class M of the Town and Country Planning (General Permitted Development)(England) Order 2015 as amended for a proposed change of use of the ground floor of No. 55 High Street from a shop (Class A1) to a use falling within Use Class C3 (dwellinghouses) namely two flats. It was noted that this appeal was being dealt with by means of the written procedure.

RESOLVED: That the Head of Planning's Report No. PLN1803 be noted.

59. **PLANNING (DEVELOPMENT MANAGEMENT) SUMMARY REPORT FOR THE QUARTER OCTOBER - DECEMBER 2017**

The Committee received the Head of Planning's Report No. PLN1804 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 October to 31st December, 2017.

RESOLVED: That the Head of Planning's Report No. PLN1804 be noted.

The meeting closed at 7.50 pm.

CLLR B.A. THOMAS (CHAIRMAN)

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Appendix "A"

Application No. & Date Valid: **17/01011/ADVPP** **13th December 2017**

Proposal: Erection of a board for the display of Community Notices at **Land At The Junction Of Belle Vue Road Connaught Road And Holly Road Aldershot Hampshire**

Applicant: Rushmoor Borough Council

Conditions: 6 The signage hereby permitted shall be carried out in accordance with the following approved drawings -

Reason - To ensure the signage is displayed in accordance with the permission granted

Appendix "B"

Application No. & Date Valid: **17/00920/ADJ** **1st November 2017**

Proposal: Consultation from Hart District Council in respect of amended highway details relating to a hybrid Planning Application (part full, part outline) for a residential-led mixed use redevelopment comprising 1. Outline planning application with means of access (in part) to be determined (all other matters reserved for subsequent approval), for the erection of up to 1,500 dwellings (Use Class C3); a local centre including residential (Use Class C3 within the up to 1,500 dwellings) and up to 2,655m2 (GEA) of retail, commercial and/or community floorspace (Use Classes A1 to A5, B1, D1 and D2); a primary school (Use Class D1); drainage works including balancing ponds; on and off-site SANG mitigation; creation of landscaping, open space and ecological habitats; car and cycle parking; demolition of existing buildings; site clearance; earthworks; site remediation; provision of utilities infrastructure; off-site highway works; and all other ancillary and enabling works. 2 Full planning application for the erection of 181 dwellings (Use Class C3); access; drainage works including balancing ponds; creation of landscaping, open space and ecological habitats; car and cycle parking; earthworks; demolition of existing buildings; site remediation; provision of utilities infrastructure; off-site highway works; and all other ancillary and enabling works. at **Hartland Park Bramshot Lane Fleet**

Applicant: Hart District Council

Reasons:

1 Insufficient information has been submitted to demonstrate that the development will have a satisfactory impact on the highway network within Rushmoor.

2 Insufficient information has been provided to demonstrate the proposal will adequately mitigate the additional recreation impact arising from the new residential development on the Thames Basin Heaths Special Protection Area.

Development Management Committee **Head of Planning**
28th February 2018 **Report No.PLN1806**

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 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	16/00981/FULPP	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. **Aldershot Bus Station 3 Station Road Aldershot Hampshire** 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.
2	17/00842/RBCRG3	Retention of timber outbuilding for breakout use ancillary to adjacent wet hostel and associated hard landscaping. **259 North Lane Aldershot Hampshire** The application has been submitted, however is invalid as the information submitted is incomplete.

3	17/00914/OUTPP	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). **Blandford House Aldershot Hampshire** The Applicant is currently preparing additional information and amended drawings in response to consultee responses received to date. Once this information is received, a further 14-day consultation period will be undertaken.
4	17/00956/FULPP	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. **110 - 118 Victoria Road Farnborough Hampshire** This application has only recently been received and consultations are under way.
5	18/00025/FULPP	Partial demolition of Kingsmead shopping centre (existing Debenhams store), erection of an extension (Block 3) comprising retail use on the ground floor (2,830sqm), leisure use on the first floor (2,202sqm), 68 apartments over eight floors, private amenity space, 58 car parking spaces, 118 bicycle parking spaces, a bridge link to the existing car park on Block 2, a new entrance to The Meads shopping centre and associated works. **Block 3 Queensmead Farnborough Hampshire** This application has only recently been received and consultations are under way.

6	18/00092/FULPP	Erection of 2.4m high palisade fence 119m in length along the northern boundary and a 1.8m high palisade fence 118m in length along the southern boundary. **Alpine Ski Centre, Aldershot, Hampshire** This application has only recently been received and consultations are under way.

Section B

Petitions

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

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

Case Officer	Sarita Jones
Application No.	17/00616/FULPP
Date Valid	1st September 2017
Expiry date of consultations	22nd February 2018
Proposal	Demolition of former care home and dwelling and formation of extra care retirement community of older people (Class C2) comprising 87 units (70 two bedroom and 17 one bedroom) and ancillary facilities to be provided in 7 one, two and three storey buildings together with alterations to existing vehicular and pedestrian access and provision of car parking
Address	**Land At Orchard Rise 127 And La Fosse House 129 Ship Lane And Farnborough Hill School 312 Farnborough Road Farnborough Hampshire**
Ward	Empress
Applicant	The Trustees Of The Institute Of Christian Education And Enterprise Retirement Living.
Agent	John Montgomery
Recommendation	**REFUSE**

Description

The site of some 2.1 hectares comprises three areas, Orchard Rise, La Fosse House and land at Farnborough Hill school. Orchard Rise is a two storey dwellinghouse with attached garage and drive which is currently occupied by retired Sisters of the Institute of Education (the sisters are also known as Religious of Christian Education albeit it is one and the same order). There is a garden area adjoining the house. A boundary is formed with the footpath that leads from La Fosse House up to Farnborough Hill school. This comprises evergreen hedging with a gap between the hedging and a Lych Gate which is a component part of the locally listed boundary wall for La Fosse House. The footpath itself is enclosed by the hedging on both sides with flower beds between the hedging and the footpath. Beyond this to the west is an open grassed area up to Farnborough Road with a surfaced track and gates into Woodland Crescent and Farnborough Hill School. The Farnborough Road boundary is characterised by established trees and shrubbery which reflects the designation of Farnborough Road as a Green Corridor. North Lodge, a Grade II listed building, adjoins the western site boundary and is within the Farnborough Hill school site. Orchard Rise shares

vehicular access with La Fosse House from Ship Lane. A bus stop located immediately to the south of the site entrance. The bus stop does not appear to be in use. There is an existing electricity substation to the south of Orchard Rise. Part of the site is also included on the Hampshire Register of Historic Parks and Gardens

La Fosse House comprises a part single, part two storey building (with first floor accommodation in part within the roof) which is vacant. It closed in 2013 and was last used to provide community care for elderly Sisters. Amenity space associated with the building, laid out to lawn with trees and shrub borders, is enclosed by a locally listed wall which enclosed the original kitchen garden for Farnborough Hill. There is car parking to the front of the building and beyond the wall to the east. There is a Willow located adjacent to the northern boundary which is subject to Tree Preservation Order 308.

The remainder of the site, having an area of some 1.5 hectares, is a component part of the Farnborough Hill School site. The wider school site, of some 26.3 hectares, is located on the east side of Farnborough Road to the west of Ship Lane. It contains Farnborough Hill School and, as with the rest of the site, lies within a designated Conservation Area. The school buildings include a Grade I listed building of 1863 by H.E Kendall Jnr, a Grade II listed lodge and wall (North Lodge) and Buildings of Local Importance (South Lodge and St Anne's). It has a parkland setting which is recognised as an open area of local significance, of considerable amenity and historic value which contributes to the quality of urban life within the Borough. There are separate entrance and exit points to and from the school site. The entrance is at the southern end of the Farnborough Road frontage 100 metres to the north of the traffic lights at the junction of Farnborough Road, Highgate Lane and Queen Victoria Court. This leads to a one way single carriageway road to the school and its associated buildings and parking areas. Egress from the site is adjacent to North Lodge, some 160 metres to the south of the traffic lights at the junction of Farnborough Road and Prospect Avenue. There is a secure gated pedestrian access to the rear of North Lodge onto Farnborough Road. The school complex occupies an elevated position with all other buildings being to the west of the access road. The main parking area is to the front of the Grade I listed building with informal parking taking place on the grass to the east of North Lodge, north of the access road. There is a significant difference in levels within the school site with the access road marking the boundary between the school buildings at the highest part of the site, and the parkland below. The boundary with Ship Lane is the lowest point. The parkland is largely used as sports pitches by the school and is bounded by established trees and landscaping. An Esso pipeline crosses the southern part of the parkland. There is a public right of way (footpath) which forms part of the eastern site boundary with 2 and 5 Woodstocks, 8-14 The Chase and 20 Highgate Lane. This leads from Highgate Lane to Ship Lane.

There is a difference in levels across the application site with the Farnborough Road boundary being some 4-5 metres higher than the Ship Lane boundary. The northern boundary with Woodland Crescent is higher than the southern site boundary between some 0.55 metres and some 3 metres.

The character of the surrounding area is residential. Woodland Crescent lies to the north and west of the site and comprises detached and semi detached two storey houses. Properties in Ship Lane lie to the east of the site. They generally comprise pairs of semi-detached two storey houses with parking and gardens to the front. On street car parking is characteristic of Ship Lane with parking bays marked on the eastern side of the public highway. Double yellow lines extend along the western side of Ship Lane from its junction with Farnborough Road down to Woodstocks. There is an existing pedestrian footway along the length of the eastern side of Ship Lane. There is no footpath on the western side of Ship

Lane in the vicinity of the site. Woodstocks, a cul de sac of four detached two storey houses with access from Ship Lane, lies to the south east with The Chase, a cul de sac of detached two storey houses, beyond.

There have been various planning applications on the application site, the wider school site and Woodland Crescent. The following are considered to be the most relevant to the current proposal.

In December 1971 outline planning permission, FAU 5684, was granted for the erection of a school community building and dwelling house at Farnborough Hill Convent College. On the application form it stated that the existing use of the land was education but subsequently clarified as being kitchen garden and orchard. This application did not benefit from a defined application site albeit that the school community building is shown within the walled area and Orchard Rise in an orchard area up to the footpath leading from the kitchen garden (now La Fosse House) to the school. Furthermore the ground floor plan for what is now Orchard Rise indicated a fence line some 10ft from the rear of the garage. Whilst this is an indication of what the curtilage was intended to be there was, or is, no evidence that this fence was erected. In January 1972 reserved matters approval, FAU 5752, was granted for the aforementioned development. The submitted form for this application referred to school buildings and grounds. The approved floor plans for the community building showed 19 bedrooms, a laundry, kitchen, store, refectory, work room, community room, library, dispensary, infirmary, chapel, sacristies, reception, office, toilets and bath/shower rooms. Externally a garage, a bin store and additional storage (empties) and car park were shown and have been provided. From an officers site visit in connection with this proposal it was concluded that the outline permission/reserved matters approval were implemented.

In 2001 planning permission and conservation area consent, 00/00401/FUL and 00/00402/CON respectively were granted for the demolition of the existing bungalow and various buildings and erection of 18 dwellings with associated roads, parking and landscaping on land adjacent to 131 Ship Lane (now 2 Woodland Crescent). These permissions have been implemented. This site was historically part of the Farnborough Hill estate and is now Woodland Crescent.

In December 2016 a lawful development certificate, 16/00578/EDCPP, was granted for the use of La Fosse House as a 17 bedroom residential care home falling within Use Class C2 as defined by the Town and Country Planning Use Classes Order 1987 as amended with associated amenity space, car parking and vehicular access from Ship Lane.

In December 2016 a lawful development certificate, 16/00579/EDCPP, was granted for the use of Orchard Rise as a detached dwelling falling within Use Class C3 with associated garden, parking and vehicular access from Ship Lane. This property has five bedrooms.

In October 2014 planning permission, 14/00118/FULPP, was granted on part of the school parkland adjacent to the north east boundary opposite nos. 50-74 Ship Lane for the laying of an astroturf hockey pitch (97.4 metres by 61 metres) with associated pedestrian access from the school, the erection of weldmesh fencing to enclose the pitch and the installation of 6 columns with floodlights to illuminate the playing surface.

Given the comments made in the landscape appraisal submitted with the current application in relation to this development, it is considered appropriate to explain this proposal in more detail. As originally submitted the scheme was considered to be unacceptable for the following reasons:

- pedestrian access was proposed across the parkland, which had been left unmown, in a manner which did not respect the existing landscape. This was subsequently amended, largely to follow existing mown paths within the parkland;

- excessive height of fencing i.e. 3 metres high increasing to a height of 4.5 metres at the goal ends. This was considered to be too high and was reduced to 2 metres in height increasing in height to 3 metres behind the goal ends.

- excessive height and inappropriate finish of lighting columns originally proposed at 15 metres high in a galvanised finish. This was amended with the columns reduced to 10 metres in height and finished in dark green

- excessive numbers of floodlights and level of illumination were originally proposed comprising a total of 20 floodlights fittings resulting in an average lux level of around 600 lux. The number of floodlights was reduced to comprise a total of 12 two-Kilowatt asymmetric Optivision floodlights with an average luminance level of 256 lux.

The approved hours of illumination for the floodlighting are up to 2000 hours Monday to Friday and are restricted to school use only. This permission has been implemented.

It is noted that the school identified various factors which influenced the location of the proposed pitch and associated works which include;

- To minimise the visual impact on the school grounds;

- To minimise the areas where the pitch could be seen in the line of sight from heritage buildings with particular consideration given to the Grade I listed building;

- To minimise the impact on neighbouring properties; and

- To maintain links to changing facilities.

It is also noted that the position of the Esso pipeline restricts where development may take place within the site.

The current proposal seeks permission to provide an extra care community falling within Use Class C2 for residents of 65 years or over. Following the demolition of La Fosse House and Orchard Rise the proposal seeks the erection of seven buildings to include 87 one and two bedroom units with communal facilities. The development would be age restricted and only available to people in need of care, with such care provided tailored to those care needs.

Blocks A and B with associated access and car parking would be located on the western side of the site within the open landscape area beyond the curtilage of Orchard Rise agreed under the certificate of lawful use application referred to above. Block C and part of the access road/parking spaces would be located within the curtilage of Orchard Rise. Block D would be located within the open undeveloped area on the eastern side of the site, adjacent to the Ship Lane boundary. Blocks E, F and G would be located on the northern part of the site within the walled curtilage of the existing La Fosse House. Landscaped gardens, an orchard and amenity space would be located to the south of blocks A, B and C. The electricity substation would be relocated to a new site at the centre of the Ship Lane boundary.

As proposed, Block A would be on the undeveloped western side of the site, some 13 metres

to the south of 11 Woodland Crescent and would be largely rectangular in shape. Its frontage would face Farnborough Road, separated by the proposed access road, car parking and mobility scooter store. It would be bounded to the north, south and west by either proposed car parking, access road or turning area/garden with block B to the east. Minimum separation distances of between 22 and 27 metres would be retained between block A and the boundary with Farnborough Road. It would be two storeys in height (ridge heights between some 8 to 8.6 metres) with a combination of hipped and gable roofs. It would be of a traditional brick and tile construction with aluminium composite windows, metal window cills and metal clad balconies with either glass or metal balustrades. Twelve units would be provided within this building comprising 4 one bedroom and 8 two bedroom units. All the first floor units would have balconies with the ground floor units having access onto the garden.

Block B would be some 11.5-12.5 metres to the east of block A. It would also be sited on the undeveloped part of the site and largely rectangular in shape. Its frontage would be to the new access road facing block E to the north, with car parking spaces to the front. Blocks A and C would lie to the west and east respectively with landscaped gardens to the south. Block B would be part two-storey part three-storey in height (typically 9.8 metres) with a combination of hipped and gable roofs. Dormer windows are also shown within the roof to facilitate the use of the roof space as accommodation. Three floors of accommodation would be provided comprising fifteen units (3 one bedroom and 12 two bedroom). Seven of the upper floor units would have balconies.

Block C would be located some 12.5 - 14 metres to the east of block B. It would be sited on agreed curtilage for Orchard Rise. It would be largely rectangular in shape. As with block B its frontage would be to the new access road with car parking spaces to the front (north) and car parking/enclosed service yard to the side (east). Landscaped gardens would be to the south. Block C would be part two-storey part three-storey in height (typically just under 10.5 metres) with a combination of hipped and gabled roofs and central flat roofed area reserved for photovoltaic arrays. Dormer windows would facilitate the use of the roof space as accommodation. Three floors of accommodation are proposed. On the ground floor the facilities would include a wellness centre, a treatment room, lounge, bar/bistro, restaurant, kitchen, laundry, mechanical plant area, staff accommodation, salon, care office, storage, managers/administration offices and toilets. The first floor would include a library, a hobbies room, overnight staff accommodation, a guest suite, an assisted bathroom and 6 two-bedroom units. The second floor would provide 8 two-bedroom units. Eight of the upper floor flats would have balconies.

Block D would lie in the south east corner of the site within the undeveloped landscape. It would be sited parallel to Ship Lane. It would be single storey in height and have a "U" shaped footprint, including cloister, with its main aspect overlooking new landscape gardens. The building would be occupied by the Sisters and comprise five one bedroom units, an oratory and a maintenance workshop. The roof design would be predominantly a hipped pitched roof with the exception of the oratory which would be a full height gable largely finished in glazing. Three chimneys would also be provided. The maximum ridge height would be some 6.5 metres with a further angled circular projection of 2-2.5 metres above the oratory.

Block E would be sited within the walled enclosure of the existing La Fosse House, some 16.5 metres to the north of block B at its closest point. It would be sited on the garden (western) part of the site and rectangular in shape. Its main frontage would be to the car parking area/access road proposed along the common boundary with Woodland Crescent to the west. Block F would be to the east, with block G to the north. Block E would be part two-storey part three-storey in height (typically 9.8 metres) with a combination of hipped and

gable roofs. Dormer windows within the roof would facilitate the use of the roof space as accommodation. Three floors of accommodation would provide fifteen units (3 one bedroom and 12 two bedroom). Nine of the upper floor flats would have balconies. A mobility scooter store would be located to the west of the proposed building adjacent to the common boundary with Woodland Crescent. Additional tree and shrub planting would be within the car parking area along the western boundary adjacent to the locally listed wall.

Block F would also be within the walled enclosure of the existing La Fosse House, largely on the site of the existing building. It would be to the north of block C and east of block E. The protected Willow lies to the north and would be separated from block F by part of the new access road. The proposed access road would bound blocks E, F and G and, in part, would also be parallel with Ship Lane. Block F would have a "T" shaped footprint and be part two-storey part three-storey in height (typically 9.8 metres) with a combination of hipped and gable roofs. Dormer windows would facilitate the use of the roof space as accommodation. Three floors of accommodation would provide eighteen flats (3 one bedroom and 18 two bedroom flats). Ten of the upper floor flats would have balconies. A mobility scooter store would be located to the north east of the building on the common boundary with Ship Lane. An opening would be formed within the eastern boundary wall to facilitate the formation of a mobility scooter store.

Block G would also be within the walled enclosure of the existing La Fosse House, some 8 metres to the north of block E. It would be sited on the garden (northern) part of the site and rectangular in shape. Its frontage would be to the access road to the south. Woodland Crescent lies to the north and west. Building G would be two-storey in height (typically 7.8 metres) with a combination of hipped and gable roofs and four chimneys. It would comprise a terrace of 5 two-storey units. Each dwelling would have a small amenity space to the rear. The protected Willow tree which would be retained, is cited to the east of this proposed building.

The proposed external material palette includes plain clay tiles, facing brickwork, aluminium composite windows with metal window cills, metal clad balconies with glass or metal balustrades and clay hanging tiles.

The existing wall identified as a building of local importance would be largely retained. A further mobility scooter store would be attached to the southern boundary at its junction with the western boundary with Woodland Crescent. The existing Lych Gate opening would be retained.

The following landscape features would be removed to facilitate the development:

- The existing hedging comprising Holly, Sycamore, Elm, Beech and Lonicera which forms the boundary between Orchard Rise and the land to the west and the open parkland to the south;
- The orchard trees (Apple and Plum) within the curtilage of Orchard Rise;
- all trees within the Lafosse House site with the exception of the protected Willow;
- Part of the Holly hedge along the Ship Lane to the north of the access;
- part of the mixed hedge, comprising Sycamore, Elm, Hawthorn, Holly, Ash, English Oak, Horse Chestnut and Hazel, on the Ship Lane boundary to the south of the access;
- part of the mixed hedge, comprising Laurel, Rhododendron, Sycamore and Elm, on the western site boundary with Farnborough Road.

The proposed landscape masterplan would include the planting of a formal avenue with

feature trees to be enclosed by hedgerow, a meadow grassland, supplementary planting along the Farnborough Road boundary, a new orchard, growing area and raised beds for residents, landscaped gardens and proposed tree planting adjacent to the retained wall on the west side of the site. Tree belt planting would also be provided along the southern site boundary to enclose the edge of the parkland within the grounds of Farnborough Hill School. The applicants advise that is intended to provide visual separation between the parkland character of the school and the walled garden character of the proposed retirement community. The new woodland tree belt would be managed to increase the vegetation density, height and visual screening in the long term. A cloister garden with raised beds would also be provided for building D.

Vehicular access to serve the site would remain as existing, albeit modified, onto Ship Lane. The development would have two internal access roads. One would run parallel with the Ship Lane boundary and provide access to blocks E, F and G. The other would be sited to the north of blocks A, B and C and to the south of blocks E, F and G through the centre of the site. Block D would have modified access from the existing access road from Ship Lane. An enclosed service yard would be provided to the east of Block C. A new pedestrian crossing including a 8 metre wide raised table and footpath onto the west side of Ship Lane would be provided some 6 metres to the south of the modified access. The crossing controlled area would extend between 88-90 Ship Lane up to 112-114 Ship Lane. 88 car parking spaces would be provided to serve the development of which 20% are designated for disabled users. A new pedestrian access would be provided onto Farnborough Road. Cycle and buggy stores would also be provided to serve the residents with 12 cycle spaces provided for staff within the service area.

The application is supported by a heritage statement, a planning statement, a design and access statement, an alternative sites assessment, an arboricultural impact assessment/tree schedule/constraints plan, an archaeological desk based assessment, a landscape and visual appraisal, an extra care needs assessment, a proposed mechanical and electrical services overview, an energy review, an ecological impact appraisal and addendum, a flood risk and SUDS assessment, a transport assessment, a travel plan and a statement of community involvement.

By way of background, the business model operated by Enterprise Retirement Living (ERL) has the following features:

- purchasers of properties must be "qualifying" and be of minimum age - normally 55 or 60, although the average age of owners at the Chester extra care community (also operated by ERL) is over 80

- each lease restricts the residents of each apartment to no more than 1 car per property

- all owners must pay a "not for profit" service charge which includes 24 hour staffing 365 days a year. It is anticipated that this will be in the region of £6,000 per annum which is not something prospective purchasers would commit to unless they have a need for care and support;

- all purchasers have a pre-entry assessment;

- ERL will manage the development and will have a key to all apartments to enable entry in emergency situations. All apartments will have motion sensors which are monitored. Frequent checks are made when owners are poorly as well as there being

neighbourly support from other residents;

- all residents have access to domiciliary care as or when needed - flexibly tailored to individual circumstances. - the Estate Manager will be Care Quality Commission registered.

In October 2017 the Council issued a screening opinion, 17/00818/SCREEN, pursuant to the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (EIA) advising that that the proposed development for which planning permission is being sought is not 'EIA development' within the meaning of the 2017 Regulations.

A Committee site visit took place on 10 February 2018.

Consultee Responses

County Archaeologist	raises no objection subject to conditions.
Community - Contracts Manager	expresses concerns about the capacity/proximity of the bin storage facilities to meet the needs of the development
Conservation Team	raises objection to the proposal.
HCC Highways Development Planning	deferred to the Council's Transportation Strategy Officer under the agency agreement.
Ecologist Officer	raises no objection to the proposal on grounds of biodiversity subject to the recommendations in the ecology report being implemented in full including the provision of a bat licence.
ESSO	advise that they are not aware that the Esso pipepline falls within the vicinity of the development site but provide a plan showing the location of the pipeline. They request that they are notified of when works will commence and duration to enable their street and helicopter patrols to be notified.
Hampshire Fire & Rescue Service	advises that the development should be undertaken in accordance with Approved Document B5 of the Building Regulations and section 12 of the Hampshire Act 1983. Recommendations are made about access for high reach appliances, water supplies, the use of sprinklers, fire fighting and the environment and timber framed buildings.
The Gardens Trust	advises that they can see no points of comment or objections as the site appears to be north of the critical part of Farnborough Hill.
Southern Gas Network (Formerly TRANSCO)	No views received.

Scottish & Southern Energy	No views received.
Care Quality Commission	No views received.
Environmental Health	raises no objection to the proposal subject to the imposition of conditions.
Historic England	on the basis of the information available to date, they do not wish to offer any comments and suggests that the Council seeks the views of its own specialist conservation and archaeological advisers as relevant.
Natural England	raises objection to the proposal on the grounds that it does not mitigate its impact on the Thames Basin Heaths Special Protection Area.
Planning Policy	sets out the policy context for the proposal, queries the impact of the proposed use on the Thames Basin Heaths Special Protection Area and concludes by advising that the judgement to be made is whether the development proposed would diminish the Important Open Area visually or physically.
Crime Prevention Design Advisor	make recommendations relating to pedestrian access, the security of amenity space and the definition between public and private space, boundary treatment, cycle storage and the provision of appropriate lighting.
South East Water	No views received.
Surface Water Drainage Consultations	Views awaited on revised information
Environment Agency	No views received. Views awaited on revised information
Transportation Strategy Officer	raises no objection to the proposal
Arboricultural Officer	raises no objection
Thames Water	advises that it has been unable to determine the waste water infrastructure needs of the application and in the event that planning permission is granted recommends the imposition of a condition to secure a drainage strategy. It also seeks further information on the submitted foul flows as they seem far higher than TW would expect.
The Victorian Society	No views received

Neighbours notified

In addition to posting site notices on Farnborough Road and Ship Lane and press advertisements, 113 individual letters of notification were sent to properties in Farnborough Road, Prospect Avenue, Ship Alley, Ship Lane, Woodland Crescent and Woodstocks.

Neighbour comments

A statement of community involvement has been submitted with the application which details how the applicants have engaged with the local community including two public exhibitions, letter notifications and the creation of a website.

It notes that of the 32 responses received in relation to the first exhibition 27 fully supported the proposals, of which 2 had reservations about massing, views and traffic, 4 comments were neutral and 1 person objected. The principle concerns raised were:

- the increase in traffic in Ship Lane;
- the generation of construction traffic;
- access for emergency vehicles;
- number of storeys;
- impact on views; and
- flooding

In response to the second exhibition 20 responses were received. 13 fully supported the proposals, 4 comments were neutral and 3 people objected. The principle concerns raised were:

- the increase in traffic in Ship Lane;
- loss of privacy and overlooking of the neighbouring properties;
- parking located to the west of the walled garden; and
- noise and construction traffic

To address these concerns the applicants have advised that they have amended the scheme prior to a formal submission to include the re-siting of the buildings, a reduction in bulk and massing, general design, the creation of a sensitive and high quality landscape design and the introduction of a pedestrian crossing on Ship Lane.

In response to the Council's notification process representations have been received from 54, 82, 84, 86, 90, 92, 96, 98, 102, 104, 108, 110, 112, 114, 118, 122, 124, 131, 133, 135, 138, 156 and 160 Ship Lane, 1,3, 5, 9, 10, 13, 14 and 15 Woodland Crescent and 2 Woodstocks objecting to the proposal on the following grounds:

- Given existing parking/highway issues in the area with the 6th form college and three schools and Ship Lane/Rectory Road/Coleford Bridge Road being used as a rat run the proposal would be an unwelcome development in an already congested area;
- loss of view will be destroyed by the development;
- redevelopment of existing buildings would be better but to build a mini village to the detriment of local residents is absurd
- negative impact on the vistas from properties in Woodland Crescent, Ship Lane and Farnborough Hill will be extreme particularly regarding the 3 floor blocks and density of buildings;
- overbearing nature of development;
- loss of visual amenity;
- three storey high density housing is not in keeping with the character of the area and will negatively impact the feel of one of the most historic areas of Farnborough;

- something of this scale has no place in a designated conservation area which is low rise residential;
- associated visual blight/traffic would ruin the character of the area;
- concern about potential loss of light and privacy to residents in Woodland Crescent;
- destruction of existing trees and green spaces;
- views across the fields and walled gardens from the properties at the top of Ship Lane will be obscured by buildings F and C;
- the projections of building F with balconies and windows will directly overlook;
- building F is much closer to the boundary than current buildings which will make it seem very large from Ship Lane;
- 70 seems like a lot of units;
- no evidence is provided or referenced to support assertion that new community is designed to provide much needed accommodation;
- fail to understand why the existing buildings could not be upgraded to provide suitable accommodation;
- the elevation is out of keeping with the existing properties;
- concern about Building G being too close to boundary walls/properties in Woodland Crescent;
- the boundary wall to Woodland Crescent is in a state of disrepair;
- loss of privacy to residents in Woodland Crescent from Blocks E and F
- blocks E and F should not be three storey;
- eyesore in producing 2/3 storey buildings in a populated housing area;
- nothing should be built on the site that exceeds the height of the existing buildings
- concern about environmental impact the proposed development will bring;
- increased traffic congestion having regard to existing schools and college in the area;
- most retired people drive these days;
- concerns about pedestrian safety;
- question the need for a crossing as the road needs traffic calming measures and not a crossing;
- objector's classic sports car would not be able to pass over the raised pedestrian crossing the raised pedestrian crossing as car very low to the ground (had car before proposed crossing was conceived);
- if gates are closed or the entrance blocked by a reversing vehicle this would create an unacceptable building up of stationary traffic on Ship Lane;
- the proposed zebra crossing on Ship Lane will reduce on street parking for existing residents;
- addition of zebra crossing does not mitigate hazard of the uneven pavement that in places slopes steeply towards the road;
- increased noise and vibration when vehicles slow down for the crossing and then accelerate away particularly for people sleeping in the front of houses;
- the raised hump will also be an accident waiting to happen as speeding drivers will at some point not realise that it is raised and lose control when they hit the ramp;
- increased light pollution from the proposed crossing;
- increased air pollution from petrol and diesel vehicles going over the crossing;
- increase in incidents on Ship Lane with cars approaching the crossing and speed restrictions from around a corner
- the removal of on street parking to accommodate the zebra crossing is ludicrous;
- the parking bays on Ship Lane are in high demand especially for residents at the top of the hill who don't have driveways due to the steepness of the hill;
- if current plans approved staff and visitors to the care home will inevitably have to park on Ship Lane as well;
- loss of on street spaces will just move car further along and make the area more congested and dangerous;

- very concerned that it is really a dangerous place for a zebra crossing as far too close to bend and hill;
- whole road needs traffic calming if a crossing is installed;
- can't have lorries parked/waiting to go on site particularly between 7.30am and 9am and 3pm-6pm as Ship Lane is already narrow and it would be dangerous for them to wait outside the site reducing visibility for other road users and pedestrians;
- pedestrian access for bus routes etc should be on the west side direct onto the Farnborough Road;
- any access should be via the Farnborough Road not Ship Lane;
- developers should cover cost of improvements;
- residents of Rushmoor must not pay for any improvements to Ship Lane to facilitate this development;
- submitted highways note - safety audit considered to be inadequate;
- the local surrounding area does not have a supermarket/baker/butcher within walking distance so to suggest that most residents won't need/use a car is shortsighted;
- concerns about residents safety due to high traffic speeds
- potential ongoing disruption to locals who live nearby;
- loss of property value and will the Council pay compensation;
- inadequate car parking for staff, 157 residence (sic) and their visitors giving limited on street parking in area;
- unallocated spaces will result in chaos and overspill to Ship Lane;
- the exit onto Ship Lane is on a narrow, congested area of the road;
- erosion of green open space which need to be preserved;
- destroying a natural area of beauty;
- the Ecological Impact Appraisal is inadequate as it does not consider for example birds migrating including geese using this open space;
- the entrance is on a bend and near to the crest of a hill with reduced visibility for car users of this part of Ship Lane;
- no pavement on the west side of Ship Lane that adjoins the entrance;
- the pavement on the east side of Ship Lane opposite the entrance has reduced width and advise (sic) camber nearby;
- the plan does not take into account existing hazards, additional vehicles using Ship Lane to access this development, vehicles entering and leaving the development safely, elderly people crossing Ship Lane safely and mobility scooters using the road and pavement safety;
- increased noise;
- increased pollution particularly from proximity of parking spaces;
- increased light pollution;
- wildlife will be disturbed and resultant adverse impact on habitat etc;
- this appears to be a money making endeavour on the part of the trustees with no thought of the impact;
- limited parking available on Ship Lane;
- loss of privacy;
- loss of light;
- adverse impact on air quality;
- impact on tranquillity of the area and the rural views of neighbouring land;
- additional entrance will likely force more traffic down Ship Lane which it is not adequately set up for or desired;-
- site access should be from Farnborough Hill School access;
- Ship Lane is narrow, with limited passing points due to on street parking, which has been the scene of accidents;

- prime consideration has been given to minimise the visual impact from Farnborough Hill school (to ensure the development is as far away as possible) and not considered sympathetically from the residents of Woodland Crescent and Ship Lane perspectives;
- the walled garden is a conservation area with important historic links to Napoleon III and Empress Eugenie and should be treated sympathetically by reducing the height and size of the development and not trying to cram in as much accommodation as possible to maximise profit;
- 87 bedroom, car park and staff accommodation is too big for such small community, infrastructure;
- no staff car parking;
- proximity of buildings to boundaries will make them appear larger dominating Ship Lane and casting significant shadows over the houses surrounding it;
- concern that the proposed crossing will impact the number of existing parking spaces;
- the footprint of the development is three times current size of the buildings;
- massive intensification of use within an historic conservation area;
- cannot see how this development preserves and enhances the conservation area;
- the proposal seriously erodes the conservation area and lessens the environment of one of the most historical areas of Farnborough;
- the majority of the units planned for this scheme are shown to be self contained dwellings with their own cooking facilities, this is not a care home under Use Class C2 which is the current planning designation;
- these are clearly dwellings which are being sold on the open market as luxury units;
- dwellings are not a C2 planning designation;
- the development is not a continuation of an existing planning use but a new planning designation which is believed to be C3;
- as the application made is for C2 use the application should be automatically refused on this basis;
- lack of affordable housing, the Council must impose its affordable housing provision and a large percentage must be made available for rent and shared ownership;
- lack of SANGS provision;
- is Farnborough Hill going to provide part of their grounds as a SANGS provision;
- not appropriate to simply request funds from any developer as a means of avoiding the responsibility of the developer to provide such SANGS land;
- no indication of how the proposed development will be restricted to people within the local community, a geographical restriction limiting occupiers to Rushmoor residents;
- it is not the current and ex pupils of Farnborough Hill who are affected by the development but local residents;
- Ship Lane does not have the necessary infrastructure to support 200 plus new residents;-
- impact on right of way through Woodland Crescent to the site and potential use by the developers;
- adverse flood risk to the local area;
- soakaway test conducted in June during hot dry period, not an adequate time for such a test;
- parking of cars on the highway make Ship Lane a single file road in combination with high traffic speeds make Ship Lane unsuitable to have access for the residential homes;
- the entrance is going to be on a blind corner that already has regular near misses;
- parking for visitors on Ship lane will be lost;
- doubt a need for more retirement flats in Farnborough as Churchill building more flats in Victoria Road but Fernhill Lodge and McCarthy Stone have flats lying empty;
- loss of trees;
- loss of green space;

- the large scale operational facilities have major drawbacks in terms of noise, ability to register with GP surgeries and car parking;
- design of the proposed plan does not fully utilise the available grounds;
- if Farnborough Hill are so supportive of the development due to their association with the Sisters as demonstrated on the public comments section of the Rushmoor website why not move the buildings more towards the school make better use of the space that is available and make it altogether less dense;
- our neighbours who have put forward this plan are not being very neighbourly about these plans;
- access to property on Ship Lane will be drastically compromised due to increased vehicle movements;

Representations of support have been received from 46 Avenue Road, 4 Chudleigh Court, 2 Duxford Way, 382 Fernhill Road, 92 Prospect Road, 4 Waverley Road, 7 Wood Lane, 207 Vale Road Aldershot, Peckwater Pine Avenue Camberley, 5 Conifer Close Church Crookham, 53 Winchester Road Chandlers Ford, 70 Schroder Court Englefield Green, 195 London Road Holybourne, 7 Lefroy Park, 3 The Bourne and 7 The Mount Fleet, 9 The Gardens Tongham, 46 Manor Road Walton on Thames and the Head of Farnborough Hill on the grounds that:

- it will leave a lasting community legacy for the Sisters in keeping with their ethos, namely to provide a facility to care and support the elderly in the area in which they have made a home since 1889;
- this is a much needed facility as shortage of this type of care and support provision;
- the plans are sympathetic to the environs;
- it will be beneficial as it will help give relief to elderly people in the area who want to maintain a degree of independence and stay locally;
- it fills a void in the elderly care market when only a small amount of help is needed;
- its a wonderful project;
- a fitting memorial to the Sisters of Christian Education who previously owned the site for many decades and whose retired members enjoyed the seclusion of Lafosse House;
- in future other retired ladies and gents will enjoy the site just as much as the Sisters;
- no local care facility had place for relative where care and independence could be provided resulting in bed blocking;
- to provide a place of refuge for the elderly where they can be independent yet in a community is very important;
- legacy of the Nuns care with family in the past will be reflected in this project with potential benefit in the future;
- good for the community;
- the Sisters have nothing but charitable thoughts for anyone and everyone and this plan is their way of continuing their support for the local community;
- this sort of development should enable existing housing stock to be released and become available to young families;
- benefit to the local economy;

Dr Hampshire on behalf of the partners at Alexander House Surgery (the nearest doctors surgery to the site) writes in support of the application as follows:

"As a local surgery we are well aware that the benefits of extra care communities to older people in the area would be of great benefit and will help promote independence, reduce loneliness, improve dignity and also help deliver flexible care in an efficient and

compassionate manner. This will also have a knock on effect in reducing bed blocking in the hospitals, freeing up family housing and reducing pressure on Social Services"

A representation in support of the proposal has also been received from the Commissioning Manager (Extra-Care Housing) at Hampshire County Council advising that there is a need for such housing as being proposed.

A general representation has been received from 138 Ship Lane commenting on the condition of the existing pavement particularly from the post box to Cemetery Road as the surface is very uneven and given the slope, hazardous particularly in icy weather and a mobility scooter is not safe on this pavement or the road which is congested with parked cars and insufficient width to allow cars to pass in both directions.

A representation has been received from 133 Ship Lane expressing a concern about the height of the proposed three storey building and any traffic impacts this development will have on the area. However without further details the proposal is neither supported or objected to.

Policy and determining issues

The site lies within the built up area of Farnborough. It is within the Farnborough Hill conservation area and adjoins various heritage buildings of which the original Farnborough Hill is the most important. Part of the site is also designated an Important Open Area. Policies SS1 (The Spatial Strategy), CP1 (Sustainable Development Principles), CP2 (Design and Heritage), CP3 (Renewable Energy and Sustainable Construction), CP4 (Surface Water Flooding), CP5 (Meeting Housing Needs and Housing Mix), CP10 (Infrastructure Provision), CP11 (Green Infrastructure Network), CP12 (Open Space, Sport and Recreation), CP13 (Thames Basin Heaths Special Protection Area), CP15 (Biodiversity), CP16 (Reducing and Managing Travel Demand) and CP17 (Investing in Transport) of the Rushmoor Core Strategy, "saved" local plan policies ENV4 (Important open areas), ENV5 (Green corridors), ENV13 (Trees and Existing Landscape Features), ENV16 (General development criteria), ENV19-19.4 (New landscaping requirements), ENV22 (Access for people with disabilities), ENV23, ENV25, ENV26 and 27 (listed buildings), ENV28 (Buildings and features of Local Importance), ENV29, ENV30 and ENV31 (Landscape features of historic or archaeological importance), ENV32, ENV33, ENV34 (conservation areas), ENV36 (materials), ENV37 (open areas, distinctive features and views in conservation areas), ENV43 (Flood Risk), ENV48, ENV49, ENV50 and ENV52 (Environmental Pollution and Noise), TR10 (Transport and Development), H2 (Further allocations required for the Local Plan Review), H9 (Accommodation specifically designed for older people), H10-10.1 (Mobility housing), H13 (Loss of housing), H14 (Amenity space) are relevant to the consideration of this application as is the advice contained in the National Planning Policy Framework/Practice Guidance. The guidance contained in the Council's supplementary planning documents on Planning Contributions - Transport 2008 and Car and Cycle Parking Standards 2017, the Thames Basin Heaths Avoidance and Mitigation Strategy as updated November 2017, policy NRM6 (Thames Basin Heaths Special Protection Area) of the South East Plan and the Planning (Listed Buildings and Conservation Areas) Act 1990 including section 72 (special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area) are also relevant. Part of the site is also included on the Hampshire Register of Historic Parks and Gardens.

The Council published the draft submission version of the Local Plan for public consultation between Friday 9 June and Friday 21 July 2017. The Council's Planning Policy team have processed all the representations that have been received, prepared a report which has

summarised the issues raised during the consultation and set out the Council's response. On 2 February 2018, this report, together with all the 'duly made' representations received during the consultation period, were submitted to the Planning Inspectorate for examination, alongside the plan and its supporting documents.

A planning inspector has been appointed. She will hold a public hearing which is likely to take place later this year. Given this, and recognising that they currently have limited weight, policies SS1 (Presumption in favour of sustainable development), SS2 (Spatial Strategy), IN1 (Infrastructure and Community Facilities), IN2 (Transport), HE1 (Heritage), HE2 (Demolition of a heritage asset), HE3 (Development within or adjoining a conservation area), policy HE4 (Archaeology), D1 (Design in the Built Environment), DE2 (Residential Internal Space Standards), DE3 (Residential Amenity Space Standards), DE4 (Sustainable Water Use), DE5 (Proposals affecting existing residential (C3) uses, DE6 (Open Space, Sport and Recreation), DE10 (Pollution), LN1 (Housing mix), LN4 (Specialist and Supported Accommodation), NE1 (Thames Basin Heaths Special Protection Area), NE2 (Green Infrastructure), NE3 (Trees and Landscaping), NE4 (Biodiversity), NE6 (Managing Fluvial Flood Risk) and NE8 (Sustainable Drainage Systems) are considered relevant to the current proposal.

It is noted that Enterprise Retirement Living have objected to policy DE6 as follows:

"Adopted Policy CP12 of the Core Strategy contains an important caveat in that the loss of open space will not be permitted unless "The open space or facilities in the built-up area are not required to meet need in the long term".

The emerging policy omits this important caveat. The policy therefore seeks to place a total embargo on the loss of open space unless replaced elsewhere. The Plan, however, acknowledges that the opportunities for such replacement are limited. Whilst acknowledging that open space can be a valuable asset a total embargo on its loss ignore any alternative form of development for which there might be a greater need. The policy as framed does not allow for a planning balance to be considered. That planning balance is implicit in both the three dimensions to sustainable development and the 12 core principles in the NPPF."

Planning Policy have responded to this as follows:

"The Open Space, Sport and Recreation Study (2014) provides the evidence base to support Policy DE6. This assessment demonstrates that the areas of open space within the Borough are required and given the limited opportunity to create new open space the policy is drafted to protect against the loss of existing open space."

The following comment was made as part of the above objection which has been registered against policy NE2:

"It is also noted that it does not appear that it is proposed to amend the Policy Map with regard the Important Open Area identified at Farnborough Hill. This currently includes Orchard View a private dwelling and its curtilage. This property is not an important open space and the Map should be altered accordingly."

Planning Policy has responded to this as follows:

"The Council recognises that is in private ownership and is not open to public access. However, the Important Open Area is at an elevated position and there are views into the open area from surrounding roads and long distance views of the Farnborough Hill from

surrounding areas. It is considered that the Important Open Area makes an important contribution to the local character of this area and should be included in the Rushmoor Local Plan with no boundary amendments."

These matters will be considered by the Inspector as part of the public inquiry into the examination of the Local Plan as set out above.

The main determining issues are the principle of development, the impact of the development on the character of the area having regard to the heritage status of buildings within the school complex, the site's location within the Farnborough Hill conservation area and the designation of part of the site as an important open area, the impact on neighbours, the living environment created, highway considerations, flood risk and the water environment, nature conservation and renewable energy.

Commentary

The principle of development

The proposal requires consideration of a range of principles in determining this proposal as set out below

First, the proposal results in the loss of a single dwellinghouse. "Saved" local plan policy H13 resists the loss of housing. Whilst recognising that a dwellinghouse will be lost as a result of this proposal, a substantial amount of specialised residential accommodation for the elderly would be provided as part of the redevelopment of the site. To this end the proposal is not considered to conflict with the objectives of policy H13 and as such no objection is raised to the proposal in this regard.

Secondly the proposal would result in the loss of a residential care home. As there is no specific development plan policy to safeguard this type of accommodation and having regard to the changes to social care which would be required to bring the building up to current standards and the nature of the development being proposed, no objection is raised to the proposal in this regard.

Thirdly, with regard to the principle of the use of the development, it is recognised that on first consideration of the proposal it would have the appearance of residential development which would fall within Use Class C3. It is noted that objection has been made to the proposal in this regard. However the description of development is for an extra care retirement community of older people within Use Class C2. It is therefore appropriate to consider what would be unique about the proposed scheme that would classify it as falling within Use Class C2.

By way of definition Use Class C2 is formed of 3 parts as follows:

Use for the provision of residential accommodation and care to people in need of care (other than a use within class C3 (dwellinghouses)

Use as a hospital or nursing home

Use as a residential school, college or training centre

Use Class C3 is also formed of 3 parts as follows:

C3(a) covers use by a single person or a family (a couple whether married or not, a person related to one another with members of the family of one of the couple to be treated as members of the family of the other), an employer and certain domestic employees (such as an au pair, nanny, nurse, governess, servant, chauffeur, gardener, secretary and personal assistant), a carer and the person receiving the care and a foster parent and foster child.

C3(b): up to six people living together as a single household and receiving care e.g. supported housing schemes such as those for people with learning disabilities or mental health problems.

C3(c) allows for groups of people (up to six) living together as a single household. This allows for those groupings that do not fall within the C4 HMO definition, but which fell within the previous C3 use class, to be provided for i.e. a small religious community may fall into this section as could a homeowner who is living with a lodger.

It is therefore appropriate to consider the proposed use within the context of the above definitions.

In this regard the agent has provided the following information in support of the application:

"Taking first the type of accommodation, this may have the appearance of "housing" - it may be self-contained, have bedrooms and living areas and kitchens; the main difference is that a central and integral part of the overall development will be the provision and delivery of care to meet the individual resident's needs. This entails the provision of extensive communal facilities including staff accommodation, treatment rooms, dining room and kitchen, laundry, CCTV, alarm systems, suited locks allowing access by staff and 24 hour staffing."

In the interests of clarity care is defined by Article 2 of Town and Country Planning (Use Classes) Order 1987 as amended as follows:

"personal care for people in need of such care by reason of old age, disablement, past or present dependence on alcohol or drugs or past or present mental disorder, and in Class C2 also includes the personal care of children and medical care and treatment"

Further to this the agent has advised that:

"To satisfy the definition firstly some form of care has to be provided and secondly the recipient of the care has to be in actual need of it. This is often evidenced by individual care plans. The care provider carries out an assessment of the care needs of prospective residents before purchase to formulate an agreed care plan in accordance with a basic minimum care package. This care plan is then monitored throughout a resident's occupation, and adjusted as necessary.

A further distinguishing feature which flows from the above is the level of service charges needed to support the care provided. Typically the level of charges in an Extra Care development is three times higher than other forms of conventional housing for older people. The underlying point is that older people buying an Extra Care dwelling do so because they are in need of the level of care and support that the development offers. If they did not need that support they would either choose conventional sheltered accommodation or would not move in the first place."

Consideration has also been given to the following appeal decisions on the issue of use relating to comparable proposals to the application scheme. In allowing the appeal in

October 2012 for the erection of 3/4 storey including basement level residential institution (Use Class C2) comprising 51 apartments for supported independent living for those over age 65 with associated facilities including parking, landscaping, refuse compound and electricity substation at the former Portishead Primary School Site Slade Road Portishead the Inspector made the following comments on this issue:

"On their own, and looked at in isolation, I have no doubt that each of the apartments is capable of being seen as falling squarely within Use Class C3, because they would provide all the necessary attributes of a separate dwelling. However it is necessary to look at the interrelationship between the apartments and the rest of the building, and this goes beyond the physical arrangement and involves an examination of the use of the separate parts and the building as a whole.

It seems to me that the provision of care pervades the whole of the development and this is demonstrated in a number of ways. Occupiers pay for between 2 and 4 hours of personal care per week, whether they need or want it, although the assessment by MHA (Methodist Housing for the Aged) prior to occupation is designed to establish that prospective residents are in need of the kind of care offered in a HwC (Housing with Care) scheme of this type. That charge is significant, typically amounting to £3380 per annum, on top of a service charge of up to £2340 per annum, which I am told is significantly more than would be expected in sheltered retirement accommodation. The evidence from Ms Britton is that in her experience, other than for the spouse of a person in need of care, no-one would take up accommodation in a HwC scheme who did not need that care, and in my view, the cost of the care charge would be likely to deter anyone from seeking to live there who did not need care…..

……..Here I find that the primary purpose of the building as a whole is to provide residential accommodation and care to people in need of care, as the care element is the reason people choose to live there and is an integral part of everyday lift. The facilities provided are not only significant in terms of their extent, but it is also clear from what Ms Britton told me and from what I saw on my visit to the Rhos on Sea premises, that they would be well used by residents, and are an integral part of many residents lives. I consider that it would be wholly artificial to regard the apartments of being so independent of the rest of the facilities as to amount to one building in separate planning units - the whole of the building is used for residential accommodation with care to people in need of care, and thus fall within Class C2"

In dismissing the appeal in August 2013 for a continuing care retirement community comprising the erection of a 75 bed residential care home for frail elderly and dementia residents and 50 extra care apartments (Use Class C2) with associated car parking, landscaping and ancillary works at Brooklands Farm Cheltenham Road Evesham because of the significant harm to the character and appearance of the surrounding area, the Inspector made the following comments relating to use:

"Paragraph 71 of the Circular states that it is the manner of the use as well as the physical attributes of the building, that determines whether a use falls within Class C3. Use Class C3 does not preclude the provision of care to the occupants. Indeed, it is not unusual for many people, particularly the elderly, to receive care within their own homes on a regular or daily basis. Notwithstanding this the primary purpose of the proposal is to provide care for the residents. The need for this care is reflected in both the physical form of the building as well as the manner in which the building will be used. In this respect the proposal would be fundamentally distinct from use as a dwellinghouse……."

"……If each individual apartment were to constitute a separate planning unit then it must

follow that the communal and other facilities within the building also form a separate planning unit or units. However, the primary purpose of these other facilities is to meet the identified care needs of all residents within the apartments on a 24 hour basis. I consider the individual apartments and the other areas and uses within the proposed building to be inextricably linked. I therefore consider that the proposed Extra Care building forms a single planning unit and the proposal does not fall within Use Class C3. Its purpose is to provide residential accommodation and care to people in need of care and therefore it falls within Class C2 of the UCO"

Further information on this issue is given in the appeal decision dated January 2018 in respect of refusal of planning permission for an assisted living community for older people comprising extra care units, staff accommodation and communal facilities including a kitchen, restaurant/bar/cafe, a well being suite including a gym, treatment rooms and pool, a communal lounge and storage facilities with car parking, comprehensive landscaping and associated groundworks at The Knowle Station Road Sidmouth. In allowing the appeal the Inspector made the following comments:

"...Key to the distinction (between C2 and C3) is the extent to which communal services are provided and the extent to which care is available to meet the needs of residents..."

"...In this case the development would involve 113 self contained apartments with their own front doors, private spaces and facilities. They would however be accessed through communal spaces in many cases and would have access to a range of communal areas and facilities such as a restaurant/bar/cafe serving food throughout the day, a well being suite comprising a gym, treatment rooms and pool and a communal lounge. A staffed and supervised physiotherapy suite and a hydrotherapy pool would provide opportunities for exercise, maintaining fitness and maintaining mobility, as well as the potential for rehabilitation after surgery.

All of these facilities would be available to residents and are aimed at supporting independent living in a sociable and safe environment....."

"Crucially in this case the development would be subject to a planning obligation which restricts occupation of the units so that the primary occupier must be 60 or over and in need of at least 2 hours of personal care per week, established by a health professional. Personal care is defined in the planning obligation and provides for a very broad range of assistance, even to the extend of aiding the use of technology such as the internet or accompanying residents to various on site activities. There are of course many more traditional means of care however, including assistance with personal hygiene, dressing, feeding and drinking.

I do not accept the Council's criticism of this range, albeit broad. Whilst many of the activities listed might be taken for granted by most people, every one of them is likely to become more challenging in advancing years. Many residents might only require relatively limited personal care, perhaps the minimum amount of 2 hours per week, but there are also likely to be many who require substantially more than this. Furthermore the age restriction associated with the development is such that the need for personal care will inevitably increase for many people with age. I accept that not all people will require the same level of care at the same point in their lift but what is important is that care is available to meet their individual needs as and when the time comes. That is what the scheme seeks to provide"

Having regard to the above the proposed development is considered to fall within Use Class C2. However to ensure that the development is not subdivided or used for purposes outside Use Class C2, it is considered appropriate to impose condition which would restrict the age

of occupiers and use of the development in the event that planning permission were to be granted. It would also be appropriate to secure occupation of the units by occupiers to be in need of care which would be secured by way of a section 106 planning obligation.

In the interests of clarity as the proposal is considered to fall within Use Class C2 it would not be subject to the provision of affordable housing or open space contribution.

Fourthly the site is within the built up area. The proposal is subject to policies which, inter alia, protect amenity, heritage and biodiversity whilst promoting the efficient use of land and sustainable development. As such there would be no objection to the principle of development, per se, subject to the proposal being found to be satisfactory in addressing the following matters.

The impact of the development on the character of the area having regard to the heritage status of buildings within the school complex, the site's location within the Farnborough Hill conservation area and the designation of part of the site as an important open area

As existing the site is unique within Farnborough. It is within a conservation area, a defined important open area and is in proximity to Grade I and Grade II listed buildings and buildings/structures of local importance. Whilst the site has two buildings, an electricity substation and a wall of local importance within it, the majority of the site is undeveloped. This results in the overall character of the site which is open and clearly perceived as a component part of the wider parkland landscape at Farnborough Hill.

The proposal would result in the demolition of Lafosse House and Orchard Rise. Having regard to their date of construction (1970s) and design typical of that period, it is considered that they have little architectural merit. Their demolition is considered to be acceptable. A detailed demolition strategy, particularly to safeguard the locally listed wall and the amenities of adjoining residents, may be secured by way of condition in the event that planning permission were to be granted. Therefore, subject to the imposition of the requisite condition, no objection would be raised to the proposal in terms of the demolition of the existing buildings.

Under the Planning (Listed Buildings and Conservation Areas) Act 1990, the Council is required to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest. In addition the Council shall have regard to the desirability of preserving features of special architectural or historic interest and to preserve and enhance the character or appearance of that area. Sections 16, 66 and 72. The National Planning Policy Framework defines significance as 'the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic.' (NPPF, Annex 2, Glossary, 56).

With regard to the impact on Grade I listed building at Farnborough Hill, it is noted that this building occupies an elevated position at the top of the hill, some 137 metres to the south of the application site. This building benefits from established trees and shrubs as part of its setting particularly to the north. Given these factors and having regard to the advice of Historic England and the Hampshire Garden Trust it is accepted that the proposed development would not have a material effect on the key views from or to the Grade I listed building and as such no objection is raised to the proposal in this regard.

St Anne's buildings are designated as buildings of local importance and are located to the south west of the site. Formerly a courtyard of stables, coach house, laundry and cottage,

they are now in use as classroom and other ancillary accommodation to Farnborough Hill school. Given the separation distances retained between these buildings and the location of the proposed development to the north east, the proposal is not considered to result in material harm to these buildings and as such no objection is raised to the proposal in this regard.

North Lodge adjoins the western site boundary. It is a small scale building in terms of size, height and massing and is clearly perceived as an ancillary building to the main Farnborough Hill estate with a specific purpose as a lodge. The submission details the views that would be seen from Farnborough Road through the existing exit from the school site in relation to North Lodge and how they have been safeguarded by the proposal. Whilst it is recognised that, due to the location of the proposed development, views from Farnborough Road may be safeguarded including through the imposition of appropriate conditions, the proposal introduces a new street scene within the development itself. In this context the development, particularly in how North Lodge would be read in the context of buildings A, B and C, would effectively dwarf the lodge building to its detriment, and adversely affect its setting by virtue of their footprint, height and massing.

Lafosse House is enclosed by the locally listed wall which varies in height between one metre by the Lych Gate, to 3.4 metres on the southern boundary, between 3.4 metres and 3.7 metres on the western boundary, between 3.8 metres up to 4.9 metres on the northern boundary and between 3.2 metres up to 3.9 metres on the eastern boundary. As existing the majority of the wall is set in a garden/landscape setting. The proposal would include the provision of car parking along the length of the western boundary wall and an access road along the southern boundary. It is noted that trees are proposed adjacent to the locally listed wall along its western boundary. Whilst there is no objection to this in principle, their precise location should be the subject of more detailed information to ensure that space will be safeguarded to allow for incremental tree growth. In the event that planning permission were to be granted this could be secured by way of condition. Given the historic purpose of the wall to enclose the kitchen garden and the amount of development proposed, the proposals are considered to result in an unduly harsh urban setting for the wall to its detriment and as such objection is raised to the proposal in this regard.

In terms of the wider conservation area, the Council's Conservation Officer advises:

"The openness of the area maintains the historic parkland and subsequent gardens whose significance, positively contributes to the way the place is understood and perceived today. The overall level of architectural and historic significance of the site is assessed as considerable, that is, as assets whose values are both unique to the place and relevant to our perception and understanding of architectural and social history in a national and international context."

It is recognised that the floodlighting columns and fencing approved in 2016 have had an impact on the character of the parkland landscape. This is referred to in the submitted landscape appraisal which advises that "the character of the parkland and school grounds to the south of the site has recently undergone a change in character through the construction of the all-weather hockey pitch, floodlighting, footpaths and the temporary car parking area" (Officer note the "temporary car parking area" was not part of the hockey pitch proposal and whilst informal car parking has historically taken place on the grass, there is no record of planning permission being granted for formalised car parking in this area). However as set out above it is considered that a careful balance was struck between meeting the recreational needs identified by the school and the impact on the landscape. The fencing is open in appearance and the columns are linear. In addition these works are reversible

without the need for significant works. As confirmed by the Council's Conservation Officer, the impact of fences, sports pitches and lighting cannot be compared to and used as justification for three and two storey buildings. The impact and reversibility of each are entirely different.

The site is located within the Farnborough Green and Farnborough Street Landscape Character Area as defined by the Rushmoor Landscape Assessment, a supporting document for the Rushmoor Local Plan recently submitted for examination. Part of the site is also included on the Hampshire Register of Historic Parks and Gardens. This area is described as a relic small scale undulating parkland landscape with a pastoral character. The recommended landscape strategy for this area includes:

- maintaining important views with special attention given to the immediate setting of St Michael's Abbey and Farnborough Hill Convent within the landscape;

- retaining intimate parkland character of the area.

It is recognised the Farnborough Hill Important Open Area is in private ownership and is not publically accessible. However it occupies an elevated position and there are views from surrounding roads and distance views of the Farnborough Hill from surrounding areas. This area includes the following key features;

- listed and locally listed buildings
- within the Farnborough Hill conservation area;
- surrounded by mature hedgerows and trees; and
- parkland including specimen trees

The application is supported by a detailed landscape and visual appraisal that explains that the proposals have been designed to appear in keeping with the scale, form and pattern of the surrounding landscape context with the landscape masterplan seeking to provide a diverse and relaxed atmosphere for the retirement community. The appraisal advises that the proposals are considered to be of high architectural and landscape quality and have been designed to conserve the character and setting of the Important Open Area and the Farnborough Hill conservation area.

The appraisal advises that the character of the site within the surroundings of Lafosse House and Orchard Rise is influenced by the modern residential development at Woodland Crescent to the north and west and Ship Lane to the east. It also advises that the site generally appears detached from the parkland character of the school grounds to the south due to the visual enclosure provided by the walled garden and the visual influence of modern residential development. It also advises that "the loss of parkland to the north of the school grounds would be in the context of the recently constructed all weather sports pitches and floodlighting that has partly eroded the parkland character near the site".

The appraisal concludes in asserting that "the proposed retirement community has been designed to appear in keeping with the scale, form and pattern of the surrounding landscape. The proposals would also conserve the character and setting of the local plan Important Open Area (saved policy ENV4) and the Conservation Area (Core Strategy Policy 8.2) at Farnborough Hill School from a landscape and visual perspective"

In assessing the impact on the character of the area, having regard to the site's location within a conservation area and, in part, an important open area, it is appropriate to consider the site context. The residential character of the surrounding area is typified by two storey

detached or semi-detached houses. There are no large buildings incorporating residential accommodation in the vicinity of the site. The most comparable apartment buildings are at the edge of Farnborough town centre at Coombe Way (some 0.6 miles to the south) and Cardinal House Jubilee Hall Road/Chapter House Farnborough Road (some half a mile to the south). The proposal creates a wholly new character and street scene which does not reflect any form of development in the vicinity either in terms of layout, appearance or built form. It does not relate well to the Ship Lane street scene with the entrance to the site being characterised by car parking, gates and a service yard. The building footprints are overly large and the height, bulk and massing of built form significantly infills the open character of the walled Lafosse site, the landscaped area to the rear of Orchard Rise and the parkland beyond. The introduction of hardsurfacing to create the new access is a further urbanising feature of the development which is considered to be at odds with the existing landscape. It is considered that the proposal for a tree belt to mitigate the visual impact of the development on the parkland landscape is untypical of the pattern of individual specimen trees, grown for ornamental value as focal points within the landscape.

The proposal details the removal of the majority of existing landscape features within the curtilages of Lafosse House and Orchard Rise with the exception of the protected Willow within the curtilage of Lafosse House and the majority of the boundary planting with Ship Lane and Farnborough Road. The boundary with Ship Lane has an established tree screen which is generally deciduous. This means that in the winter there are views into the school grounds from properties in Ship Lane and Woodstocks. The site is also visible from the public right of way.

The application is supported by a landscape masterplan which offers the re-landscaping of the site as set out above. The Council's Arboricultural Officer has been consulted on these proposals and he advises that the proposed tree losses would be acceptable subject to mitigation planting. A detailed assessment of T28 (the Sycamore on the southern site boundary) and a satisfactory management plan submitted to inform the retention of this and other retained trees should be also be submitted. These works could be secured by way of conditions in the event that planning permission were to be granted. Subject to this, he raises no objection to the proposal on arboricultural grounds.

The application is supported by an Archaeological Desk based assessment. This concludes that the site is within an area with a limited prehistoric and early historic archaeological record. The bulk of the recorded archaeology in the study area dates to the medieval and post medieval period with a particular emphasis on pottery production. Whilst the proposal site has been subject to landscaping in the past, it is possible that any below ground archaeological remains that are present would have survived relatively intact. It is therefore anticipated that further field observations would be required to provide further information about the potential of the site and to identify any measures necessary to mitigate the impact of the development on any below ground archaeological deposits. Such works and measures could be secured by way of condition in the event that planning permission were to be granted. The County Archaeologist has been consulted on this application. He agrees with these conclusions and with the recommendation for further investigative works and that the assessment, recording and reporting of any archaeological deposits affected by development to be secured by way of condition. Subject to the imposition of appropriate conditions in the event that planning permission were to be granted no objection is raised to the proposal in archaeological terms.

The impact on neighbours

The closest neighbours to the site area located at Woodland Crescent to the north and west,

Farnborough Road to the west, Ship Lane to the east and Farnborough Hill school including St Anne's buildings and North Lodge to the south. The landscape appraisal also includes an assessment on the effects on visual amenity in relation to adjoining properties, premises and land, roads and the public right of way. Whilst recognising that the development would be partially visible to varying degrees between the walled garden and Woodland Crescent to the north, Ship Lane to the east, the grounds and parkland of Farnborough Hill School to the south and North Lodge and the Farnborough Road A325 to the west the resultant views would be generally mitigated by existing screening, the quality of the proposal in design and layout terms and the overall landscape strategy for the site.

With regard to residents in Ship Lane it is evident that the proposal would result in a significant change of outlook to these residents. However given the separation distances retained between existing and proposed development no material loss of privacy or overbearing/overshadowing impacts are considered to result. There will be increased noise and disturbance associated with the development particularly in relation to vehicle movements and servicing. However given the nature of the development and the increase in the number of vehicles in the overall context of the use of Ship Lane as a public highway, no material impact is considered to result in this regard.

With regard to residents in Woodland Crescent it is considered appropriate to examine the impact on 8-11 inclusive and 12-15 inclusive separately. 8-11 Woodland Crescent are located to the west of the site. They comprise four detached houses with access which runs parallel to the locally listed wall, which varies in height along this boundary between 3.4 metres (opposite number 8) up to 3.7 metres (opposite number 11). As existing Lafosse House is located some 26-28 metres (single storey) and 37 metres (two storey) to the east of the common boundary wall. Block E is the closest building to these residents and would provide accommodation over three floors. The building would be sited some 12 metres to 20 metres from the common boundary wall resulting in separation distances between facades of about 27 metres (number 11) decreasing to 20 metres (number 9). The proposed front elevation would directly overlook numbers 9-11 inclusive, although it is noted that additional tree planting is proposed in the car parking area adjacent to the locally listed wall to mitigate potential overlooking and impact of the development. Subject to the imposition of a condition to secure the requisite landscaping it is considered that sufficient mitigation would be in place to address potential overlooking concerns. Whilst recognising that there is no right to a view, in this case the width, three storey height and massing of block E would give rise to a significant and overbearing impact when compared with the existing relationship with a more distant low rise building in an otherwise undeveloped part of the site.

12-15 Woodland Crescent are located to the north of the site. They comprise two pairs of semi detached houses with rear gardens that back onto the locally listed wall which forms the common boundary with the site. This varies in height between 3.8 metres, adjacent to a parking area at Woodland Crescent, up to 4.9 metres, in the vicinity of numbers 13-15 inclusive and decreasing to 4.4 metres at the rear of 12 Woodland Crescent. As existing Lafosse House is located some 24-25 metres (single storey) and 30 metres (two storey) to the south of the common boundary wall. Block G would be sited partly to the rear of number 12 and wholly to the rear of numbers 13, 14 and 15 within about 4 to 4.5 metres to locally listed wall. Whilst recognising that there is no right to a view, the proximity, width and height of block G particularly when viewed from the first floor windows of numbers 13, 14 and 15 would have an adverse impact on outlook and result in unacceptable overdominant and overbearing impacts to existing residents. Whilst first floor windows serving bedrooms would be provided in the rear elevation, the highest part would be at a height of some 4.6 metres. Given the height of the wall in this location ie between 4.4 metres and 4.9 metres no material loss of privacy is considered to result to residents in Woodland Crescent.

With regard to residents in Farnborough Road, it is considered that given the distance between these properties and the development and the screening along the Farnborough Road boundary the proposal would not have a detrimental impact on these residents in terms of loss of privacy or outlook. The development would only have pedestrian access onto Farnborough Road and as a consequence would be unlikely to result in unacceptable or increased noise and activity.

Given the separation distance and intervening foliage the proposal is not considered to result in a material loss of amenity to occupiers of the main Farnborough Hill campus which occupies an elevated position to the south of the application site. Given the orientation of the St Annes buildings, the separation distances retained between proposed and existing buildings and the minimal lack of openings in the building within the St Anne's complex closest to the site no material loss of amenity to the users of these buildings is considered to result.

North Lodge adjoins the south west corner of the site. Block A would be the closest to this dwelling with a separation distance between buildings of some 30 metres being retained. It is recognised that the proposal would introduce a new pattern of overlooking by virtue of the accommodation being proposed which includes balconies. Given the separation distance retained and existing landscaping adjoining and within the curtilage of North Lodge, the resultant impact on privacy is not considered to be materially harmful such that planning permission should be refused on that ground. Given the separation distance to be retained and orientation of development no material overbearing or overshadowing impacts are considered to result.

The living environment created

The proposal details one and two bed units of accommodation. The proposed accommodation would provide acceptable layouts to meet the occupational needs of future residents. Various units have been designed as mobility housing to meet the needs of wheelchair users. Lifts would be provided within blocks A, B, C, E and F. Each unit would have access to both private and/or public amenity space close by (albeit that there are concerns in relation to block G as set out below).

Notwithstanding the above there are concerns about the living environment that would be provided for the occupiers of block G. This building would be located at the northern end of the site and within some 4 to 4.5 metres of the common site boundary with 12-15 Woodland Crescent, formed by the locally listed wall. In this area the height of the wall is between 4.4 and 4.9 metres. It is considered that given the orientation of development with the building to the south of the wall, and the height and width and proximity of the building to the common boundary, the resultant residential environment would be unacceptable for residents of block G. Habitable room windows would be close to the wall and the area at the rear of the building would be in shadow for the majority of the day. This would make it largely unusable as garden and, given the height/proximity of the wall. The resulting relationship would be unacceptable overbearing and overdominant and an uncomfortable sense of enclosure would be experienced by residents.

Within the development itself buildings would be close together and would overlook one another. Strategic tree planting is proposed between blocks A and B and B and C to mitigate this impact. With this planting, which may be secured by way of condition, together with privacy screens where necessary, material loss of privacy is not considered likely to the extent that this would represent a ground for refusal of permission.

Enterprise Retirement Living (ERL) villages are managed by ERL staff and residents' refuse is collected from individual apartments and moved to central bin stores. The proposal details the creation of a service yard to the east of block C which provides storage for thirteen 1100litre wheeled Eurobins which will be split into recycling, general refuse and food waste. The bin store for the communal facilities including the restaurant and bar/bistro will also be accommodated within the service yard. The service yard has been located to enable the bins to be wheeled to the perimeter of the site for collection by Rushmoor. The Council's Contracts team has raised concerns about the overall provision of bins to serve the development. This is currently under consideration by the applicants and an update will be given.

Highway considerations

The proposal is for demolition of the existing former care home and dwelling and the construction of 7 buildings which will comprise of 87 units (70 x 2 bed and 17 x 1 bed units) offering accommodation for active elderly persons with staff support for cleaning, cooking and care provision. The Council Car and Cycle Parking Standard SPD (November 2017) sets out minimum standards for such residential property on the basis of one car parking space for each residential unit (and 0.5 cycle spaces for each unit). It is noted that the tenancy leases to residents would restrict car ownership to one per apartment.

The Transport assessment makes a case that the site is in an accessible location principally because the site is served by 8 buses an hour, the majority of this bus provision being through the Stagecoach Gold 1 (Aldershot to Old Dean) service, which operates at 10 minute frequency along Farnborough Road. There is no diverse multi-route service. An assessment has been made of the distance of the bus stops from the site from the point of pedestrian egress onto Farnborough Road. This shows minimum distances of 200m and 110m (southbound and northbound services respectively). The maximum on site walking distance (when measured from proposed block D) would be 412 metres to the northbound bus stop and 370 metres to the southbound bus stop. It is questionable whether this is satisfactory for elderly residents and likely to discourage car ownership or use within the development. It is noted that residents may use mobility scooters.

Given the potential concern about accessibility, the Transportation Strategy Officer raised a query about the overall level of car parking provision including the need for staff and visitor parking in addition to the minimum parking requirement for the residents of one space per unit. In response to this, Enterprise Retirement Living provided further information about the operation of the development and compared their site in Chester. They also confirmed that all parking spaces would be unallocated. It was concluded that the policy of unallocated parking across the site allowed the flexibility of parking usage giving space for staff and visitors from those vacancies that would not be filled by residents who have decided not to, or are no longer able to own a car. On this basis 88 car parking spaces for 87 units would be sufficient to serve the development. Having regard to "saved" local plan policy H9 which seeks control on the principal occupancy of specialised accommodation for elderly people in relation to the provision of car parking, and subject to the imposition of appropriate conditions to secure the provision of unallocated car parking provision in the event that planning permission were to be granted, no objection was raised to the proposal in this regard

In view of the proposed use of the development for active elderly it would be appropriate for the number of disabled car parking spaces in the car park to be more than the 5% minimum standard. The proposal would provide 18 disabled car parking spaces representing a 20% provision. The Council's parking standard refers to cycle parking for half the number of the

units, which is acceptable subject to provision being secure and weatherproof and to a high standard to encourage cycle use. The site layout shows space available for up to 20 mobility scooters, which is envisaged to be secure, weatherproof and have facilities for charging vehicles. 12 secure cycle spaces are proposed within the service yard for staff use with cycle storage proposed across the site for residents. This provision may be secured by way of a condition in the event that planning permission were to be granted.

The applicants' transport consultant has submitted a set of tracking diagrams which demonstrate that emergency vehicles and mini buses would be able to service the development and turn within the access roads and parking areas. A drawing has also been provided showing a satisfactory swept path analysis for the Rushmoor refuse vehicle (Phoenix Twin Pack 20) parking layout.

The applicant has submitted a drawing showing proposed changes to the site entrance from Ship Lane which would be improved to give standard 6m radii corners. As the existing entrance is on a section of Ship Lane where there is no footway on the western side and no opportunity for residents to cross the road, the scheme would provide a section of footway from the site entrance to the new pedestrian crossing on Ship Lane. This would provide a safe link to the wider footpath network. The TA gives details of the vehicular entrance from Ship Lane showing sight lines in accordance with DTp Manual for Streets. The speed surveys are able to confirm that the 85 percentile speed on Ship Lane is 36 mph where a suitable 60m x 2.4m visibility splay can be achieved in accordance with Design Manual for Roads and Bridges. The proposed pedestrian crossing would be supplemented with speed reducing measures on Ship Lane either side of the entrance which would also be subject to a safety audit as part of any works required under section 278 of the Highways Act 1980. The proposed pedestrian crossing would necessitate the removal of on street car parking on the east side of Ship Lane . However given the number of on curtilage parking spaces available for existing properties on Ship Lane, the resultant impact is not considered to be "severe" for the purposes of the NPPF such that an objection on this issue could be sustained.

The proposal would introduce an increase in vehicular traffic using the existing entrance onto Ship Lane. The Transport Assessment considers the number of vehicular movements onto Ship Lane and the impact on the junctions with A325 Farnborough Road and Highgate Lane. Traffic count surveys have been undertaken in April 2017 at the junctions of Ship Lane with Farnborough Road, Highgate Lane and at the site entrance (where a speed survey over 7 days was also carried out in April). An analysis of the forecast trip generation from the development has been included in the TA using the TRICS database, a check of the properties used to supply the trip generation shows that while some of the properties may be providing accommodation for less active residents than expected here it is considered that the TRICS data should be representative. The TA gives an analysis of each of the junctions using the TRL Picady software which has demonstrated that the junctions still operate within their present capacity and that no severe traffic impact would arise from the forecast traffic from the development.

Whilst it is considered that the TA has demonstrated that the impact of the additional traffic generated by the development would not be likely to result in a severe traffic impact on the highway network, it has shown that there will be an increase in multi-modal trips which would require a transport contribution. A Transport contribution of £535 for each of the additional number of average daily multi-modal trips when compared to the existing situation would be required which could be used to support the cost of pedestrian improvements

The applicant has submitted a Trip Rates Note which concludes that the development could be expected to generate 234 more average daily trips than the existing use on the site. The

Hampshire Transport Contributions policy puts a value of £535 on each trip which would result in a transport contribution of £125,190.

Using the estimated cost of £120,000 for the highway works to construct a new section of footway and pedestrian crossing on Ship Lane would mean that a transport contribution of £5,190 would be required. The Farnborough Town Access Plan identified a footpath improvement requirement for parts of Ship Lane which would be a relevant use for this contribution. The works could be secured by way of condition and the contribution by way of section 106 planning obligation in the event that planning permission were granted.

Flood risk and the water environment

The site is within Flood Zone 1 and as such is considered to be at low risk of fluvial flooding. The application is supported by a flood risk assessment and drainage strategy which includes the use of underground surface water attenuation tanks, permeable paving areas and discharge into the public system on either Farnbrough Road or Ship Lane. Hampshire County Council (HCC) as Lead Local Flood Authority, the Environment Agency (EA) and Thames Water were consulted on the originally submitted proposal. Whilst no response was received from the EA and no objection received from Thames Water, HCC sought further information from the applicants in respect of the surface water drainage strategy which has now been received and further consultation has been undertaken. Thames Water raise no objection to the revised details. Any views received from the EA and HCC on this supplementary information are awaited and an update will be given to the meeting. Subject to the views of the EA and 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 site is within 5 kilometres of the Thames Basin Heaths Special Protection Area (SPA). As set out above, the proposed development is considered to fall within Use Class C2 of the Town and Country Planning (Use Classes) Order 1987 as amended. Natural England has been consulted on this application and in the absence of mitigation has raised objection to the proposal. The key factor when assessing any planning application claiming to be a care or extra care facility is the mobility of residents ie whether there is any risk of the residents of the facility causing likely significant effect upon the integrity of the SPA. One of the key indicators in terms of how mobile the residents would be relates to the number of facilities on site such as car parking and/or bike spaces for the residents and facilities such as gymnasia etc. This would suggest that residents would be of a mobility level that would not preclude them from visiting the SPA. This would also be assumed in facilities where residents are in self-contained accommodation and could therefore live reasonably independently even if there is a level of care required. In these cases avoidance and mitigation would be required.

As the proposal is likely to support individual or couples which would be subject to an age restriction Natural England would accept a reduced contribution towards SPA mitigation than that sought for traditional Use Class C3 open market housing. Rushmoor Borough Council is the competent authority responsible for considering the impact of the development in relation to the requirements of the Habitats Regulations.

The applicants have had discussions with Natural England about the imposition of covenant to restrict dog ownership and restricting the number of car parking spaces. A covenant would not however be supported on enforceability grounds. Given the parking restrictions on Ship Lane, the removal of on street parking from Ship Lane as a result of this proposal, the

use of a parking standard specific to the development, limited opportunities to provide additional car parking within the site, further controls on the use of parking spaces within the development is not appropriate.

The provision of mitigation by the applicant, or through payment of a financial contribution in respect of SANG capacity within the ownership or control of the Council (where available) are considered to be the appropriate mechanism to mitigate the impact of the proposal on the SPA. To date the applicants have not provided any evidence of having secured SANGs capacity to address the impact of the proposal.

The application is supported by an Ecological Impact Appraisal with an updated addendum which have identified the presence of badgers, nesting birds and previous use of Lafosse House by a likely single brown long eared bat. The Council's Ecologist advises that he has no record of protected species relevant to the application beyond those set out in the submitted ecology reports.

In terms of bat roost, this is considered to be of low conservation significance given the low numbers and species involved. However the demolition would result in the loss of a bat roost and therefore need to be conducted under licence. The report details some mitigation measures which are supported as they should ensure that there will be no long term impacts on the bat population. In the event that planning permission were to be granted these measures may be secured by way of condition.

Precautionary mitigation measures are also outlined for other species including nesting birds, badgers and hedgehogs which are also supported and may also secured by way of condition in the event that planning permission were to be granted.

He has also confirmed that, in his view, the proposals would not directly affect any designated sites of nature conservation value.

As referenced in the NPPF, all development should seek to achieve a "net gain" for biodiversity and this can be achieved by implementing the measures outlined in the ecology report. The provision of swift bricks within the fabric of the new units is recommended as part of the bird nesting enhancement measures, again which may be secured by way of condition in the event that planning permission is granted. In conclusion there is no objection to the proposal on grounds of biodiversity subject to the imposition of appropriate conditions to secure the works outlined in the recommendations in the ecology reports.

Renewable energy

The application is supported by a design and access statement, an energy review and a proposed mechanical and electrical services overview. The development will utilise Gas Absorption Heat Pumps and roof mounted photovoltaic panels to provide renewable energy to the buildings. The heat pumps will be linked with high efficiency gas boiler modules located in the plant room in Block C. A combination of underfloor heating and radiators is proposed and located such as to ensure that comfy ambient conditions result. All radiators would be complete with thermostatic radiator valves. The underfloor heating would have a room thermostat interconnected with the system manifold. With regard to ventilation all balanced systems would be using heat recovery technology with a heat exchanger with a minimum efficiency of 80%. All lighting across the site would use low energy light fittings with the majority of the lighting being high efficiency LED (light emitting diode) lighting. Controls in the form of dimming, PIR and microwave sensors would be included within the design to assist in controlling energy usage within the building. The operation of external

lighting would be subject to control by photocell and time clock. Given the C2 classification of the development it would be expected to meet BREEAM "Very Good" standard. In the event that planning permission were to be granted this would be secured by way of condition. On this basis no objection is raised to the proposal in this regard.

Conclusion

In conclusion it is recognised that there are some benefits associated with the development in that it would meet a specific housing need within the community, provide employment during and post construction, potentially free up beds in hospitals (bed blocking) and may allow for the release of housing stock currently under-occupied by those in need of care, which could contribute to the local housing market. It could also provide economic benefits in terms of support for local shops and services through operational demands of the business and the residents. The creation of a retirement community and the facilities provided therein could also make positive contributions to mental and physical welfare of future residents. However whilst having regard to these benefits the harm associated with the proposal as set out above is so significant that, in the planning balance, they do not override the harm associated with the development and as such the proposal is recommended for refusal.

Recommendation

Subject to no further issues arising in respect of the surface water drainage or the provision of appropriate refuse/recycling facilities planning permission be **REFUSED** for the following reasons:

1 The proposed character and street scene of the development does not reflect that of development in the vicinity in terms of layout, appearance or built form. It does not relate well to Ship Lane, in particular respect of the entrance to the site characterised by car parking, gates and a service yard. The buildings are overly large and would give rise to height, bulk and massing which would infill the open character of the walled La Fosse site, the landscaped area to the rear of Orchard Rise and the parkland beyond. The introduction of extensive hardsurfacing would further urbanise the site in a manner at odds with the existing landscape and surroundings. The proposed development would consequently diminish the area visually and physically to the detriment of its character in the context of the Farnborough Hill conservation area and the designated Important Open Area. The proposal therefore conflicts with the objectives of "saved" local plan policies ENV4, ENV16, ENV32, ENV34 and ENV37, policy CP2 of the Rushmoor Core Strategy and the National Planning Policy Framework. Regard has been also been had to policies SS1, HE1, HE3, D(E)1, DE6 and NE2 of the Rushmoor Local Plan Draft Submission 2017

2 The resultant loss of openness would give rise to substantial harm to the Farnborough Hill conservation area, the undeveloped areas of the application site and the neighbouring street scene. The introduction of the proposed screening tree belt on the boundary to mitigate the visual impact of the development would be an incongruous and alien feature in the context of the existing parkland landscape. The proposal is therefore considered to have a detrimental impact on the character of the area, having regard to the site's location within the Farnborough Hill conservation area and part of the site's designation as an Important Open Area. The proposal is therefore considered to conflict with the objectives of "saved" local plan policies ENV4, ENV16, ENV32, ENV34 and ENV37, policy CP2 of the Rushmoor Core Strategy and the National Planning Policy Framework. Regard has been also been had to policies

SS1, HE1, HE3, D(E)1, DE6 and NE2 of the Rushmoor Local Plan Draft Submission 2017

3 Blocks A, B and C are considered to create an unacceptable relationship with North Lodge to its detriment and to affect its setting adversely by virtue of their footprint, height massing and proximity. The proposal would therefore be in conflict with the objectives of "saved" local plan policies ENV16 and ENV26, policy CP2 of the Rushmoor Core Strategy and the National Planning Policy Framework.

4 The proximity, width and height of block G particularly when viewed from the first floor windows of 13, 14 and 15 Woodland Crescent would have an adverse impact on outlook and result in unacceptable overdominant/overbearing impacts to these existing residents. The proposal would therefore conflict with the objectives of "saved" local plan policy ENV16 and policy CP2 of the Rushmoor Core Strategy.

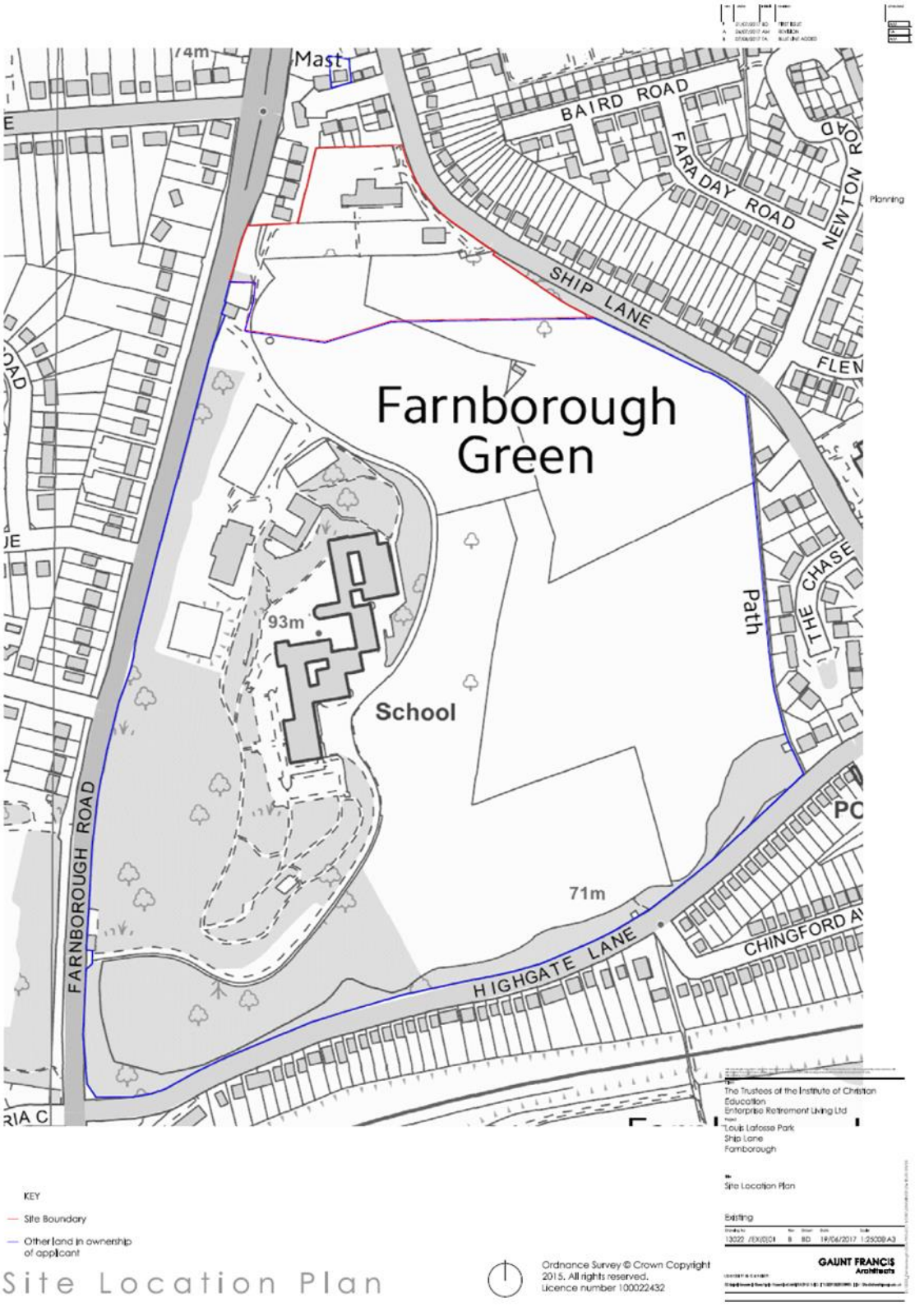
5 The relationship between the northern boundary wall and block G would result in inadequate usable private amenity space for the residents which would be overshadowed for the majority of the day. The proximity of the windows to the northern boundary wall would result in an unacceptable sense of enclosure for future residents. The proposal therefore conflicts with the objectives of "saved" local plan policies ENV16 and H14 and policy CP2 of the Rushmoor Core Strategy.

6 The width, three storey height and massing of block E would give rise to a significant and overbearing impact on neighbouring residential property in comparison with the current otherwise undeveloped nature of this part of the site. The proposal would therefore conflict with the objectives of "saved" local plan policy ENV16 and policy CP2 of the Rushmoor Core Strategy

7 The proposal fails to address the impact of the development on the Thames Basin Heaths Special Protection Area as required by the habitats Regulations in accordance with the Council's Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy and is therefore contrary to Policy CP13 of the Rushmoor Core Strategy and NRM6 of the South East Plan. Regard has been had to policies NE1 and NE4 of the Rushmoor Local Plan Draft Submission 2017

Informative

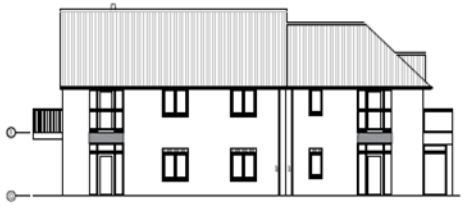
1 INFORMATIVE – The Local Planning Authority's commitment to working with the applicants in a positive and proactive way is demonstrated by its offer of pre-application discussion to all, and assistance in the validation and determination of applications through the provision of clear guidance regarding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


Mast
BAIRD ROAD
FARADAY ROAD
NEWTON ROAD
SHIP LANE
Farnborough Green
93m
School
Path
THE CHASE
FARNBOROUGH ROAD
71m
HIGHGATE LANE
CHINGFORD AVE
Planning
The Trustees of the Institute of Christian Education
Enterprise Retirement Living Ltd
Louis Lafosse Park
Ship Lane
Farnborough
Site Location Plan
Existing
GAUNT FRANCIS
Architects
KEY
Site Boundary
Other land in ownership of applicant
Site Location Plan
Ordnance Survey © Crown Copyright 2015. All rights reserved. Licence number 100022432

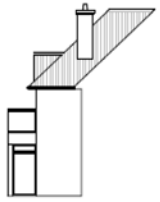

Block A
Block B
Block C
Block D
Block E
Block F
Block G
FARNBOROUGH ROAD
SHIP LANE
Informal cottage garden with individual patio areas
Trellis and climber shrub planting on the west elevations of Buildings E and G
Proposed hedgerow to bound garden space
Tree planting within car park to help soften boundary of walled space, refer to indicative planting schedule
Feature tree to mark entrance to building
Opportunity for portable planters and seating
Opportunity to open archway to Garden
Circular Garden with seating areas
Tree planting within car park to filter views from Woodland Crescent
Permeable paving
Opportunity to soften facade of building with climbers
Proposed estate railing along boundary / with evergreen hedge and specimen shrub/trees. Existing gate to be removed.
Existing trees to be retained and cut back where necessary with understorey native planting to reinforce boundary
Hedgerow to be cut back to allow view to Parkland from Ship Lane and to help create a sense of arrival
Shrub planting with trees along retained wall
Footpath beneath boundary trees leading to Farnborough Road
Native planting beneath trees to strengthen boundary
Pleached trees with ornamental shrub planting to enclose the Terrace with low wall/ planters outside building
Formal avenue with feature trees to be enclosed by hedgerow to lead residents to paved area with a central focal feature.
Closure garden with feature tree
Indicative route of permissive path
Boundary fence to be estate railing with tree belt planting with scattered specimen trees and native understorey planting.
View maintained from Ship Lane over low native shrubs towards Farnborough Hill and parkland
Channelled view maintained between gateway of walled garden and parkland
Areas of tree belt planting with high canopy tree species and woodland understorey planting
Boundary fence to be estate railing with tree belt planting, a path within the tree belt provides access for residents and visitors with a health walk.
KEY
Existing Trees to be Retained to BS5837
Proposed Parkland Tree Planting
Tree Belt - Parkland tree planting set in native structural shrub and tree buffer planting
Proposed Feature Trees
Proposed Pleached Trees
Proposed Orchard Trees
Proposed Trees
Proposed Specimen Shrubs
Ornamental Hedgerow
Native Hedgerow
Ornamental Shrub and Herbaceous Planting
Native Shrub Planting
Bulb Planting
Amenity Grass
Hard Landscape/Surfaced Areas
Footpaths - Fixed gravel surface
Boundary Fence - Estate Style Fencing - post and 3 rails
Screen Planting to Store
Climber planting to help soften western facade of Building E
Pergola / Trellis Structure
Seating Opportunities
Opportunity for Health Walk
Informal Play/Recreation for Visitors and Residents
Permeable Paving- Exact location, extent and details to be confirmed by Drainage Engineer
Cellular Attenuation Tanks- Exact location, extent and details to be confirmed by Drainage Engineer. Cellular system to be constructed around tree pits where appropriate.
Balconies to properties (refer to Architect's Layout & Building Elevation Plans)
Revisions:
E - 12/07/2017 RWF - Updated to revised site layout
F - 20/07/2017 RWF - Update to entrance path
G - 21/09/2017 RWF - Updated tree planting to client comments
H - 28/09/2017 ASK - Amended to client comments
I - not used
J - 23/10/2017 RWF - Amended to client comments
Landscape Masterplan
Lafosse House, Farnborough
Client: Enterprise Retirement Living
DRWG No: P17-0743_02
Sheet No:_ REV: J
Drawn by : RWF/ASK
Approved by: RF/AC
Date: 23/10/2017
Scale: 1:500@A2
Pegasus Design
PLANNING | DESIGN | ENVIRONMENT | ECONOMICS

Block A West Elevation

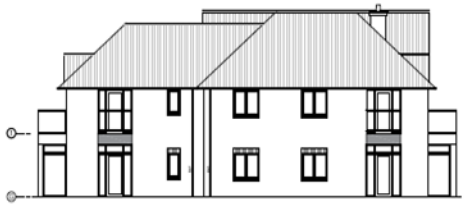
Block A East Elevation



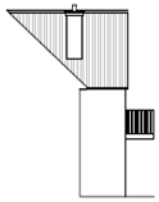
Block A North Elevation



Block A North Return Elevation



Block A South Elevation



Block A South Return Elevation

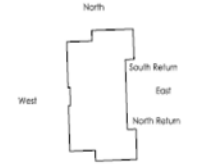
Block A Elevations

A	21/07/2017	AM	PLANNING ISSUE
A	26/07/2017	AM	REVISION

Planning

KEY

- (A) Plain clay tiled roof with powder coated aluminium rainwater goods
- (B) Standing seam metal canopy
- (C) Facing brickwork
- (D) Cladding panel
- (E) Render
- (F) Vertically hung clay tiles
- (G) Aluminium composite windows with metal window cills
- (H) Metal clad balcony with glass balustrade
- (I) Metal clad balcony with metal balustrade
- (J) Structural timber framing
- (K) Recon stone banding
- (M) Timber Cladding



For
The Trustees of the Institute of Christian Education
Enterprise Retirement Living Ltd

Project
Louis Lafosse Park
Care Home Redevelopment
Ship Lane, Farnborough
Planning

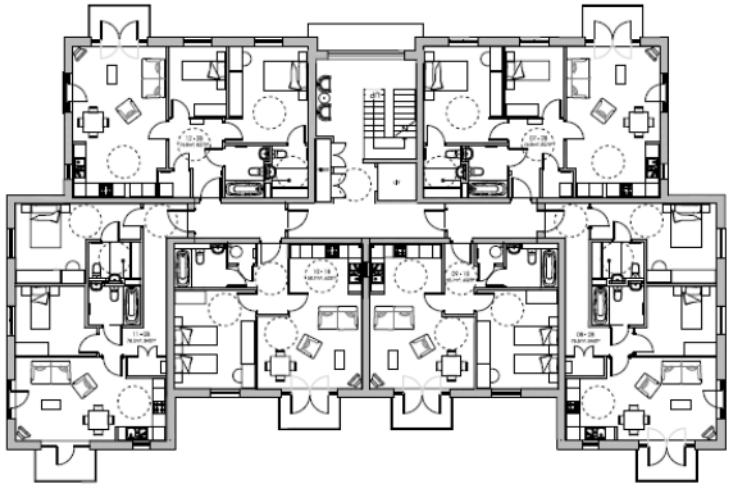
Title
Block A Elevations

Drawing Package
Proposed

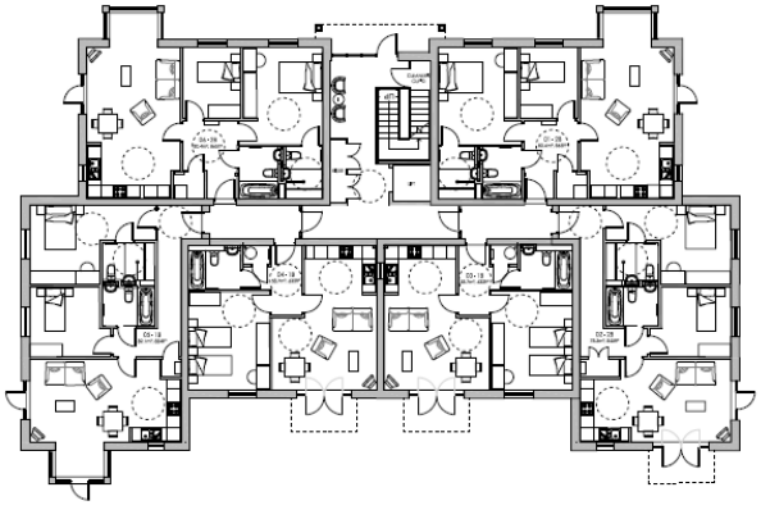
Drawing No	Rev	Drawn	Date	Scale
13022 /GA(0)031	A	AM	11/05/2017	1:100 @ A1

GAUNT FRANCIS
Architects

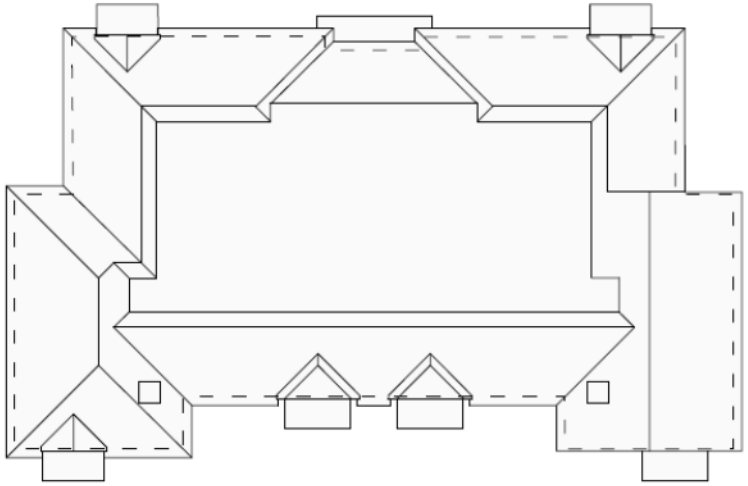
Cardiff & London
Cardiff Tower | Dumfries Road | Cardiff CF11 6AQ | T 029 2038 3999 | W GauntFrancis.co.uk



First Floor



Ground Floor



Roof Plan

Block A Plans

The Trustees of the Institute of Christian Education
Enterprise Retirement Living Ltd
Louis Lafosse Park
Care Home Redevelopment
Ship Lane, Farnborough
Planning

Block A Plans

Drawing Package
Proposed

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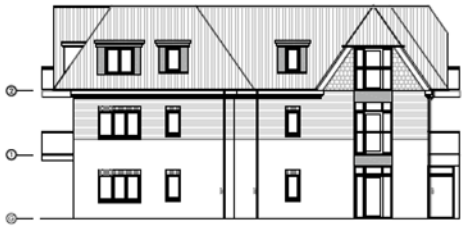
GAUNT FRANCIS
Architects

Block B Elevations


Block B North Elevation


Block B West Elevation

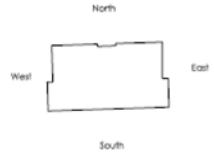

Block B South Elevation


Block B East Elevation

Planning

KEY

A Plain clay tiled roof with powder coated aluminium rainwater goods
B Standing seam metal canopy
C Facing brickwork
D Cladding panel
E Render
F Vertically hung clay tiles
G Aluminium composite windows with metal window cills
H Metal clad balcony with glass balustrade
J Metal clad balcony with metal balustrade
K Structural timber framing
L Recon stone banding
M Timber Cladding



Client
The Trustees of the Institute of Christian Education
Enterprise Retirement Living Ltd

Project
Louis Lafosse Park
Care Home Redevelopment
Ship Lane, Farnborough
Planning

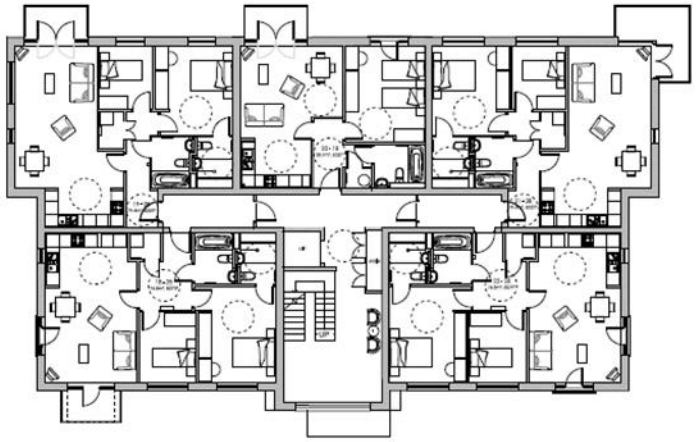
Title
Block B Elevations

Drawing Package
Proposed

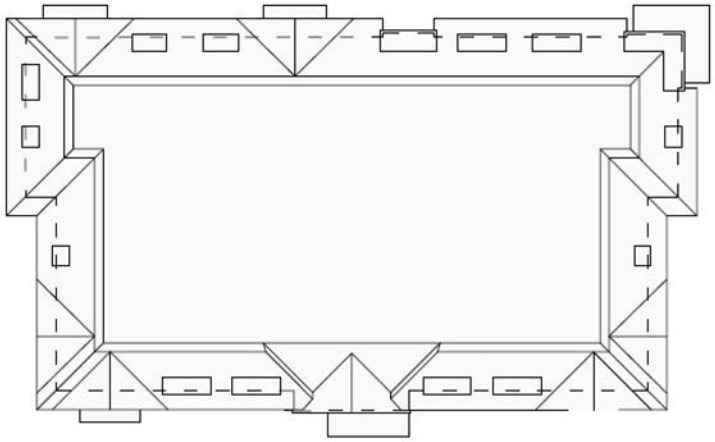
Drawing No	Rev	Drawn	Date	Scale
13022 /GA/01032	A	AM	11/05/2017	1:100 @A1

GAUNT FRANCIS
Architects

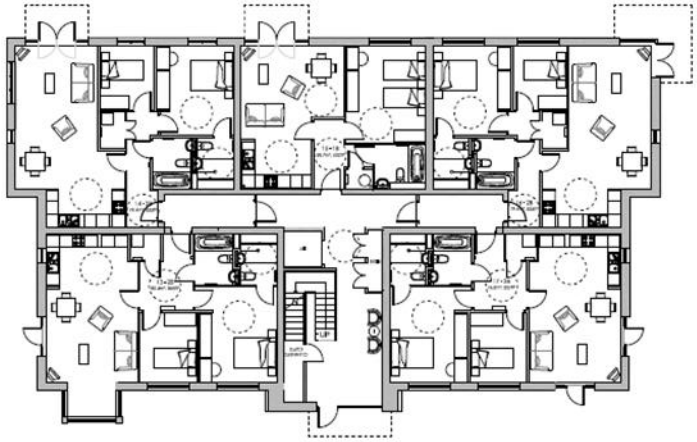
Cardiff & London



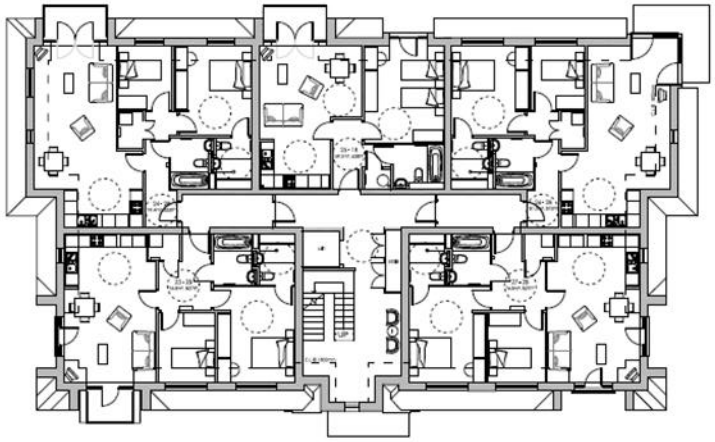
First Floor



Roof Plan



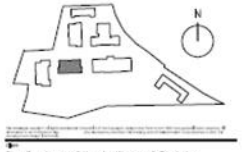
Ground Floor



Second Floor

Block B Plans

Planning



The Trustees of the Institute of Christian Education
Enterprise Retirement Living Ltd

Louis Lafosse Park
Care Home Redevelopment
Ship Lane, Farnborough
Planning

Block B Plans

Drawing Package
Proposed

Drawing No.	Rev.	Drawn	Date	Scale
13022 /GA/[0]012	A	AM	11/04/2017	1:200 @A1

GAUNT FRANCIS
Architects

Block C North Elevation

Block C South Elevation

Block C East Elevation

Block C West Elevation

Block C Elevations

Planning

KEY

A Plain clay tiled roof with powder coated aluminium rainwater goods
B Standing seam metal canopy
C Facing brickwork
D Cladding panel
E Render
F Vertically hung clay tiles
G Aluminium composite windows with metal window cills
H Metal clad balcony with glass balustrade
J Metal clad balcony with metal balustrade
K Structural timber framing
L Recon stone banding
M Timber Cladding

North
West
East
South

N

The Trustees of the Institute of Christian Education
Enterprise Retirement Living Ltd

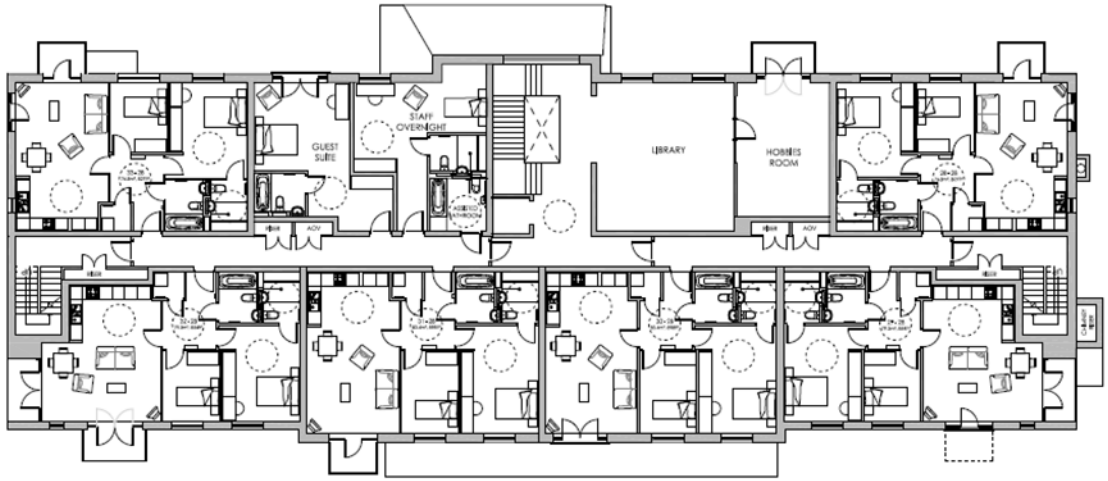
Louis Lafosse Park
Care Home Redevelopment
Ship Lane, Farnborough
Planning

Block C Elevations

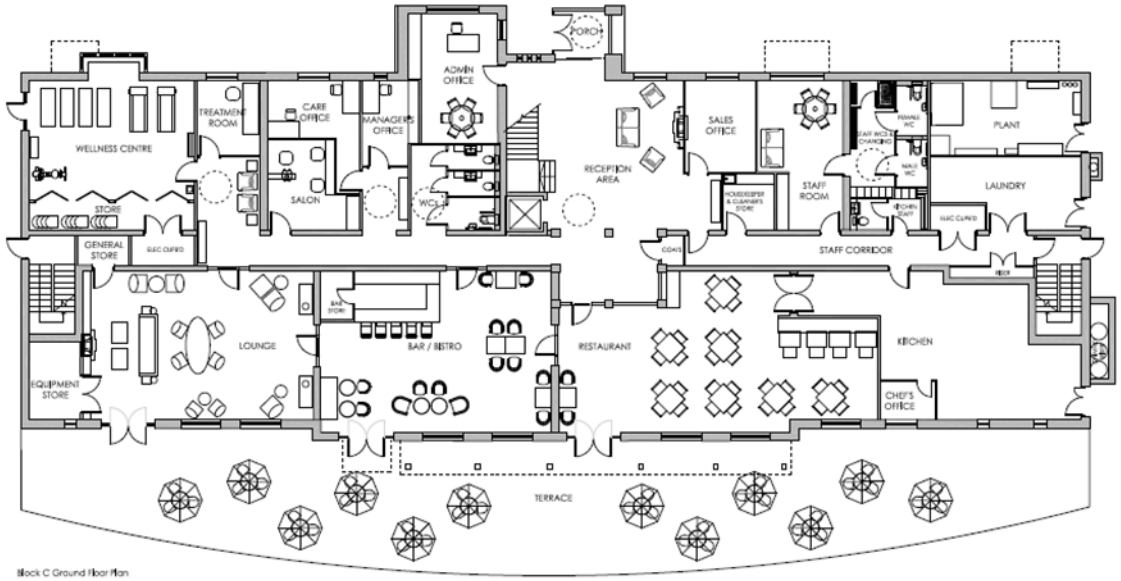
Drawing Package
Proposed

Drawing No	Rev	Drawn	Date	Scale
13022 /GA(01)33	A	AM	11/05/2017	1:100 @A1

GAUNT FRANCIS
Architects



Block C First Floor Plan



Block C Ground Floor Plan

Block C Plans 1 of 2

A	26/07/2017	AM	REVISION

Planning

The Trustees of the Institute of Christian Education
Enterprise Retirement Living Ltd

Louis Lafosse Park
Care Home Redevelopment
Ship Lane, Farnborough
Planning

Block C Plans 1 of 2

Drawing Package
Proposed

Drawing No	Rev	Drawn	Date	Scale
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GAUNT FRANCIS
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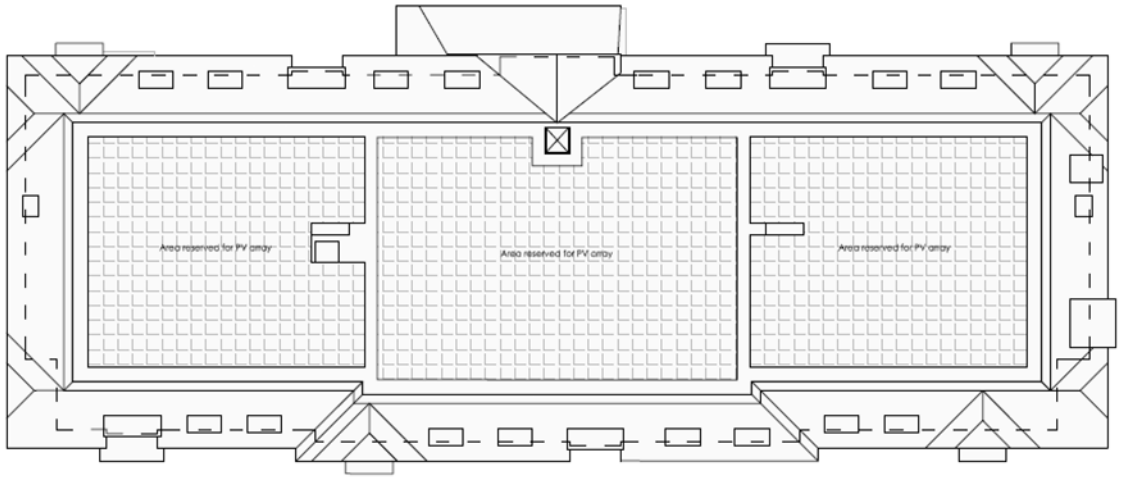
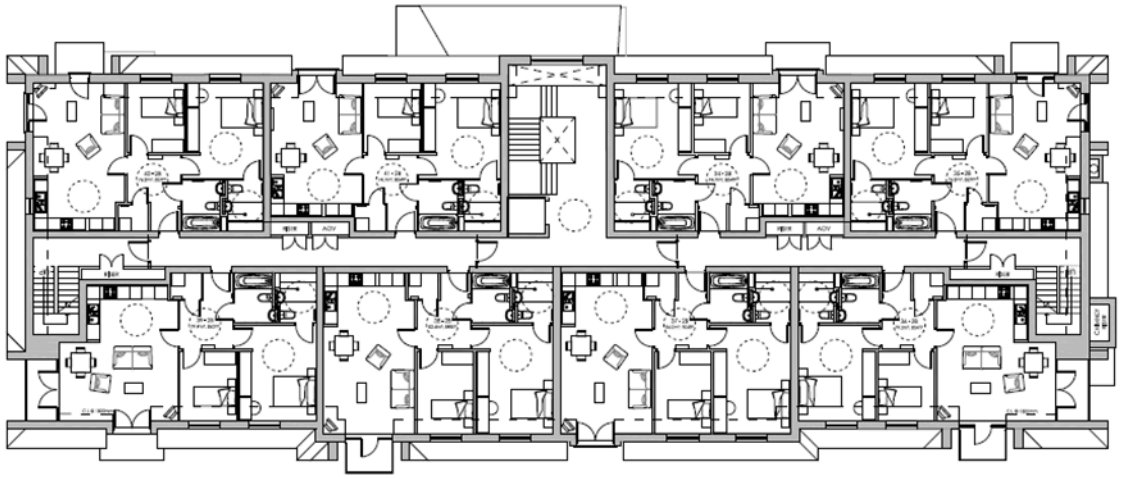
Cardiff & London



Block C Roof Plan



Block C Second Floor Plan

Block C Plans 2 of 2

Planning

The Trustees of the Institute of Christian Education
Enterprise Retirement Living Ltd

Louis Lafosse Park
Care Home Redevelopment
Ship Lane, Farnborough
Planning

Block C Plans 2 of 2

Drawing Package
Proposed

Drawing No	Rev	Drawn	Date	Scale
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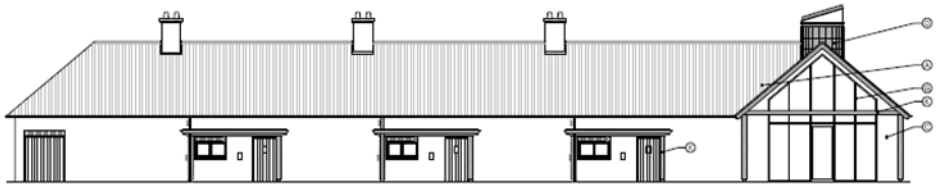
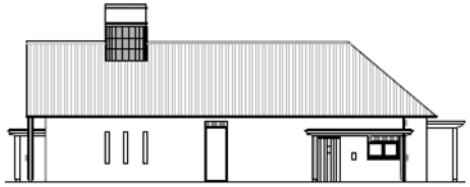
GAUNT FRANCIS
Architects



Block D East Elevation

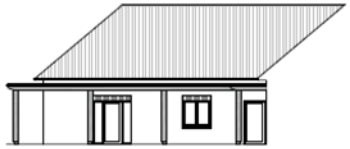
Block D West Elevation



Block D North Elevation

Block D North Return Elevation

Block D South Elevation



Block D South Return Elevation

Block D Elevations

A	21/07/2017	AM	PLANNING ISSUE
	06/07/2017	AM	REVISION

Planning

KEY

1. Plain clay tiled roof with powder coated aluminium rainwater goods
2. Standing seam metal canopy
3. Facing brickwork
4. Cladding panel
5. Render
6. Vertically hung clay tiles
7. Aluminium composite windows with metal window cills
8. Metal clad balcony with glass balustrade
9. Metal clad balcony with metal balustrade
10. Structural timber framing
11. Recon stone banding
12. Timber Cladding

The Trustees of the Institute of Christian Education
Enterprise Retirement Living Ltd

Louis Lafosse Park
Care Home Redevelopment
Ship Lane, Farnborough
Planning

Block D Elevations

Drawing Package
Proposed

Drawing No	Rev	Drawn	Date	Scale
13022 /GA(0)034	A	AM	31/05/2017	1:100 @A1

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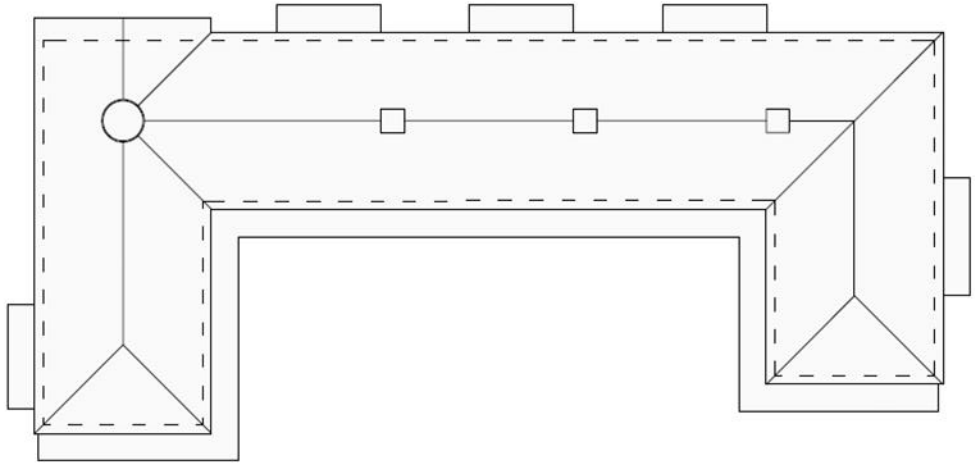
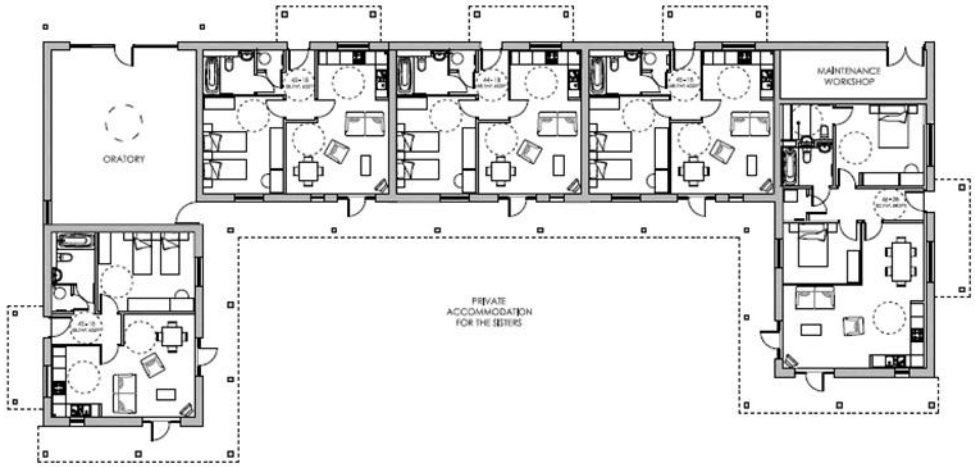


Roof Plan



Ground Floor

Block D Plans

Planning

The Trustees of the Institute of Christian Education
Enterprise Retirement Living Ltd

Louis Lafosse Park
Care Home Redevelopment
Ship Lane, Farnborough
Planning

Block D Plans

Drawing Package
Proposed

13022 /GA(0)015 A AM 11/04/2017 1:100 @A1

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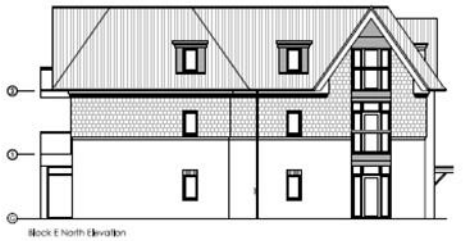
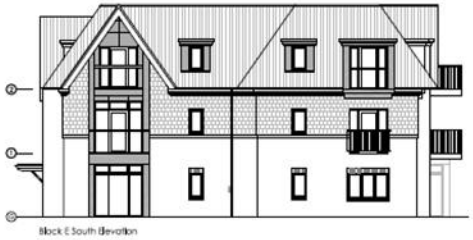
Architects

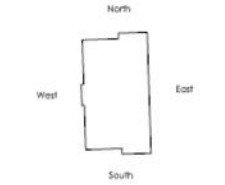




Planning

KEY

A Plain clay tiled roof with powder coated aluminium rainwater goods
B Standing seam metal canopy
C Facing brickwork
D Cladding panel
E Render
F Vertically hung clay tiles
G Aluminium composite windows with metal window cills
H Metal clad balcony with glass balustrade
J Metal clad balcony with metal balustrade
K Structural timber framing
L Recon stone banding
M Timber Cladding



The Trustees of the Institute of Christian Education
Enterprise Retirement Living Ltd

Louis Lafosse Park
Care Home Redevelopment
Ship Lane, Farnborough
Planning

Block E Elevations

Drawing Package
Proposed

Drawing No	Rev	Drawn	Date	Scale
13022 /GA2[0]035	A	AM	31/05/2017	1:100 @ A1

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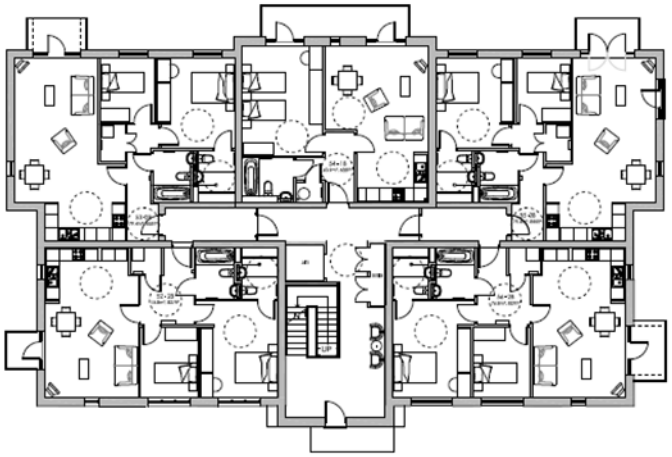
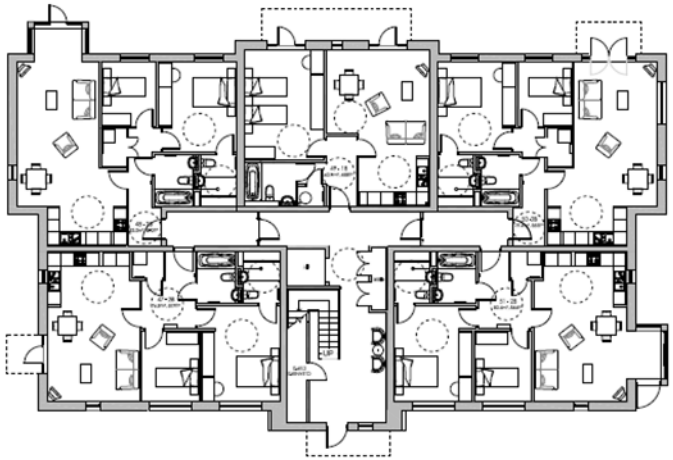
Block E Elevations



First Floor



Ground Floor

Block E Plans 1 of 2

Planning

The Trustees of the Institute of Christian Education
Enterprise Retirement Living Ltd

Louis Lafosse Park
Care Home Redevelopment
Ship Lane, Farnborough
Planning

Block E Plans 1 of 2

Drawing Package
Proposed

13022 /GA(0)016 A AM 11/04/2017 1:100 @A1

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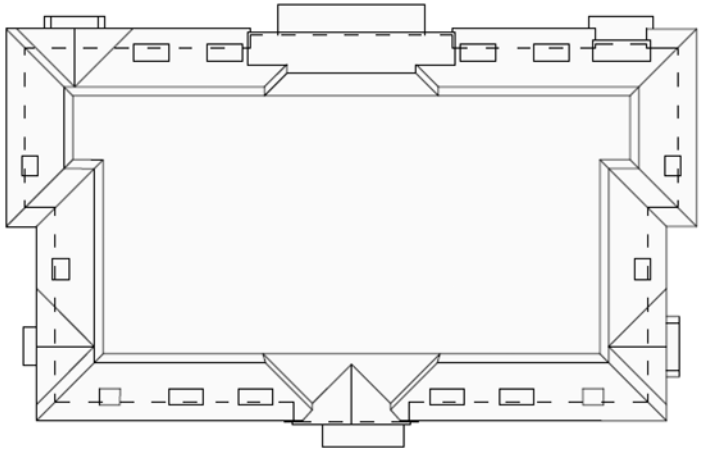
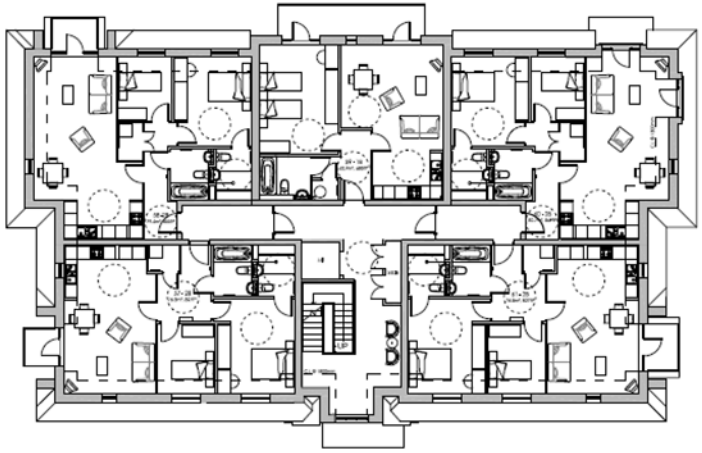


Roof Plan



Second Floor

Block E Plans 2 of 2

A 21/07/2017 AM PLANNING ISSUE
A 06/07/2017 AM REVISION

Planning

The Trustees of the Institute of Christian Education
Enterprise Retirement Living Ltd

Louis Lafosse Park
Care Home Redevelopment
Ship Lane, Farnborough
Planning

Block E Plans 2 of 2

Drawing Package
Proposed

Drawing No	Rev	Drawn	Date	Scale
13022 /GA/2017	A	AM	11/04/2017	1:100 @A1

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Block F Elevations

A 21/07/2017 AM PLANNING ISSUE
A 26/05/2017 AM REVISION

Planning

KEY

A Plain clay tiled roof with powder coated aluminium rainwater goods
B Standing seam metal canopy
C Facing brickwork
D Cladding panel
E Render
F Vertically hung clay tiles
G Aluminium composite windows with metal window cills
H Metal clad balcony with glass balustrade
I Metal clad balcony with metal balustrade
K Structural timber framing
L Recon stone banding
M Timber Cladding

North
West
East
South
East Return (1)
West Return (2)
West Return (1)
East Return (2)

N

The Trustees of the Institute of Christian Education
Enterprise Retirement Living Ltd

Project
Louis Lafosse Park
Care Home Redevelopment
Ship Lane, Farnborough
Planning

Title
Block F Elevations

Drawing Package
Proposed

Drawing No	Rev	Drawn	Date	Scale
13022 /GA(0)036	A	AM	31/05/2017	1:100 @A1

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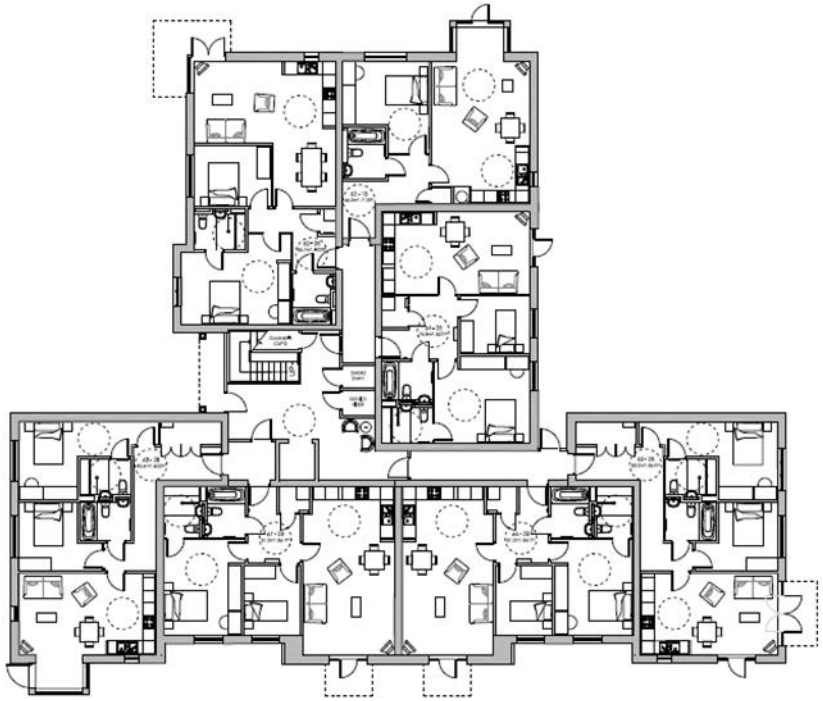

Ground Floor

Block F Plans 1 of 4

Planning

The Trustees of the Institute of Christian Education
Enterprise Retirement Living Ltd

Louis Lafosse Park
Care Home Redevelopment
Ship Lane, Farnborough
Planning

Block F Plans 1 of 4

Drawing Package
Proposed

Drawing No	No	Drawn	Date	Scale
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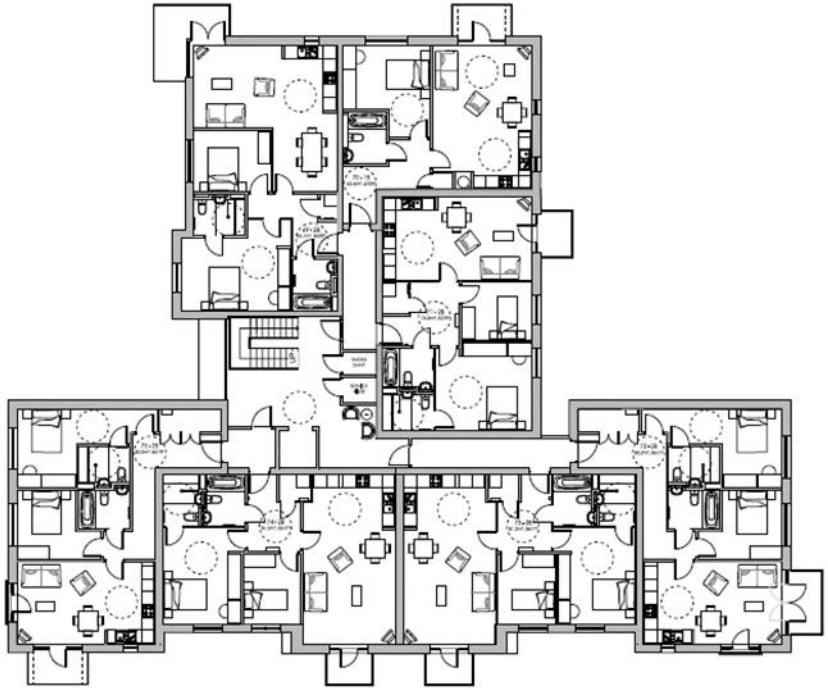

First Floor

Block F Plans 2 of 4

Planning

The Trustees of the Institute of Christian Education
Enterprise Retirement Living Ltd

Louis Lafosse Park
Care Home Redevelopment
Ship Lane, Farnborough
Planning

Block F Plans 2 of 4

Drawing Package
Proposed

13022 /GA/(0)019 A AM 11/04/2017 1:100 @A1

GAUNT FRANCIS
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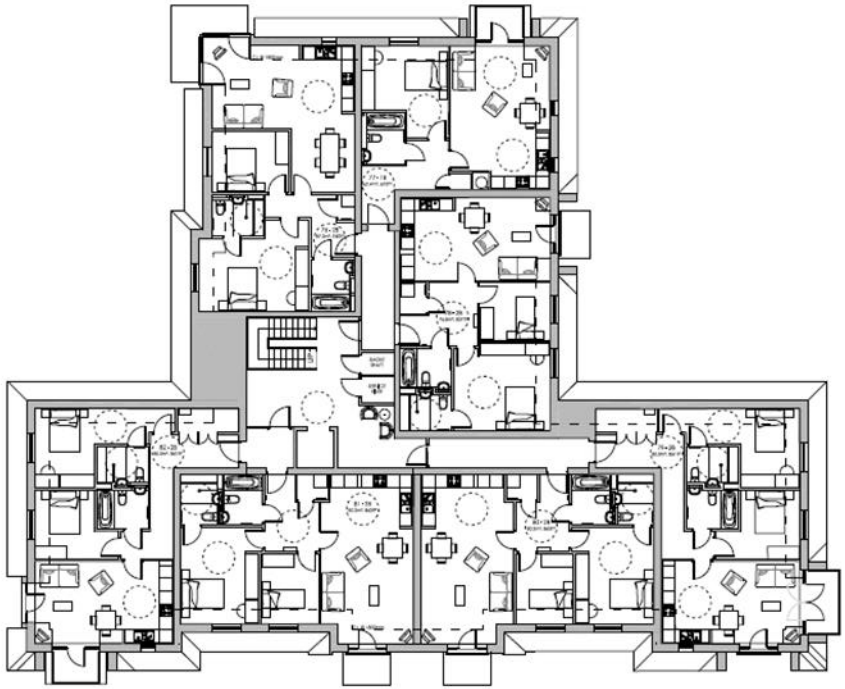

Second Floor

Block F Plans 3 of 4

Planning

The Trustees of the Institute of Christian Education
Enterprise Retirement Living Ltd

Louis Lafosse Park
Care Home Redevelopment
Ship Lane, Farnborough
Planning

Block F Plans 3 of 4

Drawing Package
Proposed

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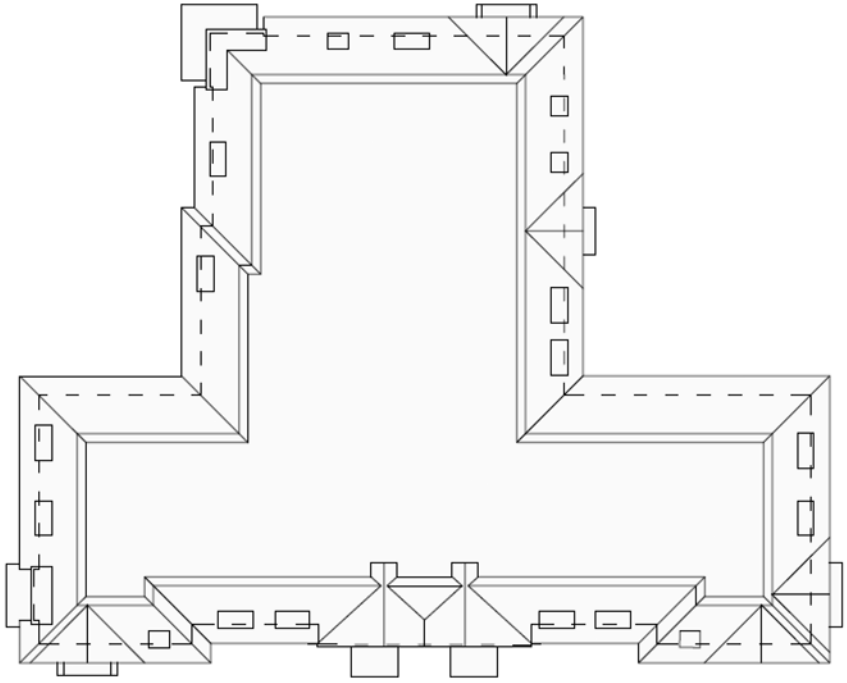
Architects



Roof Plan

Block F Plans 4 of 4

Planning

The Trustees of the Institute of Christian Education
Enterprise Retirement Living Ltd

Louis Lafosse Park
Care Home Redevelopment
Ship Lane, Farnborough
Planning

Block F Plans 4 of 4

Drawing Package
Proposed

Drawing No	Rev	Drawn	Date	Scale
13022 /GA(0)021	A	AM	11/04/2017	1:100 @A1

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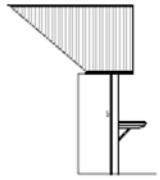
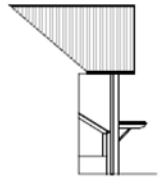
Block G South Elevation

Block G West Elevation



Block G West Return Elevation (1)

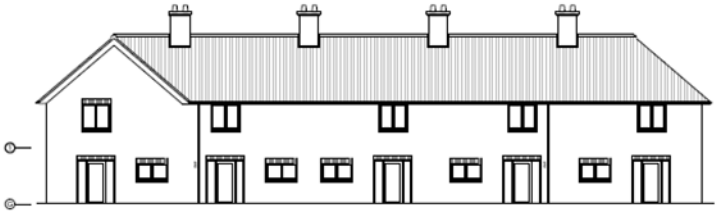


Block G West Return Elevation (2)

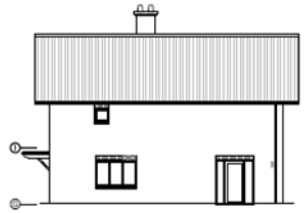
Planning

KEY

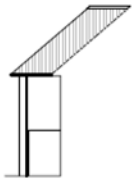
- (A) Plain clay tiled roof with powder coated aluminium rainwater goods
- (B) Standing seam metal canopy
- (M) Facing brickwork
- (G) Cladding panel
- (R) Render
- (F) Vertically hung clay tiles
- (W) Aluminium composite windows with metal window cills
- (N) Metal clad balcony with glass balustrade
- (J) Metal clad balcony with metal balustrade
- (K) Structural timber framing
- (L) Recon stone banding
- (V) Timber Cladding



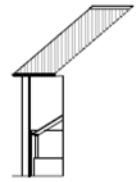
Block G North Elevation



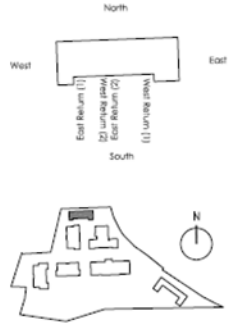
Block G East Elevation



Block G East Return Elevation (1)



Block G East Return Elevation (2)



The Trustees of the Institute of Christian Education
Enterprise Retirement Living Ltd

Project
Louis Lafosse Park
Care Home Redevelopment
Ship Lane, Farnborough
Planning

Title
Block G Elevations

Drawing Package
Proposed

Drawing No	Rev	Drawn	Date	Scale
13022 /GA[0]037	A	AM	31/05/2017	1:100 @A1

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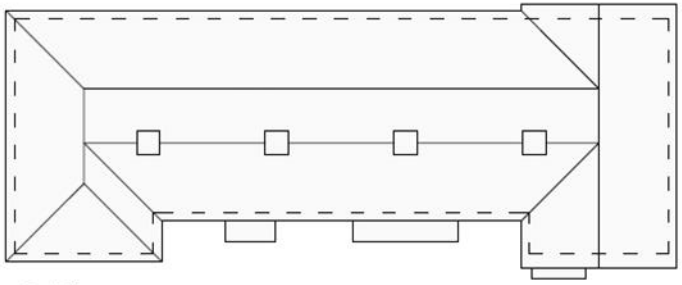
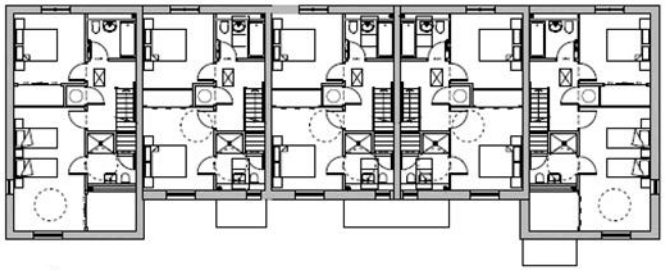
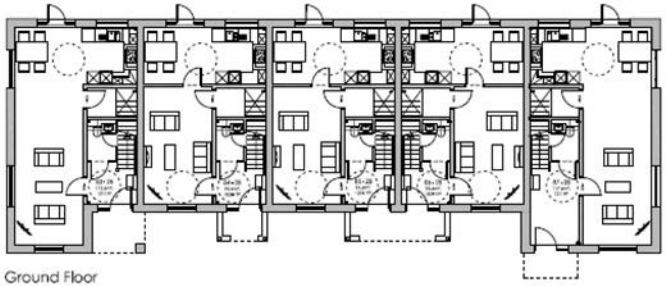
Block G Elevations



Roof Plan



First Floor



Ground Floor

Block G Plans

Planning

The Trustees of the Institute of Christian Education
Enterprise Retirement Living Ltd

Louis Lafosse Park
Care Home Redevelopment
Ship Lane, Farnborough
Planning

Block G Plans

Drawing Package
Proposed

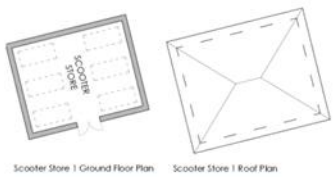
Drawing No	Rev	Drawn	Date	Scale
13022 /GA(0)022	A	AM	11/04/2017	1:100 @A1

GAUNT FRANCIS
Architects

Section B - B'

Section B – B'

Site Sections

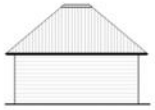


Scooter Store 1 Ground Floor Plan

Scooter Store 1 Roof Plan

Scooter Store 1 South Elevation

Scooter Store 1 West Elevation

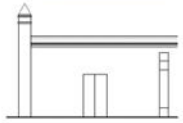


Scooter Store 1 North Elevation

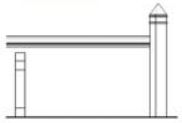
Scooter Store 1 East Elevation

Scooter Store 2 Ground Floor Plan

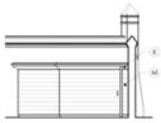
Scooter Store 2 Roof Plan



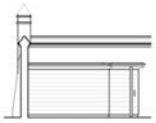
Scooter Store 2 East Elevation



Scooter Store 2 South Elevation



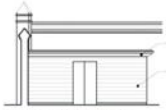
Scooter Store 2 West Elevation



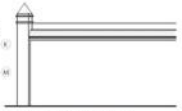
Scooter Store 2 North Elevation

Scooter Store 3 Ground Floor Plan

Scooter Store 3 Roof Plan

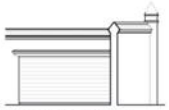


Scooter Store 3 East Elevation



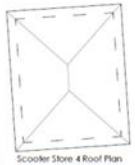
Scooter Store 3 South Elevation

Scooter Store 3 West Elevation



Scooter Store 3 North Elevation

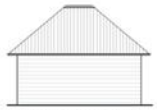
Scooter Store 4 Ground Floor Plan



Scooter Store 4 Roof Plan

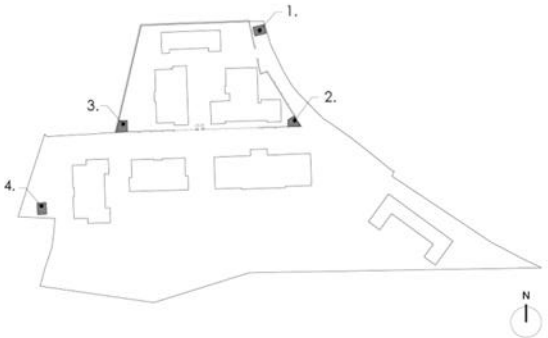
Scooter Store 4 East Elevation

Scooter Store 4 North Elevation



Scooter Store 4 West Elevation

Scooter Store 4 South Elevation



No	Date	Initials	Revision	Checked
*	26/07/2017	AM	PLANNING ISSUE	
A	01/08/2017	AM	NUMBERING AMENDED	

Planning

KEY

- A Plain clay tiled roof with powder coated aluminium rainwater goods
- B Standing seam metal canopy
- C Facing brickwork
- D Cladding panel
- E Render
- F Vertically hung clay tiles
- G Aluminium composite windows with metal window cills
- H Metal clad balcony with glass balustrade
- J Metal clad balcony with metal balustrade
- K Structural timber framing
- L Recon stone banding
- M Timber Cladding

Client
The Trustees of the Institute of Christian Education
Enterprise Retirement Living Ltd

Project
Louis Lafosse Park
Care Home Redevelopment
Ship Lane, Farnborough
Planning

File
Scooter Store Plans and Elevations

Drawing Package
Proposed

Drawing No	Rev	Drawn	Date	Scale
13022 /GA(0)023	A	AM	25/07/2017	1:100 @A1

GAUNT FRANCIS
Architects

Cardiff & London

Capital Tower 2 Greyfriars Road 2 Cardiff CF10 3AG 2 T: 029 2022 2992 2 W: GauntFrancis.co.uk

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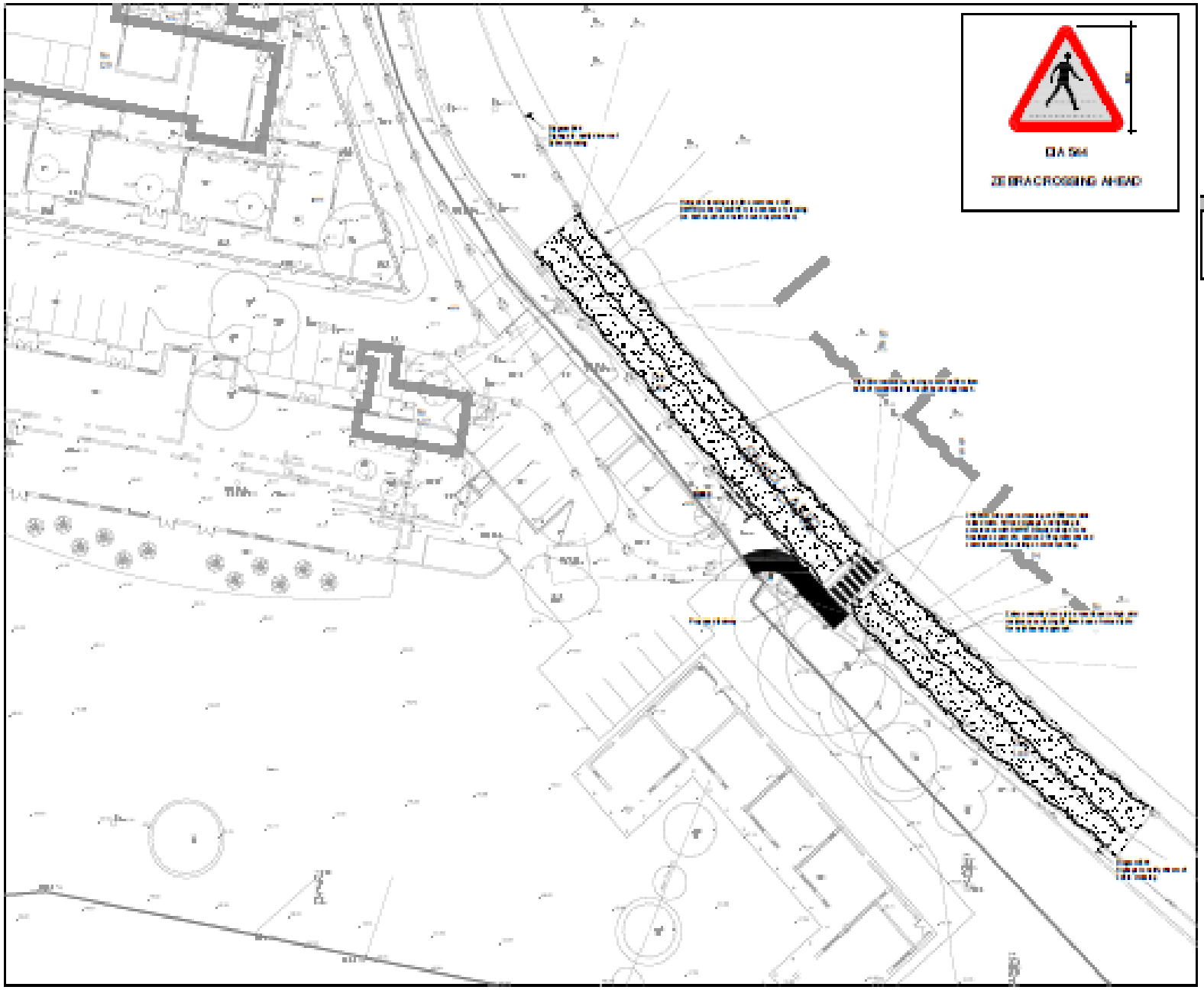
Scooter Store Plans and Elevations


DA 504
ZEBRA CROSSING AHEAD

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	12/00960/COND	Ward:	Manor Park
Applicant:	Mr Mark Bowman		
Decision:	**Conditions details approved**		
Decision Date:	07 February 2018		
Proposal:	Submission of details pursuant to Condition 3 (noise assessment) attached to Planning Permission 12/00478/FUL dated 15th August 2012		
Address	**2 Wyndham Street Aldershot Hampshire GU12 4NZ**		

Application No	17/00207/COND	Ward:	Knellwood
Applicant:	Barry Ward Builders Ltd		
Decision:	**Conditions details approved**		
Decision Date:	26 January 2018		
Proposal:	Submission of details to comply with condition 14 (communal aerial/satellite facilities) attached to planning permission 16/00063/FULPP for the demolition of the existing buildings at 2 Rectory Road and erection of a two storey building with accommodation in the roofspace to provide 4 two bedroom flats and 2 one bedroom flats with revised access and associated car parking and landscaping.		
Address	**Dawn House 2 Rectory Road And Land At 4 Rectory Road Farnborough Hampshire**		

Application No	17/00767/FULPP	Ward:	Empress
Applicant:	Mr Gary Munro		
Decision:	**Permission Granted**		
Decision Date:	01 February 2018		
Proposal:	Extension of an existing brick built chimney to a height 1m above the existing roof ridge to facilitate the installation of a 150mm internal flue connected to a smoke extraction system for a laser cutter		
Address	**Unit 2 The Old Brewery Chapel Street Farnborough Hampshire GU14 8FG**		

Application No	17/00832/FULPP	Ward:	Manor Park
Applicant:	London And Cambridge Investments Limit		
Decision:	**Permission Granted**		
Decision Date:	31 January 2018		
Proposal:	Class O Permitted Development change of use/conversion of first floor offices (Use Class B1(a)) to residential use (Use Class C3) comprising six 1-bedroom flats		
Address	**149 - 165 Victoria Road Aldershot Hampshire**		

Application No	17/00852/COND	Ward:	Wellington
Applicant:	Mr Sam Sandhu		
Decision:	**Conditions details approved**		
Decision Date:	31 January 2018		
Proposal:	Submission of details to comply with conditions 3 (external materials) attached to planning permission 17/00069/FULPP dated 3 May 2017 in respect of Installation of new shop front, together with a second floor extension and external rear staircase to facilitate the change of use of first and second floor accommodation to 2 x studios and 1 x 1-bedroom flat at 36 Union Street, Aldershot		
Address	**36 Union Street Aldershot Hampshire GU11 1EW**		

Application No	17/00911/FULPP	Ward:	West Heath
Applicant:	Shanmugaratnam Pakeerathan		
Decision:	**Permission Refused**		
Decision Date:	23 January 2018		
Proposal:	Change of use of existing shop (Use Class A1) to mixed restaurant/takeaway use (Use Classes A3/A5) with installation of external extraction chimney to the rear		
Address	**81 Fernhill Road Farnborough Hampshire GU14 9SA**		

Application No	17/00924/CONDPP	Ward:	Wellington
Applicant:	Mr Rod Martin		
Decision:	**Conditions details approved**		
Decision Date:	25 January 2018		
Proposal:	Submission of details pursuant to conditions 2 (external materials), 3 (surfacing materials) and 10 (landscape and planting) of planning permission 16/00815/FULPP dated 13th April 2016 for the erection of two three storey blocks comprising 10 x 1-bedroom and 22 x 2-bedroom flats with associated parking, access and landscaping		
Address	**Site Of Old Fire Station Ordnance Road Aldershot Hampshire**		

Application No	17/00935/FULPP	Ward:	Knellwood
Applicant:	Mr Adrian Crowler		
Decision:	**Permission Granted**		
Decision Date:	29 January 2018		
Proposal:	Erection of a 2 storey rear extension, with a side dormer, 4 roof lights and a single storey garage to the side		
Address	**63 Rectory Road Farnborough Hampshire GU14 7HY**		

Application No	17/00946/TPOPP	Ward:	North Town
Applicant:	J W Salmon Ltd		
Decision:	**Permission Granted**		
Decision Date:	24 January 2018		
Proposal:	One Oak (T2 of TPO 111) cut back branches to give no more than 2 metres clearance from unit and reduce overhang to parking bays by no more than 1 metre		
Address	**Land Affected By TPO 111 At Springlakes Industrial Estate Deadbrook Lane Aldershot Hampshire**		

Application No	17/00959/CONDPP	Ward:	Empress
Applicant:	HEREF Farnborough Ltd		
Decision:	**Conditions details approved**		
Decision Date:	09 February 2018		
Proposal:	Submission of details to comply with conditions 2 (external materials), 3 (surfacing materials), 6 (landscaping), 11 (boundary treatment) and 21 (replacement bus stop) attached to planning permission 17/00348/FULPP dated 14 September 2017 in respect of the erection of a new car showroom with ancillary offices to be used for the sale and display of motor vehicles; an associated workshop for the repair, servicing and maintenance of motor vehicles together with associated car and cycle parking, access/highway works, drainage, bin store, landscaping, plant and ancillary works		
Address	**Farnborough Business Park Templer Avenue Farnborough Hampshire**		

Application No	17/00967/PRIOR	Ward:	Wellington
Applicant:	Allen Planning Ltd		
Decision:	**Prior Approval Required and Refused**		
Decision Date:	25 January 2018		
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 part of the ground floor of 53 High Street from a shop (Class A1) to a use falling within Use Class C3 (dwellinghouses) namely two flats		
Address	**53 High Street Aldershot Hampshire GU11 1BH**		

Application No	17/00972/EDCPP	Ward:	Rowhill
Applicant:	Space Solutions (2014) Limited		
Decision:	**Development is Lawful**		
Decision Date:	07 February 2018		
Proposal:	Certificate of Lawfulness for an Existing Use or Development: Use of premises for Storage & Distribution purposes at Units 11, 12, 13 & 16 (Use Class B8); Light Industrial purposes at Units 14, 15 & 17 (Use Class B1(c)); Print Works at Unit 18 (Use Class B1(c)); and Office purposes at Unit 19 (Use Class B1(a))		
Address	**Former Stables And Outbuildings Cavendish Mews Aldershot Hampshire**		

Application No	17/00973/TPO	Ward:	Empress
Applicant:	Mr John Corkhill		
Decision:	**Permission Granted**		
Decision Date:	23 January 2018		
Proposal:	One Oak (T11 of TPO 442) remove small lower branches over hanging green house		
Address	**5 St Michaels Road Farnborough Hampshire GU14 8ND**		

Application No	17/00974/COND	Ward:	Rowhill
Applicant:	Bojalar Propoerty Investments & Mossfiel		
Decision:	**Conditions details approved**		
Decision Date:	07 February 2018		
Proposal:	Submission of details to comply with condition 4 (cycle storage) attached to planning permission 17/00570/MMA dated 17 October 2017 in respect of an amended development for the change of use, conversion and extension of existing workshop (Use Class B1c) & offices (Use Class B1a) to residential, comprising 2 studio units, 2 one bedroom flats, one 2 bedroom flat & 2 two bedroom houses (7 dwellings in total) with associated parking		
Address	**Palais House 43 Queens Road Aldershot Hampshire GU11 3JE**		

Application No	17/00985/TPOPP	Ward:	Knellwood
Applicant:	Mr Jones		
Decision:	**Permission Granted**		
Decision Date:	24 January 2018		
Proposal:	Yew tree in front parking area (T2 of TPO 429A) reduce canopy by no more than 2.5 metres and lift canopy to no more than 2.5 metres from ground level.		
Address	**2 Salisbury Road Farnborough Hampshire GU14 7AW**		

Application No	17/00987/TPO	Ward:	Empress
Applicant:	Jill Hills		
Decision:	**Permission Granted**		
Decision Date:	23 January 2018		
Proposal:	Fell and replace one Beech and one Hornbeam (group G1 of TPO 443A)		
Address	**2 Empress Avenue Farnborough Hampshire GU14 8LX**		

Application No	17/00992/FULPP	Ward:	Empress
Applicant:	Mrs Maria Fiore		
Decision:	**Permission Granted**		
Decision Date:	31 January 2018		
Proposal:	Erection of a single storey rear extension		
Address	**10 High View Road Farnborough Hampshire GU14 7PU**		

Application No	17/00993/FULPP	Ward:	Manor Park
Applicant:	Mr & Mrs Shreehang & Bishnu Limbu		
Decision:	**Permission Granted**		
Decision Date:	23 January 2018		
Proposal:	Erection of a single storey side and rear extension		
Address	**32 Lysons Road Aldershot Hampshire GU11 1NB**		

Application No	17/00998/FULPP	Ward:	St Mark's
Applicant:	Mr Arshad Mohamad		
Decision:	**Permission Granted**		
Decision Date:	09 February 2018		
Proposal:	Erection of a two storey rear extension and erection of a first floor side extension over existing garage/single storey element		
Address	**St Edmunds 3 Park Road Farnborough Hampshire GU14 6JG**		

Application No	17/01000/FULPP	Ward:	St Mark's
Applicant:	Ms Joanne Mcguire		
Decision:	**Permission Granted**		
Decision Date:	29 January 2018		
Proposal:	Erection of part two storey and single storey rear extension and wall to rear side boundary		
Address	**2 Church Path Farnborough Hampshire GU14 6DL**		

Application No	17/01005/FUL	Ward:	St John's
Applicant:	Mr And Mrs Wells		
Decision:	**Permission Granted**		
Decision Date:	30 January 2018		
Proposal:	Erection of outbuilding for ancillary domestic use as hobbies room (recording studio)		
Address	**The Gate House 20 Nightingale Close Farnborough Hampshire GU14 9QH**		

Application No	17/01008/TPO	Ward:	Empress
Applicant:	Mr Ammar Malla		
Decision:	**Permission Granted**		
Decision Date:	30 January 2018		
Proposal:	Remove and replace one Cedar (T28 of TPO 447A)		
Address	**23 Burnsall Close Farnborough Hampshire GU14 8NN**		

Application No	17/01009/TPO	Ward:	Knellwood
Applicant:	Kieran Doherty		
Decision:	**Permission Granted**		
Decision Date:	30 January 2018		
Proposal:	Remove one Ash tree (T1 of TPO 175)		
Address	**Land Affected By TPO 175 8 Ashley Road Farnborough Hampshire**		

Application No	17/01012/TPOPP	Ward:	St John's
Applicant:	Michael Dawson		
Decision:	**Permission Granted**		
Decision Date:	07 February 2018		
Proposal:	One Oak (part of group G3 of TPO 365) as indicated on submitted plan, lift the tips of the low hanging branches by no more than 1 metre and thin the canopy by no more than 10% and remove the lowest over extended limb. One Oak (T19 of TPO 365) lift the canopy to no more than 5 metres from ground level to give clearance over garage roof. Remove epicormic growth and thin canopy by no more than 20%		
Address	**23 Maple Avenue Farnborough Hampshire GU14 9UR**		

Application No	17/01013/FULPP	Ward:	Empress
Applicant:	Inspired Farnborough Ltd		
Decision:	**Permission Granted**		
Decision Date:	08 February 2018		
Proposal:	Refurbishment of the elevations to the residential units at first and second floors of Queensmead - identified as even numbers 62-76 & 86-94 Westmead and odd numbers 63-69 & 75-91 Eastmead		
Address	**62 To 76 And 86 To 94 Westmead And 63 To 69 And 75 To 91 Eastmead Farnborough Hampshire**		

Application No	17/01014/FUL	Ward:	Cove And Southwood
Applicant:	Mr George Nicolaidis		
Decision:	**Permission Granted**		
Decision Date:	02 February 2018		
Proposal:	Retention of realigned 1.9 - 2m high boundary fence		
Address	**15 Larch Way Farnborough Hampshire GU14 0QN**		

Application No	17/01018/FULPP	Ward:	Cove And Southwood
Applicant:	Mr & Mrs Luke & Alice Jackson		
Decision:	**Permission Granted**		
Decision Date:	25 January 2018		
Proposal:	Erection of single garage to side of property		
Address	**10 Tarn Close Farnborough Hampshire GU14 0RP**		

Application No	17/01019/FULPP	Ward:	Empress
Applicant:	Mr Dave Preston		
Decision:	**Permission Granted**		
Decision Date:	29 January 2018		
Proposal:	Erection of a two storey side and single storey rear extension		
Address	**49 Union Street Farnborough Hampshire GU14 7PX**		

Application No	17/01021/FULPP	Ward:	Manor Park
Applicant:	Mr & Miss Gavin & Susanna Woods & Wa		
Decision:	**Permission Granted**		
Decision Date:	24 January 2018		
Proposal:	Erection of a single storey side and rear extension		
Address	**24 Avondale Road Aldershot Hampshire GU11 3HQ**		

Application No	17/01026/TPOPP	Ward:	Knellwood
Applicant:	Miss Palmer		
Decision:	**Permission Granted**		
Decision Date:	14 February 2018		
Proposal:	One Oak (T2 of TPO 331) reduce back overhanging branches into the garden of 11 Chalfont Drive to points of previous reduction		
Address	**20 Boundary Road Farnborough Hampshire GU14 6SF**		

Application No	17/01027/TPOPP	Ward:	West Heath
Applicant:	Mr Marcus Forster		
Decision:	**Permission Granted**		
Decision Date:	14 February 2018		
Proposal:	Remove one Oak (part of group G1 of TPO 219) as indicated on submitted plan		
Address	**Land Affected By TPO 219- Between Squirrel Lane, Romayne Close And Beta Road Farnborough Hampshire**		

Application No	17/01031/FULPP	Ward:	Knellwood
Applicant:	Mr Keith Olney		
Decision:	**Permission Granted**		
Decision Date:	29 January 2018		
Proposal:	Erection of a single storey side and rear extension following removal of existing conservatory and detached garage		
Address	**15 Firs Close Farnborough Hampshire GU14 6SR**		

Application No	17/01032/FUL	Ward:	St Mark's
Applicant:	Ms Jennifer Ballard		
Decision:	**Development is Lawful**		
Decision Date:	31 January 2018		
Proposal:	Lawful Development Certificate for proposed development: Erection of an 'L' shaped dormer within rear roof elevation and two roof lights within front roof elevation to facilitate loft conversion		
Address	**76 Peabody Road Farnborough Hampshire GU14 6DY**		

Application No	17/01035/FULPP	Ward:	Cove And Southwood
Applicant:	Mr Bradley Orchard		
Decision:	**Permission Granted**		
Decision Date:	01 February 2018		
Proposal:	Formation of a vehicular access from the highway		
Address	**90 Cove Road Farnborough Hampshire GU14 0EZ**		

Application No	17/01037/FULPP	Ward:	Knellwood
Applicant:	Mr & Mrs Davison		
Decision:	**Permission Granted**		
Decision Date:	06 February 2018		
Proposal:	Erection of a part two storey side and single storey rear extension		
Address	**77 Abbey Way Farnborough Hampshire GU14 7DF**		

Application No	17/01039/FUL	Ward:	Cove And Southwood
Applicant:	Mr G Edmonds		
Decision:	**Permission Granted**		
Decision Date:	26 January 2018		
Proposal:	Erection of a first floor extension over existing garage		
Address	**3 Yew Tree Close Farnborough Hampshire GU14 0QR**		

Application No	17/01040/FULPP	Ward:	Empress
Applicant:	Colcastor A SARL		
Decision:	**Permission Granted**		
Decision Date:	14 February 2018		
Proposal:	Formation of new office entrance with associated glazing		
Address	**Briarcliff House Kingsmead Farnborough Hampshire GU14 7TE**		

Application No	17/01041/PDC	Ward:	St Mark's
Applicant:	Mr T Sargood		
Decision:	**Development is Lawful**		
Decision Date:	29 January 2018		
Proposal:	Certificate of Lawfulness for Proposed Development: Erection of a single storey rear extension		
Address	**110 Osborne Road Farnborough Hampshire GU14 6AS**		

Application No	17/01043/FUL	Ward:	Rowhill
Applicant:	Mr A And Mrs J Garrett		
Decision:	**Permission Granted**		
Decision Date:	01 February 2018		
Proposal:	Erection of a single storey front and side extension		
Address	**8 Kingsway Aldershot Hampshire GU11 3PF**		

Application No	18/00002/FULPP	Ward:	Manor Park
Applicant:	Miss Stephanie Hemmings		
Decision:	**Permission Granted**		
Decision Date:	06 February 2018		
Proposal:	Replacement windows		
Address	**Flat 3 Glebe House 110 Church Lane East Aldershot Hampshire GU11 3HN**		

Application No	18/00007/FULPP	Ward:	Knellwood
Applicant:	Mr & Mrs Andrews		
Decision:	**Permission Granted**		
Decision Date:	29 January 2018		
Proposal:	Demolition of existing porch and erection of an open porch, two storey front extension along with associated external works.		
Address	**54 The Grove Farnborough Hampshire GU14 6QS**		

Application No	18/00008/REXPD	Ward:	North Town
Applicant:	Mr S Owen		
Decision:	**Prior approval is NOT required**		
Decision Date:	29 January 2018		
Proposal:	Erection of a single storey rear extension measuring 3.84 metres from the original wall of the house x 2.43 metres to the eaves with an overall height of 3.57 metres		
Address	**65 Haig Road Aldershot Hampshire GU12 4PR**		

Application No	18/00018/FULPP	Ward:	Empress
Applicant:	Miss Truc Le		
Decision:	**Permission Granted**		
Decision Date:	31 January 2018		
Proposal:	Erection of part two storey rear extension		
Address	**41 Highgate Lane Farnborough Hampshire GU14 8AE**		

Application No	18/00019/FUL	Ward:	Cove And Southwood
Applicant:	Mrs J Wing		
Decision:	**Permission Granted**		
Decision Date:	01 February 2018		
Proposal:	Erection of a single storey rear extension		
Address	**38 Randolph Drive Farnborough Hampshire GU14 0QQ**		

Application No	18/00026/NMA	Ward:	Aldershot Park
Applicant:	Mr And Mrs Brown		
Decision:	**Permission Granted**		
Decision Date:	01 February 2018		
Proposal:	Non material minor amendment to planning application 17/00782/FULPP dated 19 October 2017 (Erection of part first floor and single storey side extension, part two storey and single storey rear extension and front porch) to allow the changes of windows and doors at the rear, additional window at ground floor side elevation, changes in direction of pitch roof on one of the single storey roofs, addition of roof light in roof and removal of porch		
Address	**28 The Avenue Aldershot Hampshire GU12 4BJ**		

Application No	18/00027/PDCPP	Ward:	Manor Park
Applicant:	Mr & Mrs Strawbridge		
Decision:	**Development is Lawful**		
Decision Date:	07 February 2018		
Proposal:	Lawful Development Certificate: Formation of a rear dormer window and removal of rear chimney stack		
Address	**76 St Michaels Road Aldershot Hampshire GU12 4JW**		

Application No	18/00028/FULPP	Ward:	St Mark's
Applicant:	Mrs Naomi Fowler		
Decision:	**Permission Granted**		
Decision Date:	09 February 2018		
Proposal:	Erection of a two storey side extension and single storey side/rear extension following demolition of existing garage		
Address	**38 Gravel Road Farnborough Hampshire GU14 6JJ**		

Application No	18/00030/PDCPP	Ward:	West Heath
Applicant:	Mr Hughes		
Decision:	**Development is Lawful**		
Decision Date:	09 February 2018		
Proposal:	Lawful Development Certificate: Erection of single storey rear extension		
Address	**171 Cheyne Way Farnborough Hampshire GU14 8SD**		

Application No	18/00039/PDCPP	Ward:	Manor Park
Applicant:	Mrs Helen Vaughan		
Decision:	**Development is Lawful**		
Decision Date:	13 February 2018		
Proposal:	LAWFUL DEVELOPMENT CERTIFICATE: Formation of a hip to gable roof extension and dormer window to rear with two roof lights to front roof elevation		
Address	**93 Boxalls Lane Aldershot Hampshire GU11 3QH**		

Application No	18/00050/FUL	Ward:	Manor Park
Applicant:	Mr A Collins		
Decision:	**Permission Granted**		
Decision Date:	13 February 2018		
Proposal:	Erection of single storey side and rear extension		
Address	**29 St Georges Road Aldershot Hampshire GU12 4LD**		

Application No	18/00052/NMAPP	Ward:	St Mark's
Applicant:	ADS Group Limited		
Decision:	**Permission Granted**		
Decision Date:	13 February 2018		
Proposal:	Non material amendment to planning application 16/00580/FULPP dated 30th September 2016 to allow various external alterations, as set out in the work file note dated 16 January 2018		
Address	**Site Of Hall 1 And 1A ETPS Road Farnborough Hampshire**		

Application No	18/00056/FUL	Ward:	Empress
Applicant:	Mr G. Richardson		
Decision:	**Permission Granted**		
Decision Date:	13 February 2018		
Proposal:	Erection of a single storey side extension		
Address	**18 Ringwood Road Farnborough Hampshire GU14 8BG**		

Development Management Committee **Planning Report No. PLN1808**
28th February 2018

Appeals Progress Report

1. New Appeals

1.1 There are no new appeals to report.

2. Appeal Decisions

2.1 Appeal Against the refusal of planning permission for: Erection of 4 one-bedroom flats with parking on land at rear at **40 - 42 Park Road, Farnborough**, (17/00153/FULPP).

Planning permission was refused under delegated powers for the following reasons:

1 The proposal, by reason of the extremely restricted width of the access way, which is considered to be insufficient to serve the number of dwellings proposed, and the poorly located and insufficiently dimensioned passing space, is likely to result in conflicting vehicle movements on the highway and within the site, to the detriment of vehicle and pedestrian safety. The poorly laid out parking area may lead to the parking of vehicles in the incorrect spaces, resulting in the full complement of spaces being unavailable. Moreover, the narrow width of the driveway may discourage residents and visitors to the site from using the parking spaces provided, which would lead to additional on-street parking, to the detriment of highway safety. The proposal is thereby considered to be contrary to Policy CP16 of the Rushmoor Core Strategy.

2 The proposed block of flats would have an adverse impact upon the outlook, amenity and privacy of the occupiers of the residential dwelling to the north by reason of its proximity to the boundary and the inclusion of balconies, contrary to Policy CP2 of the Rushmoor Core Strategy and saved Policy ENV17 of the Rushmoor Local Plan Review.

3 The proposal, by reason of the lack of open space around the building and the proportions of the building, fails to include high quality design that respects the character of the area and is thereby contrary to Policy CP2 of the Rushmoor Core Strategy and saved Policy ENV17 of the Rushmoor Local Plan Review.

4 The proposal would not provide adequate and usable private amenity space for the proposed flats while also significantly reducing the amenity space of the existing flats, which adversely affect residential amenity, contrary to saved Policy H14 of the Rushmoor Local Plan Review.

5 The proposal fails to make satisfactory provision for the storage and collection of refuse and recycling bins which is likely to result to result in an adverse impact on the amenity of the existing and proposed residents and an obstruction of the parking area, the vehicular access to the site and the adjacent highway, contrary to Policy CP16 of the Rushmoor Core Strategy and saved Policy ENV17 of the Rushmoor Local Plan Review.

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

2.2 The Inspector agreed with the Council that the that the proposal would be out of keeping with the character of the area and would conflict with Policy CP2 of the Rushmoor Core Strategy 2011 (CS) and Policy ENV17 of the Rushmoor Local Plan Review 2000 (LP) insofar as development is required to include high quality design and that the scale, layout and spaces around buildings are consistent with the character and appearance of the area. He agreed that the proposal would have a harmful effect on the living conditions of the occupiers of 54 Park Road with particular regard to privacy and outlook and that the proposal would not therefore comply with CS Policy CP2 or LP Policy ENV17. He agreed that the proposal would not provide adequate external space to safeguard the living conditions of future occupiers and would conflict with LP Policy H14 by failing to make adequate provision for the storage and removal of refuse and recycling bins. Finally, the Inspector agreed that in the absence of suitable mitigation measures, the proposal was likely to have a significant impact upon the Thames Basin Heaths Special Protection Area, contrary to CS Policy CP13. The Inspector did not support the Council in its concerns about the narrow width of the proposed vehicular entrance and the impact upon highway safety, or the proposed parking layout.

3 Recommendation

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

Keith Holland
Head of Planning