

# Public Document Pack



## RUSHMOOR BOROUGH COUNCIL

### DEVELOPMENT MANAGEMENT COMMITTEE

*at the Council Offices, Farnborough on  
Wednesday, 28th March, 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 D.M.T. Bell  
Cllr R.M. Cooper

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

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

#### **NON-VOTING MEMBERS**

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

#### **STANDING DEPUTIES**

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

Enquiries regarding this agenda should be referred to Marion Young,  
Democratic and Customer Services, 01252 398827 [marion.young@rushmoor.gov.uk](mailto: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, 2018 (copy attached).

## 3. **PLANNING APPLICATIONS** – (Pages 11 - 146)

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:

<b>Item</b>	<b>Reference Number</b>	<b>Address</b>	<b>Recommendation</b>
1	16/00981/FULPP	Aldershot Bus Station, 3 Station Road, Aldershot	For information
2	18/00025/FULPP	Block 3, Queensmead, Farnborough	For information
3	18/00140/FULPP	Meudon House, Meudon Avenue, Farnborough	For information

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

<b>Item</b>	<b>Pages</b>	<b>Reference Number</b>	<b>Address</b>	<b>Recommendation</b>
4	17-61	17/00914/OUTPP	Blandford House, Aldershot	Grant
5	63-88	17/00956/FULPP	110-118 Victoria Road, Farnborough	Refuse
6	89-94	18/00092/FULPP	Alpine Ski Centre, Aldershot	Grant
7	95-102	18/00118/RBCRG3	North Lane Lodge, 259 North Lane, Aldershot	Grant

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

4. **APPEALS PROGRESS REPORT – (Pages 147 - 151)**

To receive the Head of Planning's Report No. PLN1807 (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  
28th March 2018

Head of Planning

Declarations of interest

Name: Cllr \_\_\_\_\_

*N.B. A declaration is not required for items that appear either in Section D of the Planning Report or the Appeals Progress Report as such items are for noting only.*

Agenda Item No.	Planning Application No.	Application Address	Reason

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# DEVELOPMENT MANAGEMENT COMMITTEE

Meeting held on Wednesday, 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:



<b>Application No.</b>	<b>Address</b>	<b>Representation</b>	<b>In support of or against the application</b>
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:

<b>Address</b>	<b>Description</b>
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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**Development Management Committee  
31st January 2018**

**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 2,655m<sup>2</sup> (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  
28th March 2018

Head of Planning  
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 be accepted or allowed to influence Members in the determination of any planning application unless those representations have first been submitted to the Council in the proper manner (but see (b) above).
- d) Copies of individual representations will not be circulated to members but where the requisite number of copies are provided, copies of individual representation will be placed in Members' pigeonholes.
- e) All letters of representation will be made readily available in the Committee room an hour before the Committee meeting.

## 7. Financial Implications

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

Keith Holland  
Head of Planning

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### *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	<p>Demolition of existing bus station and re- development of site with the erection of a mixed use building comprising three ground floor commercial units with flexible use falling within Use Classes A1, A2, A3, A4, A5 or laundrette (sui generis); and upper floor residential use (Use Class C3) comprising 32 market residential flats (18 X 1-bedroom, 12 X 2- bedroom &amp; 2 X 3-bedroom units) with associated on- site servicing and parking areas.</p> <p><b>Aldershot Bus Station 3 Station Road Aldershot Hampshire</b></p> <p>The Council has agreed to an extension of time for the determination of this application until 20 December 2018 to allow time for proposals for improvements to the adjoining Station forecourt to be more certain in terms of both design and timescales, and thereby to address representations lodged in respect of this planning application.</p>
2	18/00025/FULPP	<p>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.</p> <p><b>Block 3 Queensmead Farnborough Hampshire</b></p> <p>The consultation period has now expired and responses are under consideration. It is anticipated that this application will be considered at the Development Management meeting to be held on 25 April 2018. Page 15</p>

3	18/00140/FULPP	<p><b>Meudon House Meudon Avenue Farnborough Hampshire</b></p> <p>The consultation period has now expired and responses are under consideration including an objection from Natural England in respect of the Thames Basin Heaths Special Protection Area. The application will be presented to the Development Management committee in due course.</p>
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**Section B**

**Petitions**

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

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

Case Officer	Maggie Perry
Application No.	17/00914/OUTPP
Date Valid	24 <sup>th</sup> November 2017
Expiry date of consultations	12 <sup>th</sup> March 2018 (in respect of amended plans and supporting information received 23 <sup>rd</sup> February 2018)
Proposal	OUTLINE: Planning application for the 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 drainage systems (Matters for Approval - Access Only) to include FULL approval of details for the provision of 13.7ha of Suitable Alternative Natural Greenspace (SANG) and associated car park (18 spaces).;
Address	<b>Blandford House and Malta Barracks Development Site, Shoe Lane, Aldershot, Hampshire</b>
Ward	St. Marks
Applicant	Mr Alan Chitson, Grainger Plc
Agent	Savills
Recommendation	<b>GRANT</b> subject to a s106 Planning Obligation

## **INTRODUCTION**

The hybrid planning application seeks full planning permission for 13.7 hectares of proposed SANG (suitable alternative natural greenspace), together with outline planning permission for the residential redevelopment of Blandford House and Malta Barracks (all matters reserved other than means of access). Matters relating to appearance, landscaping, layout and scale (of the residential proposals) would be the subject of future detailed Reserved Matters Application/s (RMA/s).

## **THE APPLICATION SITE**

The Blandford House and Malta Barracks site (26.14 hectares) lies on land to the west of the A325, immediately to the north of the Basingstoke Canal. It has been declared surplus to requirements by the MOD and is allocated in the Council's Emerging Local Plan for a

sustainable residential development of approximately 150 homes (focused on the areas of previously developed land) together with approximately 14 hectares of Suitable Alternative Natural Greenspace (SANG) (Policy SP10).

Access to the site is currently available from Farnborough Road via Forge Lane, and from Government Road to the north, via Shoe Lane. Forge Lane and Shoe Lane both cross the site and connect to Laffan's Road at the southern end of the site.

The site includes Blandford House, a large detached former military residence, which is designated as a Building of Local Importance and set within extensive grounds. There are also several Buildings of Local Importance located within the grounds of Blandford House. Malta Barracks, a former disused army barracks, is located in the south of the site, immediately to the north of the TA Centre and to the east of Runways End Outdoor Centre. Malta Barracks comprises a number of low-level buildings and hard standing.

The site wraps around Vine Close, a small development of houses, which is not included in the allocation for the development site. Forge cottage, a single property to the west of Shoe Lane, falls within the site allocation but has not been included in the current application site.

Extensive areas of woodland surround both Blandford House and Malta Barracks. The northern areas of woodland lie adjacent to the Army Golf Course. The Basingstoke Canal (Conservation Area and Site of Special Scientific Interest) and the existing Wellesley Woodlands SANG lie immediately to the south of the site. Aldershot Military Town Conservation Area lies outside of the site to the east side of Farnborough Road.

The northern part of the application site falls within a Site of Importance for Nature Conservation Interest (SINC) that largely covers the adjacent golf course (Army Golf Course – East). Shoe Lane, is a Road Verge of Ecological Importance that falls within the application site. These sites are both sites of local importance.

The site is close to two statutory designated sites of European Importance: The Thames Basin Heaths Special Protection Area (TBH SPA) (nearest part 700m to the west) and Thursley, Ash, Pirbright and Chobham Special Area of Conservation (TAPC SAC) which lies 3.5km to the north-east of the site.

Bourley and Long Valley SSSI lies 0.8km to the south-west of the site. The Basingstoke Canal Site of Special Scientific Interest lies adjacent to the southern boundary of the site. These are both sites of national importance.

Watts Common Site of Importance for Nature Conservation (SINC) lies directly adjacent to the northern boundary of the site and is of local importance.

## **RELEVANT HISTORY**

The proposal has been screened for the purposes of the Environmental Impact Assessment Regulations 2011 (as amended 2015) and is not considered to be EIA development (Planning Ref: 17/00245/SCREEN dated 05/05/2017).

The screening was required because the proposal falls within Schedule 2,10(b) Urban Development Project and meets the applicable thresholds. It was noted however, that the development would not be carried out in a defined Sensitive Area (see Reg 2(1)).

In order to determine whether the project constituted EIA development the proposal was screened in relation to the criteria set out in paragraphs 1, 2 & 3 of Schedule 3 of the EIA Regulations. This was to establish whether or not the proposal would have a significant effect on the environment, and whether an Environmental Statement was required.

No significant environmental effects were identified and it is considered that any potential environmental effects could be addressed satisfactorily and conventionally at the planning application stage through the submission of supporting information and/or imposition of planning conditions.

## **THE PROPOSAL**

The proposal is for the delivery of up to 180 residential units at Blandford House and Malta Barracks (outline application), together with 13.7ha of Suitable Alternative Natural Greenspace (SANG) and an associated SANG car park (full application).

The SANG has been designed to serve as mitigation for the residential redevelopment of Blandford House and Malta Barracks, as well as other future 3<sup>rd</sup> party residential schemes within the Borough which lie within 5km of the SANG boundary, for example within Aldershot Town Centre. The proposed SANG is referred to in the supporting documents as Blandford Woods and comprises three parcels of land in walking distance from Blandford House and Malta Barracks. The SANG would be formally linked to the existing Wellesley Woodlands SANG. A new SANG car park is proposed at the western end of Forge Lane, to provide 18 spaces.

The new residential dwellings would be provided within pockets of development focussed on areas of previously developed land, set in the context of retained buildings and wooded areas. The outline proposals indicate that three existing dwellings would be retained on the site, nine residential units would be created through the conversion of Blandford House, and eight self-build plots would be provided across the site in locations to be agreed. The remaining new build dwellings would be delivered in other phases.

In respect of the outline application, the only matter of detail for determination at this stage is access. Notwithstanding this, the application includes parameter plans and illustrative supporting plans, some of which are contained within the revised Design & Access Statement. The application confirms that vehicular access would be provided via the two existing points, from Farnborough Road via Forge Lane, and from Government Road to the north, via Shoe Lane.

The parameter plans indicate that the new build development would range from 1 to 3 storeys in height and would comprise a mix of houses and flats. 30% of the new residential development would provide affordable housing. A range of open space would be provided, including equipped play areas, together with sustainable drainage (SUDs) features.

The hybrid outline planning application (including drawings) is accompanied by the following supporting documents (as amended):

- Planning Statement (Savills, October 2017)
- SANG Delivery Strategy Final .v2 (Holbury, March 2018)
- Delivery Strategy (March 2018)
- Design & Access Statement – Revision A
- Shadow Habitats Regulations Assessment (Holbury, October 2017)

- Ecological Impact Assessment (LCES, September 2017)
- Landscape Character and Visual Impact Assessment (Allen Pyke, October 2017)
- Heritage Statement (ADAM Urbanism, RA/6048 – March 2018 Rev B)
- Flood Risk Assessment (MB, October 2017)
- Air Quality Assessment (WYG, October 2017)
- Noise Assessment (WYG, September 2017)
- Phase 1 Geoenvironmental Desk Study Report ref: LP01149 (LEAP, 19/04/2016)
- Utilities Assessment (MB, October 2017)
- Historic Environmental Desk-Based Assessment ref: 79183.01 (Wessex Archaeological, April 2017)
- Arboricultural Implications Report ref: 16045-01 (SJA Trees, October 2017)
- Transport Assessment (Mayer Brown, October 2017)
- Travel Plan (Mayer Brown, February 2018) and Response to HCC Highways (Mayer Brown, received 23/02/2018).

## **NOTIFICATION**

### **Application Publicity & Neighbours Notified**

In addition to posting three site notices and a press advertisement, letters of notification were sent to the occupiers of sixty nine (69) neighbouring and onsite addresses. The consultation period expired 22<sup>nd</sup> December 2017.

The application was advertised as a departure from planning policy in accordance with article 15(3) and article 32 of the The Town and Country Planning (Development Management Procedure) (England) Order 2015.

Representations were received from four (4) individual addresses:

Objections were received from 24A Vine Close, Aldershot (2 responses); 126 Farnborough Road, Farnborough (1 response); and, 7 Allington Close, Farnham (3 responses); on the following grounds:

- Noise & Disturbance
- Traffic Congestion – Highway Safety
- Shoe Lane and Laffan's Road should have raised kerbs and street lamps for the safety of pedestrians
- Contrary to local planning policies
- Damage to SSSIs
- Effect on Air Quality
- Environmental improvements
- Ground contamination
- Inadequate parking
- Loss of light
- Loss of trees
- Overlooking / loss of privacy
- Unacceptable size, layout or density
- Visual harm
- Insufficient information to assess the merits of the application
- Contrary to Government advice
- Loss of access to the canal



- Loss of recreational space
- Insufficient cycle parking
- No provision for schools, doctors, dentists

A representation of neither objection nor support was received from Origen, Infor House, 1 Lakeside Road, Farnborough, enquiring “...*whether there will be consultation/communication by the developer with local businesses on access/congestion to routes etc. whilst the works are ongoing*”

Any material planning considerations raised above are addressed in the relevant sections of the committee report.

### **Consultees & Other Bodies**

HCC Highways Development Planning: No objection subject to Grampian conditions and the applicant entering in to a S106 legal agreement to secure a package of mitigation.

HCC Planning: No comments received.

HCC Countryside Team and Basingstoke Canal Authority: Summarised comments (Two written representations received 11/01/2018 and 16.03.2018) :

Objections on grounds of the impact of the additional pedestrian, cycle and vehicular traffic generated by the new development on the existing SANG car park, canal tow path and on users of the Runways End Outdoor Centre, as they access the canal.

Suggested that developer obligations are sought for improvements to Laffan’s Road (to create public bridleway, widen footpath and provide street lighting).

*Response: These matters are addressed in the Highways Considerations section below.*

HCC Senior Archaeologist: No objection.

HCC Surface Water Drainage: Summarised comments:

Further detailed technical information is required prior to the granting of planning permission.

*Response: Due to the outline nature of the application, this information will be sought as part of the relevant Reserved Matters Applications and by condition.*

Natural England: No objection, following revisions to the SANG Delivery Strategy.

Hampshire & IOW Wildlife Trust: No comments received.

Southern Gas Network Ltd : No comments received.  
Scottish & Southern Energy: No comments received.  
Thames Water: No comments received.  
Shaviram Aldershot Ltd: No comments received.

### **Internal Consultees**

RBC Environmental Health: No objection.  
RBC Housing Strategy and Enabling Team: No objection.  
RBC Transportation Strategy Officer: No objection.  
RBC Ecological Officer: No objection.  
RBC Arboricultural Officer: No objection.  
RBC Community - Contracts: No objection.  
RBC Planning Policy: No objection in principle. Queried site capacity for 180 units and pattern of development in Development Zone D.

*Response: Outline permission is sought for up to 180 units, but this would be subject to compliance with all other relevant Development Plan policies and Supplementary Planning Guidance at the Reserved Matters Application stage. Therefore, the total number of units could potentially be reduced as a result of the planning constraints of the site. Amendment have been sought to the Illustrative Masterplan drawings, which demonstrate a more compatible pattern of development in Zone D. The detailed layout would be finalised at the Reserved Matters stage.*

RBC Conservation Officer: Advised that an outline application does not provide sufficient information to assess the harm on the heritage assets. A survey of the heritage assets is required to assess whether the locally listed buildings can accommodate the proposals.

*Response: This information will be provided as part of the Reserved Matters Applications, together with a detailed condition survey of the buildings, sought by condition.*

RBC Parks Development Officer: No objection. Confirmed no off-site contributions are required.

## **POLICY AND DETERMINING ISSUES**

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

Rushmoor Local Plan Review saved policies (August 2000):

- ENV13 (Trees)
- ENV14 (Water Quality)
- ENV15 (Basingstoke Canal)
- ENV16 (Major Sites)
- ENV19 (Comprehensive Landscape Plans)
- ENV28 (Buildings and Features of Local Importance)
- ENV30 (Archaeology)
- ENV31 (Recording of Remains)
- ENV35 (Adjoining Development)
- ENV42 (Flood Risk Protection Measures)
- ENV43 (Flood Risk Outside the Flood Plain)
- ENV48 (Damage to the Environment – noise, smoke gases etc.)
- ENV49 (Development on Contaminated Land)
- ENV50 (Amenities of Local Residents While Sites Are Being Developed)
- ENV51 (Development of Sites Affected by Air Pollution or Noise)
- ENV52 (Light Pollution)
- OR4 (Public Open Space Required for New Residential Development)
- OR4.1 (Financial contributions)
- TR10 (Contributions to fund works to the local transport infrastructure)
- H14 (Amenity Space)

The Rushmoor Core Strategy was adopted by the Council in October 2011. This site is identified on the 2011 proposals map as Countryside.

The following policies of the Core Strategy (2011) are relevant:

- SS1 (The Spatial Strategy)
- SP2 (Aldershot Military Town)
- CP1 (Sustainable Development Principles)
- CP2 (Design and Heritage)
- CP3 (Renewable Energy and Sustainable Construction)
- CP4 (Surface Water Flooding)
- CP5 (Meeting Housing Needs and Housing Mix)
- CP6 (Affordable Housing)
- CP10 (Infrastructure Provision)
- CP13 (Thames Basin Heaths Special Protection Area)
- CP14 (Countryside)
- CP15 (Biodiversity)
- CP16 (Reducing and Managing Travel Demand)

The Council's Supplementary Planning Documents (SPDs): Buildings of Local Importance SPD 2012, Car and Cycle Parking Standards SPD 2017, Housing Density and Design SPD

2006, Sustainable Design & Construction SPD 2006, Transport Contributions SPD 2008; the Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy as updated November 2017; and, policy NRM6 (TBH SPA) of the South East Plan are also relevant.

Draft Submission Rushmoor Local Plan – June 2017:

The draft submission version of the Local Plan was published for public consultation between Friday 9<sup>th</sup> June and Friday 21<sup>st</sup> July 2017, inclusive. The plan and all the representations received during the consultation were submitted to the Planning Inspectorate for examination on 2<sup>nd</sup> February 2018. A planning inspector has been appointed and the public hearing is expected to take place later this year. The relevant emerging policies are:

SP10 (Blandford House & Malta Barracks)  
DE2 (Residential Space Standards)  
DE3 (Residential Amenity Space Standards)  
LN1 (Housing Mix)  
LN2 (Affordable Housing)

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

- The Principle Of Development
- Impact on the Thames Basin Heaths Special Protection Area
- Design and Layout
- Impact on Neighbours
- Living Environment Created For Future Residents
- Housing Mix & Tenure
- Traffic, Parking & Access
- Heritage & Conservation
- Ecology & Trees
- Archaeology
- Pollution & Remediation
- Flood risk & Drainage
- Sustainable Development

## **COMMENTARY**

### **The principle of development –**

The site is located outside of the built-up area of Aldershot in an area identified as Countryside in the adopted Core Strategy. Therefore, the residential element of the proposals currently represents a departure from the adopted plan. However, taking into account the brownfield characteristics of areas within the site, the site has been allocated in the Draft Submission Local Plan as suitable for residential development. In this regard Policy SP10 states:

*Land to the west of the A325 at Blandford House and Malta Barracks, as identified on the Policies Map, is allocated for a sustainable residential development and Suitable Alternative Natural Green Space (SANG). The Council will work with partners to deliver development which meets the following criteria:*

- a. *Development of approximately 150 residential homes focused on areas of previously developed land at Blandford House and Malta Barracks, using design principles which respect, and mitigate the impact on, the site's countryside setting;*
- b. *Provision of about 14 hectares of SANG to support housing delivery in the Borough;*
- c. *The delivery of affordable housing in accordance with the requirements of Policy LN2 (Affordable Housing);*
- d. *A target of 5% of homes to be provided through the provision of serviced plots of land for self-build and/or custom-build homes;*
- e. *Appropriate provision of infrastructure to mitigate the impact of development, including transport infrastructure improvements, to enable good pedestrian and cycle links to key destinations, including Wellesley, Aldershot, and Farnborough, and the creation of satisfactory road access to the development from the primary road network;*
- f. *Measures to avoid and mitigate the impact of development upon the Thames Basin Heaths Special Protection Area, including the provision of SANG on adjacent land, and supporting Strategic Access Management and Monitoring measures;*
- g. *High-quality design which reflects the sylvan setting of the residential development;*
- h. *Appropriate design to conserve and enhance the locally listed buildings and their setting; and*
- i. *Retention of significant trees and provision of replacement trees and landscaping, to mitigate the visual impact of the development on the surrounding countryside.*

It is therefore considered that the principle of residential development on this site is established by RBCs emerging local plan. The hybrid outline proposal for residential development, together with almost 14 hectares of SANG; is acceptable in principle subject to detailed assessment against relevant national and local planning policies and guidance.

## **THE FULL PROPOSALS**

### **Suitable Alternative Natural Greenspace (SANG)**

Full planning permission is sought for 13.7ha of Suitable Alternative Natural Greenspace (SANG) to serve as mitigation for the residential redevelopment of Blandford House and Malta Barracks, and also for selected 3<sup>rd</sup> party residential schemes within the Borough, within 5km of the SANG boundary.

The proposed SANG is referred to in the relevant documents as Blandford Woods. Blandford Woods would be located immediately north of the existing Wellesley Woodlands SANG, which is fully implemented and operational. It is proposed to formally link the two SANG in order to deliver extended walks and recreational opportunities.

The application is accompanied by a SANG Delivery Strategy (as amended) which sets out the proposed mechanism for the delivery of the SANG. It describes the design and implementation of the SANG and explains the funding and management mechanisms that could be used to secure its function in perpetuity.

The SANG has been designed in consultation with Natural England (NE). NE visited the site on two occasions and confirmed that the woodland is suitable for the provision of SANG. They provided detailed guidance on appropriate improvements and design, particularly in respect of attracting visitors and dog walkers. During the course of this application, Natural England raised an objection, requiring additional information, including confirmation that the long-term management of the SANG land will be satisfactorily secured. The SANG Delivery Strategy has been amended accordingly and NE have now withdrawn their objection.

## *Thames Basin Heaths Special Protection Area*

The Thames Basin Heaths Special Protection Area (TBH SPA) is made up of 13 Sites of Special Scientific Interest that lie within the boundaries of 11 local planning authorities across Hampshire, Berkshire and Surrey, including Rushmoor. The SPA consists of both dry and wet heathland, mire, oak, birch acid woodland, gorse scrub and acid grassland with areas of rotational conifer plantation. It supports important breeding populations of vulnerable ground-nesting birds and has a designated status in European Law. In respect of the current application, the residential development could have potential significant effects on the Bourley and Long Valley Site of Special Scientific Interest (SSSI).

Natural England have advised *“It is now widely recognised that additional housing development, particularly within 5km of the boundary of the SPA, has the potential to adversely affect its interest features, namely nightjar, woodlark and Dartford Warbler, which are the three internationally rare bird species for which it is classified.”* This is due to risk of disturbance from increased recreational activity, such as dog walking. *“Planning authorities must therefore apply the requirements of regulation 61 of The Conservation of Habitats and Species Regulations 2012 (as amended), to housing development with 5km of the SPA boundary. The authority must decide whether a particular proposal, alone or in combination with other plans or projects, would be likely to have a significant effect on the SPA.”*

In response, Rushmoor Core Strategy Policy CP13 states:

*“New development which is likely to have a significant effect on the ecological integrity of the Thames Basin Heaths Special Protection Area (SPA), including all net new dwellings, will be required to demonstrate that adequate measures are put in place to avoid or mitigate any potential adverse effects. The mechanism for delivering this policy is set out in the Council’s Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy and in the Thames Basin Heaths Delivery Framework prepared by the Thames Basin Heaths Joint Strategic Partnership.*

*No residential development resulting in a net gain of units will be permitted within 400m of the SPA boundary, unless in agreement with Natural England an Appropriate Assessment demonstrates that there will be no adverse effect on the SPA.*

*Where mitigation measures are applicable, as set out in the Delivery Framework, the following standards will apply unless an evidence based alternative strategy has been agreed with Natural England:*

- i. A minimum of 8 hectares of SANG land (after discounting to account for current access and capacity) should be provided in perpetuity per 1,000 new occupants either through contributions towards the provision of SANG identified by the Borough Council, or through on site SANG agreed with Natural England;*
- ii. Contributions towards Strategic Access Management and Monitoring measures.”*

The Habitats Regulations maintain that any decision regarding the likelihood of impact on the SPA arising from a development, and the appropriateness and effectiveness of any proposed mitigation, are matters for the ‘Competent Authority’, in this case Rushmoor Borough Council. In reaching such decisions the Council are guided by Natural England (NE) who are a statutory consultee.

## SANG Proposals

The current application seeks to deliver 13.7ha of SANG. The residential element of the scheme would generate a requirement for mitigation in relation to 177 new dwellings, taking into account three existing residential units in the site. The application confirms that the SANG would “*provide an attractive, accessible and safe to use recreational site that also conserves and benefits the environment and enhances ecological value.*” The proposals include details of a SANG car park which would provide 18 spaces and would be located in parcel D West. This car park is required for the SANG is to function as a Strategic SANG, i.e. to serve third party developments. No objection to the design of the SANG car-park is raised, as discussed in the Highways Considerations section below.

Section 4 of the SANG Strategy details the on and off-site establishment works required to provide the SANG and SANG Carpark. The works include ground remediation, debris clearance, appropriate vegetation clearance, making safe of buildings and structures on site, installation of a network of paths, installation of dog proof fencing, pedestrian gates, map boards and directional signage, installation of people counters, litter bins and benches.

### Capacity

The SANG Delivery Strategy explains that the proposed SANG would provide sufficient capacity for 1,717 people. Therefore, based on an average occupancy rate of 2.4 people per dwelling (ppd) (as set out in RBC’s TBH SPA Avoidance and Mitigation Strategy) the proposed Blandford Woods SANG would have capacity for 715 residential units, a significant overprovision. Further, Natural England have confirmed that based on the findings of a site survey which found practically no existing use of the woodlands, the full capacity of the site is available and it is not necessary to discount any existing use.

The Strategy acknowledges that lower average occupancy rates have been approved recently in surrounding boroughs and that RBC’s AMS identifies that Hampshire County Council Has forecast that the average occupancy of Rushmoor Borough could fall to 2.36 ppd by 2016. If this argument is accepted, the proposed SANG could have the potential to deliver mitigation for significantly more units, particularly say if the third party residential schemes were comprised of smaller units with lower than average occupancy rates, such as town centre development. The SANG Delivery Strategy confirms “*Grainger will work with RBC to define the most appropriate occupancy rate for the scheme once the residential mix for Blandford & Malta Barracks is known, and will use the precautionary capacity of 715 units as a working premise up until alternative agreement is reached.*”

### Phasing

The SANG Strategy proposes a flexible approach to phasing in the event that a third-party development wishes to draw down on the available SANG capacity prior to the commencement of the proposed residential development at Blandford House & Malta Barracks.

In this regard the SANG is divided into three compartments, C, D East and D West. In the event that the residential development of Blandford House & Malta Barracks is delivered first, compartment C & D East would be provided as ‘Local SANG provision’, this would allow for a 2.5km walk, taking into account a footpath link to Wellesley Woodlands.

In the event that a third-party development required the SANG first, all three compartments would be delivered as ‘Strategic SANG provision’ prior to first occupation of the scheme

reliant upon it. This would require the delivery of the carpark and would ensure that a minimum circular footpath walk of 2.3km be provided entirely within the Blandford Woods SANG. There would also be the option of extended walks into Wellesley Woodlands.

#### *Allocation of spare capacity*

As discussed, the proposed Strategic SANG would have spare capacity for mitigation for at least 538 dwellings. The SANG Delivery Strategy outlines a draft process for the allocation of this spare SANG capacity as follows:

- i. Grainger and the DIO will control allocation of spare SANG capacity to third party developments within the 5km catchment area. Grainger will offer Options to selected 3rd parties, and progressively drawdown on the capacity available until such time that it is fully allocated. The S106 will include a Schedule that can be updated by agreement with the Council and without need for a formal deed of variation. The schedule will set out the capacity (number of hectares) available for use as SANG and will be updated as third party developers reach agreement with Grainger to drawdown against it.*
- ii. RBC will require third party developers to demonstrate that they have secured an option on sufficient SANG capacity to fully mitigate their scheme on submission of their planning application. RBC will not grant planning consent reliant on Blandford Woods without seeing evidence that the applicant has a contractual arrangement with the DIO and Grainger for supply of SANG of appropriate capacity.*
- iii. The allocation will be secured on grant of consent and payment according to the terms of the Option.*
- iv. Allocations to schemes will have a finite lifespan, and will terminate once a planning consent has expired. Grainger will retain the right to withdraw the allocation at the end of the agreed finite lifespan, and re-allocate the capacity elsewhere.*
- v. Allocations will be non-transferrable and will only be valid for the originally intended scheme.*

The exact detail and mechanism of SANG allocation will need to be agreed between the developer and RBC and secured by s106 legal agreement.

#### *Ownership/ Management/ Funding*

The Strategy sets out the proposed Ownership and Management Responsibilities in relation to the SANG, which must be provided in perpetuity in order to accord with the Conservation of Habitats and Species Regulations (2010) as amended. The detail of these matters would be secured by the s106 legal agreement.

In order to provide the SANG in perpetuity, it is proposed that Grainger will hold a 999-year lease over the land. As with Wellesley Woodlands, the lease would allow continued use of the SANG for the purpose of military activities and the SANG would remain subject to military bylaws. However as noted in the SANG strategy, in practice, unlike Wellesley Woodlands, this area has not been used for training purposes for many years.

The SANG Delivery Strategy confirms that Grainger would secure an underlease to enable transfer of the land to an in-perpetuity provider expected to be the Land Trust, or another



suitable land management organisation. The Land Trust currently manage the Wellesley Woodlands SANG, with locally based Blackwater Valley Countryside Partnership providing the day to day management function. The same arrangement is expected to be implemented in parallel to Wellesley Woodlands and although the two SANG would be funded separately, they would be managed as one. The amended SANG Delivery Strategy includes a letter of intent from the Land Trust, confirming that subject to Board approval, the Trust is able to take on the long lease and management of the SANG in perpetuity.

In terms of funding, Grainer would pay for the establishment costs of the SANG. The mechanism for on-going management costs would be set out in the s106 legal agreement but will allow for both Service Charges contributions from residents of the Blandford House & Malta Barracks development and endowment contributions from the selected third party residential developments.

The Strategic Access Management and Monitoring (SAMM) payments required in accordance with the Council's TBH SPA Avoidance and Mitigation Strategy will vary with the size and number of homes to be delivered in each Reserved Matters Application. The Planning Statement submitted with the application confirms the developer/s commitment to the appropriate contributions. Provision in the s106 agreement will ensure that the contributions are received prior to the first occupation of the units to which they relate.

### *Conclusions*

Together with the terms of design and implementation, ownership, management and draft allocation process for spare SANG capacity discussed above; it is essential that planning conditions and provisions within the s106 legal agreement are proposed, to secure the following:

- Blandford Woods SANG shall be implemented in accordance with the SANG Delivery Strategy March 2018. The SANG Carpark shall be implemented in accordance with drawing GTASHOT(BH).1/GA/11.
- Local SANG Accessibility – no residential unit within the development shall be occupied until the Local SANG (compartments C and D East, including link to Wellesley Woodlands SANG) is fully implemented in accordance with the works outlined in Section 4 – SANG Establishment of the SANG Delivery Strategy.
- Strategic SANG Accessibility – No residential unit within any third-party scheme reliant on the SANG shall be occupied until the Strategic SANG & car park (compartments C, D East and D West, together with linking footpaths, including link to Wellesley Woodlands SANG) is fully implemented in accordance with the works outlined in Section 4 – SANG Establishment of the SANG Delivery Strategy.
- A SANG Ecological Management Plan (SANG EMP) shall be submitted to the Local Planning Authority for approval within one year of the first occupation of any residential development reliant on the Local or Strategic SANG, in accordance with Section 6 – SANG Future Management of the SANG Delivery Strategy. Thereafter, a written report specifying compliance and detailing any amendments required to the SANG EMP shall be submitted on the anniversary of the approval of the first SANG EMP.

It is considered that the proposed SANG Delivery Strategy, together with appropriate contributions to SAMM and mitigation and enhancement measures set out in the Shadow

Habitats Regulations Assessment (HRA) and Ecological Impact Assessment; is consistent with the relevant policies of the Council's Development Plan and provides sufficient evidence that any likely significant effects on the SPA will be avoided. An acceptable package of avoidance and mitigation, acceptable to the Council and NE, will be secured through a combination of conditions and provisions in the s106 legal agreement.

With these measures in place the Council as Competent Authority can be satisfied that there is no likelihood of the proposed development giving rise to a significant effect on the nature conservation interests and objectives of the TBHSPA either alone or in combination with other plans or projects, and consequently that further appropriate assessment of the proposal is not required to meet the requirements of the Habitats Regulations. The proposal is in accordance with saved South East Plan Policy NRM6, Core Strategy Policy CP13 and Rushmoor's AMS (2017).

## **THE OUTLINE PROPOSALS**

### **Parameter Plans -**

The application is supported by a Landscape Character and Visual Impact Assessment, an Arboricultural Implications Report and a Heritage Statement. These assessments have informed the illustrative layout of the proposals.

The application seeks outline planning permission for up to 180 residential units. Whilst the only matter sought at this stage is access, the application includes a number of parameter plans and illustrative drawings to demonstrate how the proposed densities could be achieved:

- Illustrative Masterplan\*
- Illustrative Masterplan in context\*
- Land use
- Access & Movement
- Building Heights\*
- Residential Density\*
- Green Infrastructure\*
- Illustrative Landscape Plan\*
- Demolition Plan

*\*These plans are contained within the revised Design & Access Statement*

### *Illustrative Layout & Phasing*

The plans show that the residential development would be provided within pockets focussed on areas of previously developed land and arranged in the context of retained buildings and existing wooded areas. The majority of the existing woodland would be retained with the exception of a spruce plantation to the west of Vine Close. The Applicant has submitted a Delivery Strategy, which includes an indicative Phasing Plan (Development Zone Plan).

The outline proposals indicate that the three existing dwellings would be retained on the site, nine residential units would be created through the conversion of Blandford House, and eight self-build plots would be provided across the site in locations to be agreed. The new build dwellings would be delivered in phases, in part defined by the six Development Zones as detailed in the Delivery Strategy.

The application confirms that vehicular and pedestrian access would be provided via the two existing routes to the site, from Farnborough Road via Forge Lane, and from Government Road to the north, via Shoe Lane. A footway would be created within the site boundary alongside Shoe Lane, to provide access to Forge lane.

The parameter plans indicate that the new build development would range from 1 to 3 storeys in height and would comprise a mix of houses and flats. On-site open space would be provided, including equipped play areas, together with sustainable drainage features (SUDs). The proposals would require the demolition of some existing buildings, discussed in more detail in the Heritage and Conservation Section below.

Emerging Policy SP10 a. supports a development *'of approximately 150 residential homes focused on areas of previously developed land at Blandford House and Malta Barracks, using design principles which respect, and mitigate the impact on, the site's countryside setting'*. Criterion i. seeks *"Retention of significant trees, and provision of replacement trees and landscaping, to mitigate the visual impact of the development on the surrounding countryside'*. Therefore, in respect of any future Reserved Matters Application/s, the Applicant must demonstrate that exceeding 150 units would not have an adverse impact on the character of the site's countryside setting.

The illustrative masterplans contained within the Design & Access Statement indicate how the development might be laid out. The DAS defines character areas within the site, in order to start to explore the principles which could influence the detailed design of the future Reserved Matters Application proposals. Given the relatively small scale of the proposals, a design code approach was not considered necessary for the development. However, it is expected that the development within each zone will respond to the character areas and principles set out in Section 6.0 of the DAS.

As part of the design process, a detailed Landscape Character and Visual Assessment has been undertaken. The assessment maintains that the development has the potential to be largely buffered and screened from surrounding visual receptors due to its heavily wooded setting. The assessment concludes that the development would have a limited effect on views and landscape character.

The findings of the Landscape Character and Visual Assessment and the indicative proposals are generally supported, however during the course of the application concern was raised regarding the indicative proposed pattern of development in Zone D, to the west side of Shoe Lane. Unlike the enclosed pockets of development proposed elsewhere in the site, this area was laid out in an urban crescent shaped form which could have the potential to open up and dominate this section of Shoe Lane, to the detriment of its existing character and countryside setting.

Given this, and because the application description of development, exceeds the number of units referred to in Policy SP10, the case officer requested that the Applicant carry out a further assessment, to demonstrate how the densities might be achieved. This assessment together with revised indicative layout proposals, have been incorporated in the Design and Access Statement.

Whilst RBC do not have policies specifying density ranges, it is generally accepted that densities below 30dph (dwellings per hectare) do not make efficient use of land and that densities in town centres should exceed 50dph. The Applicant has submitted further information which takes into account the net developable area in each of the six development

parcels, and demonstrates that the density would range between 15.1dph and 46.1dph, with the majority of the development exceeding 30dph. Given the countryside setting of the site, the areas of lower densities proposed are deemed appropriate.

It is important to note however, that whilst outline permission is sought for up to 180 units, this would be subject to compliance with all other relevant Development Plan policies and Supplementary Planning Guidance at the Reserved Matters Application stage. Therefore, the total number of units could potentially be reduced as a result of the planning constraints of the site.

In respect of Zone D, it is considered that there is sufficient scope to deliver an alternative pattern of development, which would better respect the countryside character of the site. The Council would expect any future Reserved Matters Application for this zone to contain fewer units than shown on the illustrative masterplan, and those units would be positioned tighter to the road frontage, but suitably screened with landscaping where possible.

As discussed, the Delivery Strategy indicates that the residential element of the scheme will be delivered in phases and a series of Reserved Matters Applications (RMAs) will be submitted relating to the identified Development Zones. Due to the outline nature of the residential proposals, a condition is imposed which sets out the information to be submitted and matters to be addressed each time an RMA is submitted. Further, notwithstanding the information contained within the application, a condition is proposed to seek full details of an updated phasing and delivery plan, to be agreed and approved prior to the submission of the first Reserved Matters Application. Careful consideration will need to be given for example, to the timing of the delivery of associated infrastructure such as internal highways improvements, SuDs, amenity open space and children's play space. No requirements relating to education or health facilities have been identified by any relevant consultee with reference to Core Strategy Policy CP10.

### *Impact on neighbours*

An objection has been received from the occupier of 24A Vine Close. The western staggered garden boundary of this dwelling would adjoin Development Zone E, separated by a screen of retained trees. 24A is a modern infill development which has been erected to the rear of the original semi-detached houses of Vine Close. The objection is raised on various grounds including noise, loss of light and loss of privacy.

Saved Local Plan Policy ENV16 seeks to ensure that development does not result in any demonstrable harm to amenity. The illustrative masterplan, contained within the Design & Access Statement, indicates how the residential development might be laid out, and shows that a large proportion of the new development would wrap around the existing cul-de-sac, Vine Close.

It is therefore essential that any future Reserved Matters Applications demonstrate that the new development would not have any material impact on the residential amenities of existing properties on and adjoining the site. Such adverse impacts could include an increased sense of enclosure, loss of outlook, overshadowing, overlooking and loss of privacy to adjacent habitable rooms and impacts resulting from the construction phases of the development.

As discussed, the application is in outline form and the layout of the development is not finalised. It is however considered that the development site is of a sufficient scale that any potential impacts on the adjoining properties could be adequately addressed through careful consideration of the detailed design and layout of the development. Given the residential

nature of the proposals, no issues have been identified in relation to noise generation from the development once implemented. The proposed residential use would be compatible with the character of the area.

Conditions seeking details of a Construction Environmental Management Plan and to restrict the hours of construction are proposed, in order to safeguard the amenities of surrounding occupiers during the construction phases of the development, in accordance with saved Local Plan Policy ENV50.

#### *Living environment created for future residents*

Due to the outline nature of the proposals, it will only be at the Reserved Matters Application stage that the living environment created for future residents can be fully assessed. However, it will be expected that the new dwellings will be of sufficient size and layout with sufficient natural light, ventilation and access to adequate private and communal amenity space. Sufficient spacing must be provided between dwellings and habitable room windows in order to safeguard against loss of privacy and outlook.

In relation to internal space, the Department for Communities and Local Government's *Technical Housing Standards* defines minimum gross internal floor areas for all new residential dwellings. These standards are reflected within emerging Policy DE2 (Residential Space Standards) of the draft Local Plan. The Council's emerging policy on private amenity space is set out in DE3 (Residential Amenity Space Standards). Specific standards for the Affordable Housing will be secured by provisions within the s106 legal agreement, in accordance with advice from the Council's Housing Strategy & Enabling Officer and Core Strategy Policy CP6 (Affordable Housing).

The Council's Environmental Health Officer has reviewed the Noise Assessment Report, submitted with the application and has confirmed that the recommendations for external areas and noise sensitive locations along Farnborough Road are appropriate. A condition is therefore proposed to ensure that such measures to protect the occupiers of the residential properties from external noise are submitted with each Reserved Matters Applications, based on the recommendations of the Noise Assessment Report, in accordance with Core Strategy Policy ENV51 (Development of Sites Affected by Air Pollution or Noise).

#### *Public Open Space & Estate Management*

The Open Space Strategy contained within the Design and Access Statement confirms "a range of open space typologies are proposed across the site, ranging from the mature woodland SANG to new areas of open space with SuDS features and equipped play areas." Further, the Green Infrastructure Plan shows the locations of proposed areas of Strategic Open Space within the development and identifies two locations for equipped children's play areas.

Core Strategy Policy CP12 and saved Local Plan Policies OR4 and OR4.1 seek to ensure that appropriate provision for public open space is provided to serve new housing developments. The minimum overall standard is 2.8 hectares per 1000 persons and an average occupancy of 2.5 persons per dwelling or 1 person per bed-space is assumed. The required provision is split into three types; Urban Parks/Amenity Open Space (1.6 hectares); Equipped Children's Play Space (0.2 hectares); and Sports Grounds (1.0 hectare). It should be noted that the proposed SANG is not counted towards the open space requirements as it serves a specific function.

On developments of more than 40 dwellings, it is expected that some of the open space provision will be met on site and in certain circumstances, as an alternative to on-site provision, the Council will accept financial contributions towards the provision of open space in the borough. The Council's Community team has confirmed that they will not be seeking contributions toward the provision of sports grounds in relation to this application, due to the location and circumstances of the site.

In respect of the outline application, it is expected that full provision of equipped children's play space and amenity open space will be provided on site in accordance with the Council's policies. Based on the delivery of 177 new units, this would equate to 885sq.m of equipped play space and 7080sq.m of amenity open space. The Applicant's Design & Access Statements demonstrates that this provision is achievable on site. Full details of the open space will be required by condition of the outline permission, to be submitted as part of the relevant reserved matters application for the applicable phase. Provision within the legal agreement is also proposed to ensure that at least one informal Local Landscaped Area for Play (LLAP) is provided within each Development Zone in the form of a landscaped/natural facility without formal equipment.

A provision with the s106 legal agreement is proposed to seek details of an Estate Management Plan to be submitted and approved prior to the first occupation of any part of the residential development approved. As well as children's play space and amenity open space, it is expected that the Estate Management Plan will include details of the management of the following features; un-adopted roads, streets, footpaths, cycle paths, street furniture and lighting; landscaping, woodlands and SuDs and any other areas of un-adopted land. A planning condition would be attached to any future RMA permission, to ensure that the open space/play space relating to that application area, be provided prior to the first occupation of the phase/zone to which it relates.

### **Housing Mix & Tenure –**

RBCs Adopted Core Strategy Policy CP5 (Meeting Housing Needs & Housing Mix) states that *'residential developments will only be permitted which provide a mix of dwelling sizes which are appropriate to the site and contribute to meeting local needs'*. The Applicant's Planning Statement confirms that the development would provide up to 180 units, with a mix of 168 new dwellings, nine conversion units, eight self-build plots and the retention of three existing houses. The development would comprise a mix of houses and flats.

The application confirms that affordable housing units will be provided on site and will comprise 30% of the total number of new dwellings. The affordable units would be tenure blind and fully integrated within the developable area of the site. The application also confirms that 5% of the total number of residential units would be provided as self-build plots in accordance with emerging Local Plan policy LN1(f). The remaining units would be built for private sale.

#### *Affordable Housing*

Adopted Core Strategy Policy CP6 (Affordable Housing) requires 35% of new dwellings within developments of over 15 units to provide affordable housing. However, based on the Council's evidence base of what new developments are likely to be able to support in terms of viability, emerging policy LN2 (Affordable Housing) requires a reduced percentage of 30% affordable housing on sites of 11 or more dwellings. In relation to tenure, the policy requires 70% of the affordable housing to be affordable rent and 30% intermediate (shared ownership) subject to local needs and viability. Notably, site specific policy SP10 (Blandford

House & Malta Barracks) of the Draft Submission Local Plan requires affordable housing to be sought in accordance with Policy LN2.

Taking into account the emerging development plan policies and site allocation, the Council's Housing Strategy Officer has raised no objection to the level of affordable housing proposed. The officer confirms that the site is large enough to produce a mix of housing types that would contribute to the needs identified in RBCs Strategic Housing Market Assessment (SHMA), which identifies the number of homes and the mix of housing which will be required in the Borough to meet future need. On this basis, the following affordable housing mix has been agreed with the Applicant:

	1-bed flat	2-bed flat	2-bed house	3-bed house	4-bed house	Total
<b>Affordable Rent (70%)</b>	25%	15%	20%	25%	15%	<b>100%</b>
<b>Intermediate (30%)</b>	30%	20%	30%	20%		<b>100%</b>

**Table 1: Affordable housing tenure & mix**

Given the outline nature of the planning application, the exact number and arrangement of dwellings to be provided on site is not specified at present. However, it is proposed to secure the above affordable housing tenure and mix by s106 legal agreement. Provisions within the legal agreement are also proposed to ensure that 10% of the affordable housing is wheelchair adaptable/wheelchair accessible and that all of the affordable housing will meet the Technical Housing Standards – Nationally Described Space Standards as set out in Policy DE2 of the emerging local plan, and other relevant housing standards. Further, the Council's Housing Strategy Officer has advised that in order to meet RBCs need for housing for people with disabilities, there is a requirement for a ground- floor three-bedroom wheelchair flat with outdoor amenity space.

It is therefore proposed that an Affordable Housing Strategy be approved as part of the s106 legal agreement. A planning condition will also be necessary to ensure that each RMA includes an Affordable Housing Statement which demonstrates compliance with the affordable housing requirements as set out in the Affordable Housing Strategy contained within the s106 legal agreement, in relation to the applicable phase/zone/s.

**THE HYBRID OUTLINE PROPOSALS**

**Highways Considerations -**

Adopted Core Strategy Policy CP16 provides the Council's Policies on reducing and managing travel demand. The application is accompanied by a Transport Assessment (TA) and a Travel Plan (TP). The application drawings include an Access & Movement Parameter Plan.

In respect of the outline application, the only matter sought at this stage is access for the residential development. The full proposals for Strategic SANG include detailed proposals for a new car park (18 spaces), off Forge Lane. HCC Highways have raised no objection to the layout and access arrangement to the proposed Strategic SANG car park. Given the outline

nature of the residential element of the scheme, detailed proposals for vehicular and cycle parking cannot be provided or assessed at this stage. Notwithstanding this, the Applicant's Planning Statement confirms that the Reserved Matters proposals will be designed to fully accord with the Council's parking standards. A condition can also be imposed to ensure that details of refuse and recycling storage is submitted as part of any future Reserved Matters Application.

During the course of the application, Hampshire County Council (Local Highways Authority) have requested further technical information relating to various matters including existing traffic flows and forecast trip generation, accident data, junction modelling, engineering details of proposed pedestrian and cycle routes and details of internal vehicular access points. To address these matters, the Applicant has formally submitted a document titled 'Response to HHC Highways' together with a revised Travel Plan.

### *Vehicular Access*

The development would utilise the existing vehicular access points to the site. These take the form of simple priority junctions from Farnborough Road via Forge Lane, and from Government Road to the north, via Shoe Lane. The proposed Strategic SANG car park would be located at the western end of Forge Lane.

HCC Highways have assessed the updated forecast impacts, which demonstrate that the relevant junctions, including Queens Roundabout, would operate within capacity. Notwithstanding this, the development is forecast to increase vehicles egressing Forge Lane onto A325 Farnborough Road by over 100%. Taking this into account, HCC is seeking a highway contribution towards mitigation measures at this junction, which may take the form of road markings. Similar mitigation, secured by financial contributions, is also sought in relation to the junction of Shoe Lane and Government House Road, where the right turn onto Government House Road requires vehicles to move across four lanes.

### *Pedestrian & Cycle Access*

The Applicant's 'Response to HHC Highways' document states that *"it is predicted that the pedestrian desire lines from the proposed development during the AM and PM peaks will be towards/from the key destinations of the Wellesley neighbourhood centre and new primary school to the south of the site and the area of North Camp and The Wavell School to the north. The pedestrian desire line to the south would be via the proposed footway along Shoe Lane and onto the canal towpath before joining the footway/cycleway on the eastern side of the A325 Farnborough Road. The pedestrian desire line to the north of the site would be via the proposed footway/cycleway to the north of the site alongside the A325 Farnborough Road which will link in with the pedestrian crossing facilities provided at the Queens Roundabout"*.

As part of the outline proposals, a new footway/cycle way is proposed on the western side of the A325 Farnborough Road to facilitate access to Government House Road, Queens Gate, A325 Farnborough Road / Lynchford Road, and an existing crossing facility at Queens Roundabout. It will also provide access to the footway/cycleway on the eastern side of Farnborough Road. HCC have raised concern that the footway/cycleway proposed on the east side of Farnborough Road would not offer sufficient separation of pedestrians and cyclists from the highway, due to the speed limits associated with the dual carriage way. As such a departure from the standard width may be required, and it may be necessary to encroach on DIO land to the west, outside of the application red line.



The precise location and width of the footpath is therefore currently under careful consideration and the Applicant is working closely with Hampshire County Council (Local Highways Authority) to explore alternative scenarios. Given this, HCC have recommended that a Grampian condition be imposed to seek full details of a suitable scheme, to accommodate pedestrian and cycle movements up to and across the Queens Roundabout junction, without adversely affecting operational performance of the junction.

During the course of the application, concerns have been raised about the suitability of existing routes through the development to provide safe pedestrian and cycle access. The roads within the site are un-adopted and there are no proposals to adopt them. Shoe Lane and Forge Lane do not currently benefit from a separate footpath or lighting but would provide primary routes through the development and would link areas of proposed and existing SANG. Access to the existing pedestrian route along the canal towpath, would be via Shoe Lane, via the existing Wellesley SANG car park, and this will allow residents to use the existing footway/cycleway located on the eastern side of A325 Farnborough Road. The existing car park is located next to the Basingstoke Canal, at the southern end of Shoe Lane, where it meets Laffan's Road.

Given the above concerns, the Applicant has submitted draft engineering drawings demonstrating how 2m wide footpaths could be provided (along one side) of the relevant sections of Forge Lane and Shoe Lane, to serve the development, and to provide a footpath link to A325 Farnborough Road and southwards towards the Basingstoke Canal tow path and links to the adjoining Wellesley SANG and existing footpath/cycle links. The Transport Assessment has not identified the need for any improvements to Laffan's Road, as Laffan's Road does not provide primary access to the development. However, the draft plans demonstrate that a footpath could be installed at the southern end of Shoe Lane providing improved access to the existing SANG car park.

The plans demonstrate that the pathways could be achieved by taking up land within the development parcels, without narrowing the original carriageway. HCC Highways have considered the draft scheme and have recommended that a Grampian condition is imposed to secure a detailed scheme for A325 Farnborough Road, Shoe Lane, Forge Lane, and Basingstoke Canal, or alternative arrangements on land within the Applicant's control, to accommodate pedestrian and cycle movements to and from the development.

HCC have recommended that the planning condition restricts any development starting on site until such details have been submitted and approved and that the details shall be fully implemented prior to first occupation of the residential development. However, given that the application is in hybrid outline form and because the residential development would be approved and implemented in phases, the Local Planning Authority considers it appropriate to impose a condition which restricts only the residential element of the proposals from commencing and allows such details to be implemented in accordance with an agreed programme. Notwithstanding this, such a programme will need to take into account phasing for pedestrian access to the Strategic SANG.

An objection has been raised by the Basingstoke Canal Authority and HCC Countryside Service regarding the impact of the pedestrian, cycle and vehicular traffic generated by the new development on the existing SANG car park, canal tow path and on users of the Runways End Outdoor Centre, as they access the canal.

The Applicant has confirmed that discussions have been held with the Basingstoke Canal Authority regarding the proposed increased usage of the canal towpath and they have requested that a refuge facility be provided on the towpath between the northbound and

southbound flyovers of the A325 carriageways to provide a suitable passing place. In response, a draft proposal has been submitted in Appendix K of the 'Response to HHC Highways' document.

The Applicant has also confirmed that signage will be provided in the vicinity of the existing SANG car park, to direct the pedestrian/cycle route to Wellesley away from the area where users of the Runways End Outdoor Centre load their boats, to avoid causing any obstruction. Further, a new separate car-park (18 spaces) is proposed at the western end of Forge Lane, to serve the new Strategic SANG. It is proposed, that finalised details of these mitigation measures are secured by the Grampian planning condition outlined above.

### *Construction Traffic Management Plan*

A condition is proposed to seek details of a Construction Traffic Management Plan (CTMP) prior to the commencement of development on any Reserved Matters Area. It is expected that the plan will include; construction traffic routes, parking and turning provision to be made on site, measures to prevent mud from being deposited on the highway and a programme for construction. The CTMP is required in order to safeguard the amenities of surrounding occupiers and in the interests of highway safety, and will address some of the objections raised by those individuals who have commented on the proposals.

### *Conclusion*

Subject to the appropriate planning conditions and provisions within the s106 legal agreement, no objection is raised to the proposal in relation to access or highway safety, with regard to Adopted Core Strategy Policy CP16.

### ***Heritage & Conservation***

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

There are five structures on the site which have been designated by RBC as being of local importance:

- Blandford House
- Blandford Cottage (Blandford Lodge)
- Vine Cottage
- Blandford Cottages
- George VI Post Box, Forge Lane

The site is not directly located within a conservation area. However, the Basingstoke Canal Conservation Area is located directly to the south of the application site and Aldershot Military Town Conservation Area is located to the east of Farnborough Road. It is also noted that the bridge over the Basingstoke Canal to the south is designated as a Building of Local Importance.

## *Demolition*

The proposals would require the demolition of Malta Barracks and various ancillary buildings within the curtilage of Blandford House, as shown on the proposed demolition plan. None of these buildings is identified as a heritage asset in the Development Plan and there is no objection to their loss. Notwithstanding this, during the course of the application the case officer requested that the Heritage Statement was amended to include more information about Malta Barracks, for completeness in describing the context of the Locally Listed Buildings.

The Heritage Statement submitted with the application includes a detailed assessment of the significance of each of the identified heritage assets. It confirms that *“it is intended the existing buildings designated by Rushmoor Borough Council as being of local importance will be retained and used for housing, which will ensure their long-term future. The retention of these buildings will be subject to carrying out further surveys and investigation.”*

The application states that Blandford House will be retained and converted into residential apartments following the removal of later poor quality additions, including the large 1990s north wing office extension. Blandford Cottage (Blandford Lodge), Vine Cottage and Blandford Cottages would be retained as single houses subject to further investigation, repair and refurbishment. The proposals would not affect the George VI Post Box, Forge Lane and its setting would remain unchanged.

The demolition plan categorises the buildings on site as Category 1 - Buildings to be demolished; Category 2 – Locally Listed Buildings to Be Retained and Modern Additions Demolished; and, Category 3 Locally Listed Buildings to Be Retained/Renovated Subject to Further Investigation. As discussed above, the demolition of the buildings identified as ‘Category 1’ on drawing 6048/PO1 Rev A (Demolition Plan) is acceptable. However, prior to any alteration or demolition of buildings identified in Category 2 and 3, a detailed Building Condition Survey will be sought as part of the relevant Reserved Matters Application, by way of justification.

### *Impact on retained heritage assets*

The massing, detailed design and appearance of the proposed residential development will not be considered until the RMA stage as the proposals are currently only sought in outline. Notwithstanding this, Section 6.2 of the DAS describes the six Character Areas and Principles intended to inform the future proposals. In this regard, the DAS explains the specific characteristics of various parts of the site, including the various heritage assets and landscape features, which will inform the setting and appearance of the built form. The character areas are described as Blandford House, Farnborough Road, The Barracks, Shoe Lane, Mews Street and Woodland Glade.

It is considered that proposed development presents an opportunity to sensitively incorporate the retained locally listed buildings into a new residential development, providing a use consistent with their conservation. The location and woodland setting of the development is such that the proposals are unlikely to be highly visible from the adjacent Conservation Areas. The principle of the proposal therefore accords with the objectives of Core Strategy Policy CP2, Rushmoor Local Plan Review saved policies ENV28 and ENV35, and section 12 of the National Planning Policy Framework (NPPF).

## Ecology –

The proposal has been screened for the purposes of the Environmental Impact Assessment Regulations 2011 (as amended 2015) and is not considered to be EIA development (Planning Ref: 17/00245/SCREEN dated 05/05/2017). No significant environmental effects were identified and it was considered that any potential environmental effects could be addressed satisfactorily and conventionally at the planning application stage through the submission of supporting information and/or imposition of planning conditions. Notwithstanding this, due to the ecologically sensitive location of the site and as a measure of best practice, the current application is accompanied by an Ecological Impact Assessment and Shadow Habitats Regulations Assessment (HRA).

The site is located in an area generally described as Heathland and Forest in RBC's Landscape Assessment of Rushmoor (2017). Whilst the site itself does not contain heathland, the northern part of the site falls within a Site of Importance for Nature Conservation Interest (SINC) which largely covers the adjacent golf course (Army Golf Course – East). This SINC is designated for its heathland vegetation.

The site is close to two statutory designated sites of European Importance: The Thames Basin Heaths Special Protection Area (TBH SPA) (nearest part 700m to the west) and Thursley, Ash, Pirbright and Chobham Special Area of Conservation (TAPC SAC) which lies 3.5km to the north-east of the site. Bourley and Long Valley SSSI lies 0.8km to the south-west of the site. The Basingstoke Canal Site of Special Scientific Interest lies adjacent to the southern boundary of the site. Watts Common Site of Importance for Nature Conservation (SINC) lies directly adjacent to the northern site boundary.

As discussed earlier in this report in relation to the full planning proposals, it is not considered that the proposed residential development, due to the comprehensive on-site SANG proposals, would have a significant effect, alone or in combination upon the nature conservation interest and objectives of the Thames Basin Heath Special Protection Area (SPA).

In terms of local receptors, the Council's Ecology Officer have reviewed the proposals and has commented that he has no record of any protected species which have not been discussed in the ecological reports. The Officer notes that the areas of SANG identified in the Delivery Plan (D east and D west) are also proposed as SINC. This is due to the presence of a large population of Green Houndstongue (*Cynoglossum germanicum*). Whilst this is a nationally important and legally protected species, the Ecology Officer maintains that the use of the land as SANG and its positive management will offer an opportunity to safeguard its population.

Together with the habitat value of the grassland and heathland on the site, the ecological surveys have identified the following receptors: bats (roosts and foraging), badgers (setts) breeding birds (some with raised ecological interest) and reptiles (low numbers of grass snake). The Ecology Officer has confirmed that to some extent the potential impacts on the protected species and designated sites are mitigated by the layout of the site, where the residential areas will be buffered from the adjoining habitat by the SANG.

The Ecology Officer confirms no objection to the proposals on biodiversity grounds subject to the full implementation of the recommendations as set out in the Ecological Impact Assessment and Shadow Habitats Regulations Assessment (HRA), which relate to both the construction and the operational phases of the development. The measures include the implementation of a Construction Management Statement (referred to in the

recommendation as a Construction Environmental Management Plan - CEMP) and an Environmental/SANG Management Plan.

In addition to the ecological enhancements outlined in the application documents, the Officer has also recommended that Swift Bricks are incorporated in to the residential development. Further, the Officer maintains that in order to achieve an ecological 'net gain' as detailed in the NPPF, it is essential that the Environmental/ SANG Management Plan is produced in close liaison with stakeholders.

It is therefore considered that the mitigation measures set out Ecological Impact Assessment and Shadow Habitats Regulations Assessment (HRA) have reduced the predicted environmental impacts of the development to not being significant. Planning conditions and provisions within the s106 legal agreement are proposed, to secure the mitigation measures described above in accordance with Core Strategy Policy CP15.

### **Trees -**

A detailed Arboricultural Implications Report has been prepared to accompany and inform the application and the design of the development proposals. The report includes an extensive tree survey and associated plans. None of the trees located within the application are covered by a Tree Protection Order (TPO). The report relates to the outline residential proposals only, and does not concern the proposed SANG.

The residential element of the proposals is focussed on previously developed land, however given the relatively large size of the scheme, a large number of trees would still be affected by the proposals and would require removal, including two Category A Douglas Fir trees. The majority of the existing woodland would however be retained with the exception of a spruce plantation to the west of Vine Close.

In this regard, the report the maintains *"our assessment of the impacts on trees concludes that none of the main arboricultural features of the site are to be removed. The proposed removals of individuals and groups of trees will initially have a noticeable impact on the appearance of the immediate area, but the proposals seek to retain the original native trees and consequently the residual effects of the selective removal of the non-native conifer and conifer plantations will have a beneficial restorative effect on the landscape."*

The Council's Arboricultural Officer has reviewed the application and the Arboricultural Implications Report and has confirmed no objection to the proposals. However, given that the scheme is currently only in outline form, and there is scope for adjustments to be made to the extent and layout of the development within each Development Zone, a condition is proposed to seek details of an Arboricultural Development Statement (ADS), to include an updated Tree Removal Plan, prior to any removal of trees in any Development Zone and prior to commencement in the relevant Reserved Matters Area (RMA). This is to ensure that no trees are removed unnecessarily prior to the detailed design stage of the development. The ADS will also provide site specific Tree Protection Measures, to the ensure the safe and healthy retention of trees during the development process. Conditions can also be imposed at the Reserved Matters stage to ensure satisfactory compliance with the ADS and proposed tree protection measures and to require consent for the removal of any retained trees, once the development is completed. As such it is considered that the proposal is consistent with the objectives of Rushmoor Local Plan Review saved policy ENV13.

## **Archaeology -**

A Historic Environment Desk-Based Assessment was submitted with the application. Whilst the study has identified no overriding heritage constraints which are likely to prohibit development, it has established that there is an archaeological interest in the site. Namely, there is potential for the presence of archaeological remains relating to 19<sup>th</sup> Century and modern military activity. The report also notes that given the lack of previous archaeological investigations on this site, the potential for archaeological remains relating to pre-historic periods cannot accurately be assessed at this stage. The report confirms that the areas of proposed SANG will not need to be evaluated.

Hampshire County Council's Senior Archaeologist was consulted in relation to the application and has confirmed that he concurs with the report's conclusions that on-site intrusive investigations will be required within the post demolition footprint, in order to evaluate previous impacts as well as the potential for archaeological remains. In addition, the Senior Archaeologist notes that some of the areas to be developed for residential use, lie within currently wooded areas, and will therefore also require evaluation.

It is therefore considered that subject to appropriate conditions to secure the assessment, recording and reporting of any archaeological deposits affected by the development, the proposals are consistent with Rushmoor Local Plan Review saved policies ENV30 and ENV31.

## **Pollution and Remediation -**

### *Contaminated Land*

A Phase 1 Geoenvironmental Desk Study Report was submitted with the application. The report identifies potential for contamination to be present in some areas of the site, which could pose a risk to future site users and construction workers. The report focusses on the residential development zones and does not cover the proposed SANG areas. The Council's Environmental Health Officer has reviewed the report and has concurred with the recommendation for an intrusive site investigation to be undertaken to establish whether any contamination is present and to determine the appropriate remediation strategy if required.

A condition is therefore proposed to seek full details of an intrusive site investigation report, prior to commencement of the relevant reserved matters area, together with a contamination remediation method statement. Conditions are also proposed to ensure that suitable additional remedial measures be submitted to the Council in the event that previously unidentified contamination is discovered, and to seek details of validation reports to be undertaken and submitted for approval prior to first occupation of zone to which they relate. Therefore, subject to the appropriate conditions, it is considered that the proposals would accord with Local Plan Review saved policy ENV49.

### *Air Quality and Construction Noise*

The Council's Environmental Health Officer has assessed the Air Quality Assessment submitted with the application and has raised no objection to the findings and recommendations. In respect of air quality, the impact of the development when complete and operational would be negligible for both existing receptors and new occupants. The impacts during the operational phase take into account exhaust emissions from additional road traffic generated by the development. During the construction phases of the development there is also potential for increased dust and particulate matter. Various

mitigation measures are therefore proposed within the report and with these in place the potential effects from the construction phase are not considered likely to be significant.

The Environmental Health Officer has recommended that a condition be imposed to seek details of a Construction Environmental Management Plan in relation to each phase so that potential impacts such as dust and noise generation are controlled throughout the construction works. The purpose of the CEMP is to reduce the risk of adverse impacts resulting from the construction of the development on sensitive environmental resources and to minimise disturbance to local residents and other sensitive receptors. As such it is considered that subject to the imposition of the relevant condition, the proposals are consistent with Core Strategy policy CP15 and Rushmoor Local Plan Review saved policies ENV16, ENV48 and ENV50.

### *Lighting*

A condition is proposed to ensure that any lighting proposals, including street lighting is submitted with each Reserved Matters Application in accordance with Rushmoor Local Plan Review saved policy ENV52.

### **Flood Risk & Drainage**

The application is accompanied by a Flood Risk Assessment and a Flood Risk & Utilities Statement. Potential flood risks in the area include surface water flooding and overtopping or breach of the Basingstoke Canal. However, the site is located in Flood Risk Zone 1, which means it is at the lowest risk of flooding.

Therefore, taking into account the characteristics of the site and the nature of the proposals, and subject to mitigation measures in the form of Sustainable Drainage Systems (SuDS), the assessment concludes that there are no significant sources of flood risk that would affect the site. The site is appropriate for the proposed residential and SANG uses in accordance with the NPPF.

### *Surface Water Drainage*

Policy CP4 of the Council's Core Strategy seeks to ensure in relation to new development, run-off rates and volumes are returned to original greenfield discharge rates to prevent flooding and safeguard local water quality. Hampshire County Council's (HCC) Flood and Water Management Team were consulted and reviewed the relevant documents. HCC have commented that further detailed technical information is required prior to the granting of planning permission.

Given that the residential element of the proposal is currently only in outline form, it is not possible to provide the detailed drainage design and calculations required at this stage. The application does however confirm that each zone of the development will incorporate separate SuDS features as shown indicatively on the illustrative parameter plans. Taking this into account, it is considered appropriate to impose a planning condition to ensure that the residential development shall not commence on any reserved matters area, until a detailed surface water drainage scheme for that reserved matter area, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development; has been submitted to and approved in writing by the Local Planning Authority, in consultation with the Lead Local Flood Authority.

## *Utilities*

The Applicant's Flood Risk & Utilities Statement summarises the existing utilities provision at the site and describes initial proposals for foul water drainage, water supply, gas supply, electricity and telecommunications. Given the outline nature of the proposals, it is considered appropriate to impose a planning condition to seek further details of an updated Utilities Statement, to be submitted with each Reserved Matters Application.

## **Sustainable Development -**

The Design and Access Statement submitted with the application summarises the sustainability measures proposed in respect of the design and delivery of the development. The Government's current policy position, following the Royal Assent of the Deregulation Bill 2015 (on 26 March 2015), is that planning permissions should no longer be granted subject to conditions requiring compliance with technical housing standards such as the Code for Sustainable Homes. This is other than for those areas, including Rushmoor, where Councils have existing policies referring to such standards. In the case of Rushmoor, this means that energy performance in accordance with Code Level 4 as set out in Policy CP3 of the Rushmoor Core Strategy, can still be sought. As such it is proposed that details of energy performance & sustainable construction are required to form part of any future reserved matters applications, and secured by the relevant planning condition.

## **CONCLUSIONS**

The hybrid outline proposal, as amended by revised plans and supporting documents, subject to conditions and the associated s106 legal undertakings set out in the report, would give rise to a satisfactory and sustainable use of the site, taking account of the Council's emerging Local Plan Policies. The proposals would contribute to housing stock in the Borough, would mitigate any impact on the Thames Basin Heaths Special Protection Area, and would provide additional SPA mitigation for future residential schemes in the Borough. The outline application has demonstrated that the design of the development will give proper regard to existing heritage assets, landscape and nature conservation, the character and appearance of the area, impact on neighbours and the living conditions created for future occupiers. The full and outline proposals are acceptable in highway terms, subject to the relevant conditions and associated planning obligations.

## **FULL RECOMMENDATION**

It is recommended that subject to the completion of a satisfactory Planning Obligation under Section 106 of the Town and Country Planning Act 1990 to secure the measures set out in (but not restricted to) the Heads of Terms of the Agreement below, the Head of Planning, in consultation with the Chairman, be authorised to **GRANT** planning permission subject to the conditions and informatives set out below and the Solicitor to the Council to settle the detailed terms of the S106 agreement:-

## **HEADS OF TERMS - S.106 AGREEMENT**

- i. **Affordable Housing** – 30% of the new units on the site to be affordable housing in accordance with an Affordable Housing Strategy to be submitted and agreed, to include:



- i. 30% of units in each zone to be affordable housing and to be provided at the same time as private housing in each zone (5% variance applied to each zone);
- ii. Each Reserved Matters Application to be accompanied by an Affordable Housing Statement to demonstrate compliance with the AHS;
- iii. Clusters of affordable housing shall be no greater than ten units (12 in the case of flats).
- iv. Tenure mix of 70% affordable rent and 30% intermediate (shared ownership), as set out in the Housing Mix Ratio table below, with mechanism to review and agree with LPA, subject to local needs and viability;

	1-bed flat	2-bed flat	2-bed house	3-bed house	4-bed house	Total
<b>Affordable Rent (70%)</b>	25%	15%	20%	25%	15%	<b>100%</b>
<b>Intermediate (30%)</b>	30%	20%	30%	20%		<b>100%</b>

- i. 10% of new affordable rented units within each zone to be wheelchair accessible/adaptable to meet the requirements of Lifetime Homes Standard 1-16, taking into account guidance produced by Habinteg as to meet identified need, as evidenced by the Council's housing allocation pool;
  - ii. Affordable housing units to be accessible and adaptable by meeting the requirements of Part M of the building regulations and to be constructed to Lifetime Homes 6-16 criteria and where the site and design permit to achieve Lifetime Homes criteria 1-5;
  - iii. Affordable housing to be managed by a Registered Provider and RBC to have 100% nomination rights for first lets and sales and 75% thereafter;
  - iv. The provision within the development of a ground-floor three-bedroom wheelchair flat with outdoor amenity space to meet RBCs need for housing with people with disabilities;
- ii. **Self-build and/or Custom-build Homes - 5% of the new homes to be provided** through the provision of serviced plots of land for self-build and/or custom-build homes; with a mechanism to allow a marketing period of identified plots for a minimum period of 12 months, to be offered for sale at a reasonable price, with the housebuilder free to develop plots if no purchaser is identified;
  - iii. **Estate Management Strategy** – Submission of an agreed strategy for the management of open spaces, woodland, play areas and un-adopted roads prior to first occupation, to include details of the legal framework, management structure, estate charges framework and maintenance standards;
  - iv. **Resident/ Estate Management Company** - Grainger to assume full responsibility for the land until developed. The open spaces, woodland, play areas and roads will be un-adopted and maintained by a resident/estate management company. Residents to pay management fees for the maintenance of open space, woodland, play areas, un-adopted roads and Local SANG;

- v. **SANG** – SANGs to be provided in accordance with the SANG Delivery Strategy (March 2018), to include;
- Mechanism to ensure sufficient funds for full establishment and in perpetuity management costs of the SANG;
  - SANG to be implemented and opened prior to first occupation of the residential development to which it relates with mechanism for phasing in relation to Local SANG and Strategic SANG options;
  - SANG car park to be provided with the delivery of the Strategic SANG;
  - Delivery of associated off-site SANG works prior to occupation – Wellesley Woodland links;
  - SANG allocation strategy for third party schemes to be agreed with RBC together with a schedule that can be updated by agreement with the Council and without the need for a formal deed of variation;
- vi. **SANG Ecological Management Plan** - A SANG EMP shall be submitted to the Local Planning Authority for approval within one year of the first occupation of any residential development reliant on the Local or Strategic SANG, in accordance with Section 4 – SANG Future Management of the SANG Delivery Strategy. Thereafter, a written report specifying compliance and detailing any amendments required to the SANG EMP shall be submitted on the anniversary of the approval of the first SANG EMP.
- vii. **SAMM Contributions** - Developer to pay contributions per dwelling towards Strategic Access Management and Monitoring measures in accordance with the Council’s TBH SPA Avoidance and Mitigation Strategy. Payments prior to occupation within relevant Development Zone/ Phase;
- viii. **Amenity Open Space** – Detailed specification and a timetable for the design, construction and delivery of the proposed Amenity Open Space within Development Zones A, C, E & F on Phasing Plan 2491-C-1106-SK3 shall be submitted as part of the Reserved Matters Application for the Development Zone to which it relates. The Amenity Open Space shall be provided as approved prior to the first occupation of that Development Zone.
- ix. **Equipped Play Space** - Detailed specification and a timetable for the design, construction and delivery of the proposed Equipped Play Space within Development Zones F & C on Phasing Plan 2491-C-1106-SK3 shall be submitted as part of the Reserved Matters Application for the Development Zone to which it is located within. The Equipped Play Space shall be provided as approved prior to the first occupation of that Development Zone.
- x. **Transport (HCC)** – Developer to provide infrastructure and/or financial contributions to include;
- I. A Transport Contribution to mitigate impact at Shoe Lane / Forge Lane and Government House Road / Shoe Lane (changes to road markings);
  - II. Submission and implementation of a full Travel Plan, payment of the Travel Plan Approval and Monitoring fees, and provision of a surety mechanism to ensure implementation of the Travel Plan.

In the event of failure to complete the agreement by 28<sup>th</sup> June 2018 the Head of Planning, in consultation with the Chairman, be authorised to **REFUSE** planning permission on the grounds that inadequate provision is made in respect of SPA mitigation, affordable housing, open space, play areas, and transport obligations and contributions.

## **CONDITIONS**

### **Time Limit – Reserved Matters**

- 1 The first application for approval of reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. All subsequent reserved matters shall be submitted no later than 5 years from the date of this permission.

Reason – To comply with the provisions of section 92(2) of the Town and Country Planning Act 1990.

### **Time Limit – The Development**

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

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

### **Reserved Matters – Reserved Matters Applications (RMAs)**

- 3 No development (with the exception of the SANG and SANG car park and the demolition of the Category 1 buildings identified on drawing number 6048/PO1 Rev A shall take place in any Development Zone identified on Phasing Plan 2491-C-1106-SK3, until an application for details relating to appearance, landscaping, layout and scale of the development hereinafter called “the reserved matters” shall be submitted to and approved in writing by the Local Planning Authority in respect of that Development Zone/Reserved Matters Area. Notwithstanding any indications on the illustrative and parameter plans submitted with the outline planning application, each Reserved Matters Application shall include details of the following:

- 1) Details relating to appearance, landscaping, layout and scale of the development;
- 2) Details relating to the positions and widths of roads, footpaths and accesses;
- 3) Specification of the type of construction for the roads and footpaths, including relevant horizontal cross sections and longitudinal sections showing the existing and proposed levels together with details of street lighting and the method of disposing surface water;
- 4) The alignment, height and materials of all walls and fences and other means of enclosure;
- 5) Plans detailing existing and proposed site levels;
- 6) Plans detailing the layout of foul sewers and surface water drains;
- 7) Provision of SuDs drainage features;
- 8) Provision of children’s play space (where applicable to the development zone);
- 9) Provision for storage and removal of refuse and recycling;

- 10) Condition survey of locally listed buildings;
- 11) Heritage Impact Assessment;
- 12) Energy performance & sustainable construction statement;
- 13) Water Efficiency Statement;
- 14) Utilities Statement;
- 15) Ecological Management Plan;
- 16) Landscape Management Plan;
- 17) Contamination Remediation Strategy;
- 18) Construction Environmental Management Plan;
- 19) Construction Traffic Management Plan;
- 20) Arboricultural Development Statement;
- 21) Archaeological Written Scheme of Investigation;
- 22) Noise Report including measures to protect the occupiers of the residential properties from external noise;
- 23) Lighting Assessment;
- 24) Statement of compliance with the Affordable Housing Strategy.

The development shall be carried out in accordance with the details as approved.

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

### **Approved Drawings and Documents**

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

Drawings:

2491-A-1001-C (Site Location Plan); 2491-A-1201-B (Access & Movement Parameter Plan); 2491-A-1200-B (Land Use Parameter Plan); GTASHOT(BH).1/GA/11 (SANGS car park layout); GTASHOT(BH).1/GA/12 (SANGS car park cross section); 6048/PO1 Rev A (Demolition Plan); and, 2491-C-1106-SK3 (Phasing Plan).

Documents:

Planning Statement (Savills, October 2017); SANG Delivery Strategy Final .v2 (Holbury, March 2018); Delivery Strategy (March 2018); Design & Access Statement – Revision A; Shadow Habitats Regulations Assessment (Holbury, October 2017); Ecological Impact Assessment (LCES, September 2017); Landscape Character and Visual Impact Assessment (Allen Pyke, October 2017); Heritage Statement (ADAM Urbanism, RA/6048 – March 2018 Rev B); Flood Risk Assessment (MB, October 2017); Air Quality Assessment (WYG, October 2017); Noise Assessment (WYG, September 2017); Phase 1 Geoenvironmental Desk Study Report ref: LP01149 (LEAP, 19/04/2016); Utilities Assessment (MB, October 2017); Historic Environmental Desk-Based Assessment ref: 79183.01 (Wessex Archaeological, April 2017); Arboricultural Implications Report ref: 16045-01 (SJA Trees, October 2017); Transport Assessment (Mayer Brown, October 2017); Travel Plan (Mayer Brown, February 2018) and Response to HCC Highways (Mayer Brown, received 23/02/2018).

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

## **Phasing Strategy**

- 5 Notwithstanding the Delivery Strategy submitted as part of the application, details of a Phasing Strategy for the residential redevelopment of the site shall be submitted to and approved in writing by the Local Planning Authority prior to the submission of the first Reserved Matters Application (RMA). The details shall include the following:
- (i) A layout plan confirming the extent of each Development Zone/ Phase to which future RMAs will relate;
  - (ii) An indicative phasing programme for the submission of the RMAs;
  - (ii) An indicative phasing programme for the implementation of the consent;

The development shall be carried out in accordance with the approved Phasing Strategy.

Reason: To facilitate the future submission of the Reserved Matters and redevelopment of the site in a phased approach.\*

## **Western footway/cycleway & Queens Roundabout**

- 6 No part of the residential development shall commence until a scheme design at Queens Roundabout, which accommodates pedestrian and cycle movements up to and across the junction via the proposed western footway/cycleway on A325 Farnborough Road, without unacceptably impacting on operational performance of the junction, is submitted to and approved by the Local Planning Authority in consultation with the Local Highway Authority. The approved scheme will be fully implemented prior to first occupation of the development.

Reason - To provide satisfactory pedestrian and cycle access and in the interests of highway safety.\*

## **Pedestrian and Cycle Movements**

- 7 No part of the residential development shall commence until a programme is submitted to and agreed in writing by the Local Planning Authority, in consultation with the Local Highway Authority and the Basingstoke Canal Authority; setting out a programme for the submission, approval and implementation of a phased scheme of works at A325 Farnborough Road, Shoe Lane, Forge Lane, and Basingstoke Canal, or alternative arrangements on land within the Applicants control, which accommodate pedestrian and cycle movements to and from the development. The development shall be implemented fully in accordance with the programme and details as agreed. And retained thereafter for the life of the development.

## **Access from Forge Lane and Government House**

- 8 Vehicular access to Shoe Lane shall be retained from both Forge Lane and Government House Road at all times, unless otherwise agreed in writing with the Highway Authority.

Reason: In the interests of highway safety

## **Trees**

- 9 Notwithstanding the Arboricultural Implications Report submitted with the application, no trees shall be removed in any Development Zone and no development shall take place in any Reserved Matters Area until an Arboricultural Development Statement (ADS) has been submitted to and approved in writing by the Local Planning Authority, concerning the relevant zone/phase. The ADS shall include an updated Tree Removal Plan and a detailed Tree Protection Plan and Method Statement illustrating everything that is required to ensure the safe and healthy retention of trees during the development process, and to provide a working document for site personnel. The development shall be carried out in accordance with the approved Arboricultural Development Statement/s.

Reason - To safeguard against unnecessary removal of trees and preserve the health and amenity value of retained trees.\*

## **Sustainable Drainage Systems (SUDS)**

- 10 No development shall take place in any Reserved Matters Area (RMA) until a surface water drainage scheme (including detailed design drawings and associated calculations) for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The Sustainable Drainage Systems (SUDS) shall subsequently be implemented in accordance with the approved details, prior to first occupation of any development within the RMA to which they relate.

Reason - To prevent the increased risk of flooding and to improve and protect water quality.\*

## **Intrusive Site Investigation & Remediation Method Statement (Residential Areas)**

- 11 Development shall not commence on any Reserved Matters Area (RMA) until there has been submitted to and approved in writing by the Local Planning Authority: -
- i. an intrusive site investigation report documenting the extent, scale and nature of contamination present, identified as appropriate by the Phase 1 Geoenvironmental Desk Study Report submitted with the application;
  - ii. if identified as necessary; a detailed scheme (Remediation Method Statement) for remedial works and measures shall be undertaken to avoid risk from contaminants/or gas identified by the site investigation when the site is developed and proposals for future maintenance and monitoring, along with verification methodology. Such scheme to include nomination of a competent person to oversee and implement the works.

The development shall be carried out in accordance with the Remediation Method Statement as approved, prior to commencement of development within the relevant RMA.

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

## **Remediation Verification Reports (Residential Areas)**

- 12 No occupation within any Reserved Matters Area shall take place until a verification report demonstrating completion of works set out in the approved Remediation Method Statement and the effectiveness of the remediation shall be submitted to and approved, in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

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

## **Unforeseen Contamination**

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

Following completion of any measures identified in the approved remediation scheme a verification report must be prepared and submitted to the Local Planning Authority for approval prior to first use or occupation of the area of the development to which it relates.

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

## **Construction Environmental Management Plan (Residential Areas)**

Development (including demolition) shall not commence on any Reserved Matters Area (RMA) until there has been submitted to and approved in writing by the Local Planning Authority, a site-specific Construction Environmental Management Plan (CEMP). The plan must demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust, site lighting, site traffic and other pollution. The plan should include, but not be limited to:

- i. Construction programme;
- ii. Site specific operational control procedures / mitigation measures;
- iii. Proposals for the protection of existing environmental features (including water quality and drainage, nature conservation, archaeology and cultural heritage);
- iv. Pollution control contingency plan;
- v. Arrangements for liaison with the Council's Pollution Control Team;
- vi. Procedures for complaint management, public consultation and liaison.

The development shall be carried out in accordance with the details as approved.

Reason: To safeguard the amenities of surrounding occupiers and to avoid any adverse impacts on ecologically sensitive local receptors, during the construction phases of the development.\*

### **Construction Traffic Management Plan**

- 14 Development (including demolition) shall not commence on any Reserved Matters Area until there has been submitted to and approved in writing by the Local Planning Authority, a Construction Traffic Management Plan specific to that area. This should include; construction traffic routes, parking and turning provision to be made on site, measures to prevent mud from being deposited on the highway and a programme for construction. The development shall be carried out fully in accordance with the details as approved.

Reason: To safeguard the amenities of surrounding occupiers and in the interests of highway safety.\*

### **Archaeology – Written Scheme of Investigation**

- 15 Development shall not commence on any Reserved Matters Area (other than the demolition of the Category 1 buildings identified on drawing number 6048/PO1 Rev A and not including the proposed SANG establishment works) until there has been submitted to and approved in writing by the Local Planning Authority, a Written Scheme of Investigation (WSI), designed to recognise, characterise and record any archaeological features and deposits that may exist on the site. The assessment shall take the form of trial trenches located within the areas of proposed housing, including those areas where buildings are to be demolished and trees cleared. The archaeological investigations shall be carried out fully in accordance with the WSI as approved.

Reason – To assess the extent, nature and date of any archaeological deposits that might be present and the impact of the development upon these heritage assets.\*

### **Archaeology – Programme of mitigation**

- 16 Development shall not commence on any Reserved Matters Area (other than the demolition of the Category 1 buildings identified on drawing number 6048/PO1 Rev A and not including the proposed SANG establishment works) until there has been submitted to and approved in writing by the Local Planning Authority, a Programme of Archaeological Mitigation of Impact, based on the results of trial trenching as required by the Written Scheme of Investigation (WSI). The mitigation measures shall be carried out fully in accordance with the Programme of Archaeological Mitigation of Impact as approved.

Reason – To mitigate the effect of the works associated with the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record for future generations.\*

### **Archaeology – Fieldwork report**

- 17 Following completion of the archaeological fieldwork, and prior to first occupation of the Reserved Matters Area to which it relates, a report shall be submitted to and



approved in writing by the Local Planning Authority, setting out and securing appropriate post-excavation assessment, specialist analysis and reports, publication and engagement where appropriate. The recommendations within the report shall be carried out fully in accordance with the Fieldwork Report, as approved in accordance with timescales agreed by the Local Planning Authority.

Reason – To contribute to our knowledge and understanding of our past by ensuring that opportunities are taken to capture evidence from the historic environment and to make this publically available.\*

### **Amenity Open Space**

- 18 No residential unit within Development Zone Development Zones A, C, E & F on Phasing Plan 2491-C-1106-SK3 shall be occupied until the Amenity Open Space within the phase to which it relates has been provided in accordance with the details approved by the relevant Reserved Matters Application. The areas shall thereafter be retained and made available for that purpose.

Reason – To ensure satisfactory on-site open space provision to serve future occupiers of the development.

### **Equipped Play Space**

- 19 No residential unit within Development Zone C or F on Phasing Plan 2491-C-1106-SK3 shall be occupied until the Equipped Play Area play within the relevant phase to which it relates has been completed and equipped in accordance with the details approved by the relevant Reserved Matters Application. The areas shall thereafter be retained and made available for that purpose.

Reason – To ensure satisfactory on-site provision for formal children’s play.

### **Demolition**

- 20 No demolition of buildings or part of buildings, other than the demolition of the Category 1 buildings identified on drawing number 6048/PO1 Rev A shall take place, unless otherwise agreed through the approval of the relevant Reserved Matters Application applicable to the Development Zone in which the building is located.

Reason: To safeguarded the existing locally listed buildings and ensure that any alterations or loss of historic fabric is justified and appropriate.

### **Construction Hours**

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

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

## **CONDITIONS SPECIFIC TO THE FULL PLANNING PERMISSION FOR SANG AND SANG CAR PARK**

### **SANG Delivery Strategy & Ecological Management Plan**

- 22 The SANG shall be implemented in accordance with the SANG Delivery Strategy (March 2018) hereby approved and subsequently in accordance with the SANG Ecological Management Plan (SANG EMP), which shall be submitted for approval within one year of the first occupation of any residential development reliant on the Local or Strategic SANG, in accordance with Section 6 – SANG Future Management of the SANG Delivery Strategy. Thereafter, a written report specifying compliance and detailing any amendments required to the SANG EMP shall be submitted on the anniversary of the approval of the first SANG EMP, in accordance with the terms of the associated legal agreement.

Reason - To ensure that satisfactory mitigation is in place to prevent significant impact on the Thames Basin Heath Special Protection Area (SPA).\*

### **Local SANG - Accessibility**

- 23 No residential unit within the development shall be occupied prior to delivery of compartments C and D East, as identified on Figure 2 of the SANG Delivery Strategy, together with footpath links to Wellesley Woodlands identified on Figure 8 of the strategy; to provide a 2.5km footpath route accessible to the public, to be implemented in accordance with the works outlined in Section 4 – SANG Establishment of the SANG Delivery Strategy (March 2018) hereby approved.

Reason - To ensure that satisfactory mitigation is in place to prevent significant impact on the Thames Basin Heath Special Protection Area (SPA).

### **Strategic SANG - Accessibility**

- 24 No residential unit within any third-party scheme reliant on the SANG shall be occupied prior to the delivery of the Strategic SANG (compartments C, D East and D West, as identified on Figure 2 of the SANG Strategy) and the SANG Car Park (drawing GTASHOT(BH).1/GA/11 and GTASHOT(BH).1/GA/12 to provide a 2.3km footpath route accessible to the public as identified on Figure 9 of the strategy, to be implemented in accordance with the works outlined in Section 4 – SANG Establishment of the SANG Delivery Strategy (March 2018) hereby approved.

Reason - To ensure that satisfactory mitigation is in place to prevent significant impact on the Thames Basin Heath Special Protection Area (SPA).

### **Intrusive Site Investigation and Remediation Method Statement (SANG & SANG Car Park)**

- 25 Development shall not commence on the SANG and SANG Car Park until there has been submitted to and approved in writing by the Local Planning Authority: -
- i. an intrusive site investigation report documenting the extent, scale and nature of any contamination that may be present, associated with previous activities that may have taken place on the site;

- ii. if identified as necessary; a detailed scheme (Remediation Method Statement) for remedial works and measures shall be undertaken to avoid risk from contaminants identified, together with proposals for future maintenance and monitoring, along with verification methodology. Such scheme to include nomination of a competent person to oversee and implement the works.

The works shall be carried out in accordance with the Remediation Method Statement as approved, prior to commencement of development.

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

### **Remediation Verification Reports (SANG & SANG Car Park)**

- 26 Prior to the first use of the SANG & SANG Car Park, a verification report demonstrating completion of works set out in the approved Remediation Method Statement and the effectiveness of the remediation shall be submitted to and approved, in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

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

### **Construction Environmental Management Plan (SANG Car Park )**

- 27 Works shall not commence on the SANG Car Park until there has been submitted to and approved in writing by the Local Planning Authority, a site-specific Construction Environmental Management Plan (CEMP). The plan must demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust, site lighting, site traffic and other pollution. The plan should include, but not be limited to:

- i. Construction programme;
- ii. Site specific operational control procedures / mitigation measures;
- iii. Proposals for the protection of existing environmental features (including water quality and drainage, nature conservation, archaeology and cultural heritage);
- iv. Pollution control contingency plan;
- v. Arrangements for liaison with the Council's Pollution Control Team;
- vi. Procedures for complaint management, public consultation and liaison.

The development shall be carried out in accordance with the details as approved.

Reason: To safeguard the amenities of surrounding occupiers and to avoid any adverse impacts on ecologically sensitive local receptors, during the construction phases of the development.\*

## INFORMATIVES

### 1. INFORMATIVE - REASONS FOR APPROVAL –

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

Rushmoor Local Plan Review saved policies (August 2000): ENV13 (Trees); ENV14 (Water Quality); ENV15 (Basingstoke Canal); ENV16 (Major Sites); ENV19 (Comprehensive Landscape Plans); ENV28 (Buildings and Features of Local Importance); ENV30 (Archaeology); ENV31 (Recording of Remains); ENV35 (Adjoining Development); ENV42 (Flood Risk Protection Measures); ENV43 (Flood Risk Outside the Flood Plain); ENV48 (Damage to the Environment – noise, smoke gases etc.); ENV49 (Development on Contaminated Land); ENV50 (Amenities of Local Residents While Sites Are Being Developed); ENV51 (Development of Sites Affected by Air Pollution or Noise); ENV52 (Light Pollution); OR4 (Public Open Space Required for New Residential Development); OR4.1 (Financial contributions); TR10 (Contributions to fund works to the local transport infrastructure); H14 (Amenity Space).

Rushmoor Core Strategy (2011) policies: SS1 (The Spatial Strategy); SP2 (Aldershot Military Town); CP1 (Sustainable Development Principles); CP2 (Design and Heritage); CP3 (Renewable Energy and Sustainable Construction); CP4 (Surface Water Flooding); CP5 (Meeting Housing Needs and Housing Mix); CP6 (Affordable Housing); CP10 (Infrastructure Provision); CP13 (Thames Basin Heaths Special Protection Area); CP14 (Countryside); CP15 (Biodiversity) and CP16 (Reducing and Managing Travel Demand).

Draft Submission Rushmoor Local Plan – June 2017: SP10 (Blandford House & Malta Barracks); DE2 (Residential Space Standards); DE3 (Residential Amenity Space Standards); LN1 (Housing Mix) and LN2 (Affordable Housing).

The Council's Supplementary Planning Documents (SPDs): Buildings of Local Importance SPD 2012, Car and Cycle Parking Standards SPD 2017, Housing Density and Design SPD 2006, Sustainable Design & Construction SPD 2006, Transport Contributions SPD 2008; the Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy as updated November 2017; and, policy NRM6 (TBH SPA) of the South East Plan are applicable.

The Council has granted permission because:- The hybrid outline proposal, subject to conditions and the associated s106 legal undertakings, would give rise to a satisfactory and sustainable use of the site, taking account of the Council's emerging Local Plan Policies. The proposals would contribute to housing stock in the Borough, would mitigate any impact on the Thames Basin Heaths Special Protection Area, and would provide additional SPA mitigation for future residential schemes in the Borough. The outline application has demonstrated that the design of the development will give proper regard to existing heritage assets, landscape and nature conservation, the character and appearance of the area, impact on neighbours and the living conditions created for future occupiers. The full and outline proposals are acceptable in highway terms, subject to the relevant conditions and associated planning obligations. It is therefore considered that subject to compliance with the attached conditions, taking into account the provisions of the Development Plan and all other material planning considerations, the proposal is acceptable. This also includes a consideration of

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

2. INFORMATIVE - Your attention is specifically drawn to the conditions marked \*. These condition(s) require the submission of details, information, drawings etc. to the Local Planning Authority BEFORE WORKS START ON SITE or, require works to be carried out BEFORE COMMENCEMENT OF USE OR FIRST OCCUPATION OF ANY BUILDING. Failure to meet these requirements is in contravention of the terms of the permission and the Council may take enforcement action to secure compliance. As of April 2008 submissions seeking to discharge conditions or requests for confirmation that conditions have been complied with must be accompanied by the appropriate fee.
3. INFORMATIVE – The Local Planning Authority’s commitment to working with the Applicant 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.
4. INFORMATIVE - In the UK all species of bats are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and under Schedule 2 of the conservation (Natural Habitats & c) Regulations 2004. The grant of planning permission does not supersede the requirements of this legislation and any unauthorised works would constitute an offence. If bats or signs of bats are encountered at any point during development then all works must stop immediately and you should contact Natural England.
5. INFORMATIVE - All wild birds and their nests are protected under the Wildlife and Countryside Act 1981 (as amended). If any trees are to be removed or structures demolished during the bird breeding season (March-September inclusive) they should first be inspected by an experienced person to ensure that no active nests are present. If an active nest is discovered it should be left in situ until the young have fledged.





- Legend**
-  Blandford Woods footpath
  -  Wellesley Woodlands footpath
  -  SANG boundary
  -  Wellesley Woodlands
  -  Formal links to Wellesley Woodland footpath

Figure 2.  
 Blandford Woods SANG





1:1250 @ A3 FEBRUARY 2018  
 GRANGER PLC  
 BLANDFORD HOUSE  
 PHASING PLAN  
 2491-C-1106-SK3

**granger plc**  
**OMEGA**  
Omega Planning and Architecture  
 1001-1009  
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1:1000 @ A1 FEBRUARY 2018

GRAINGER PLC  
MANDFORD HOUSE

**grainger plc**  
**OMEGA**

PLANNING

ILLUSTRATIVE MASTERPLAN

2491-C-1005-SK3

Omega Planning & Design Ltd  
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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.	17/00956/FULPP
Date Valid	22nd November 2017
Expiry date of consultations	14th December 2017
Proposal	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
Address	<b>110 - 118 Victoria Road Farnborough Hampshire</b>
Ward	Empress
Applicant	Churchill Retirement Living
Agent	Mr Simon Cater
Recommendation	<b>REFUSE</b>

### **Description**

This rectangular application site (0.33 hectares) is on the south side of Victoria Road, some 106 metres to the west of its junction with Station Road and 24 metres to the east of its junction with the access road serving the B&Q service yard and Solartron works. It contains five detached two storey houses of similar age, height and design, each with individual access points onto Victoria Road. The site frontage is about 52 metres and the depth about 62 metres. 120 and 122 Victoria Road, two detached two storey houses lie to the west of the site. There is a terrace of 5 dwellings to the rear of these properties (Kensington Place) completed in 2014 which has accommodation over three floors and takes access from the road leading to the B&Q service area and Solartron Works. 108 Victoria Road lies to the east, a detached two storey house similar in size and appearance to those within the application site. Fern Hill Lodge lies further to the east and comprises a development of 27 one bedroom and 10 two bedroom sheltered flats within the control of Churchill Retirement Living. This site has a frontage of about 40 metres with the building having a maximum width and depth of 38 and 48 metres. 13 car parking spaces were approved to serve this development but it is noted that three additional spaces have been provided parallel to the common boundary with 108 Victoria Road. B&Q and the Solartron Works occupied by Esterline Advanced Sensors are to the south. The properties on the opposite side of Victoria Road are predominantly detached and semi-detached houses. Amber Gardens on the

opposite side of Victoria Road to the north east of the site comprises 21 dwellings including terraced houses with accommodation over three floors on the Victoria Road frontage. There are established trees along the southern site boundary. The site slopes from north to south by about a metre with the higher level being Victoria Road and from east to west with the higher level being 118 Victoria Road.

In March 2005 planning permission, 05/00045/FUL, was refused for the demolition of 108-118 Victoria Road and the construction of a 3 storey 70 bed care home with basement and also for two blocks of flats comprising 17 two bedroom and 4 one bedroom units with new shared access from Victoria Road and 39 on-site parking spaces, on the grounds of adverse impact on the character and appearance of the area, impact on adjoining residents in terms of loss of privacy and visual obtrusion, impact on highway safety and free flow of traffic on Victoria Road, lack of open space provision and no safeguarding of land for a future cycle network.

In dismissing the subsequent appeal the Inspector commented that the increase in height proposed for Block 1 over Fernhill Lodge (between 1.6m and 1.9m) introduced an unnecessarily incongruous effect in the appearance of this street elevation. He further advised that a similar treatment in levels to that adopted for Fernhill Lodge development would have created a better development between the two buildings and the care home beyond. He raised objection to the level of amenity space being proposed for the care home and Block 2 given the number of people to be accommodated on the site. With regard to overlooking the Inspector only raised objection to the second floor kitchen and bathroom windows in Block 1 facing Fernhill Lodge. He raised objection to the rear wing of the care house in terms of an overbearing impact on occupiers of 120 Victoria Road on grounds of proximity (between 12 and 14 metres from the common boundary) and height (11.2 and 13.2 metres). He was satisfied with the level of provision of 21 parking spaces for 21 flats (the adopted standard for the flats was 30 spaces), although he raised concern about the usability of some of the spaces proposed and raised objection on this ground. 18 spaces for the care home was considered acceptable. He was not satisfied that cycle and refuse storage had been adequately addressed. The Inspector was of the view that the provision of the safeguarding of land to extend the cycle network could be secured by condition. As no obligation had been completed in terms of a contribution towards open space, objection was also raised on this issue.

In April 2008 an application, 08/00180/FUL, was withdrawn for an almost identical proposal to that refused in October 2008 because of parking issues.

In October 2008 planning permission was refused for the erection of a part 2 part 3 storey building comprising 40 category II sheltered apartments for older people together with owners lounge, visitors suite and estates managers office and erection of a 3 storey building with accommodation in the roof comprising 13 affordable sheltered apartments together with associated parking and access following demolition of 110-118 Victoria Road. Objection was raised on grounds of no financial contributions being secured in relation to open space and transport; no provision of affordable housing and poor living environment for future residents by reason of the lack of adequate amenity space for occupiers of the affordable flats, inadequate bin storage facilities and proximity of a bedroom to the bin store.

This scheme had two elements. First the erection a part two part three storey building comprising 30 one bedroom and 10 two bedroom Category II sheltered apartments (age restricted to residents over 65 years) on the western side of the site with a generally L shaped footprint with a maximum width of 37 metres reducing to between 14-17 metres and

depth of about 46.5 metres reducing to between 6-16 metres. It had a maximum height of about 12 metres reducing to just over 8 metres next to 120 Victoria Road. It had a hipped pitched roof with 3 feature front gables to the Victoria Road frontage. A minimum separation distance of 1.8 metres was proposed to the common boundary with 120 Victoria Road extending to 21 metres to the rear of the site. A minimum separation distance of 24 metres to the common boundary with Fernhill Lodge was also shown (41 metres between the rear projection and rear of Fernhill Lodge).

Secondly the erection of a three storey building with accommodation in the roof to provide 9 one bedroom and 4 two bedroom flats designated as affordable housing on the eastern side of the site was shown. It was rectangular in shape and measured about 16 metres in width, 18.6 metres in depth and 11 metres in height. A minimum separation distance of 7 metres was shown between the new buildings. A separation distance of one metre was retained to the common boundary with Fernhill Lodge with just over 8 metres being shown between existing and proposed side elevations. The building had a hipped pitched roof with two dormer windows in the rear roof plane. Both buildings had a traditional appearance with the use of brick, tile and render. Ramped, lift and staircases were provided to both buildings.

The proposed buildings were separated by a new entrance some 18 metres to the west of the entrance serving Fern Hill Lodge. The new entrance led to a parking area along the eastern boundaries and southern boundaries comprising 24 spaces, of which three were for disabled use, an electric buggy store for 3 buggies and storage for 4 cycles.

The current scheme relates to a smaller site than those considered in 2005 and 2008, the main difference being the exclusion of 108 Victoria Road. The proposal seeks permission for demolition of 110-118 Victoria Road (evens) and the 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.

The proposed building has an irregular shaped footprint appearing like a reversed letter "C". The part of the building on the Victoria Road frontage has a maximum width of about 38.5 metres reducing to between some 19 to 15 metres in the middle of the site and then extending out to just under 32 metres at the rear of the site. The building has a maximum depth of some 47 metres with the Victoria Road element having a depth of just under 17 metres, the central section having a depth of just under 20 metres and the rear element having a depth of some 9.5 metres. It is proposed to have a maximum height of about 10.5 metres reducing to about 10 metres next to 108 and 120 Victoria Road. It has a hipped pitched roofs with flat areas. Minimum separation distances of just under 3 metres, 20 metres and some 4.5 metres are proposed to the common boundaries with 120 Victoria Road, the parking area for Kensington Place and 1 Kensington Place to the west of the site respectively. Varying separation distances of between about 9.5 metres, just over 12 metres, some 15.5 metres, some 14.5 metres and just under 15 metres are proposed between the proposed building and the common boundary with 108 Victoria Road.

All existing trees within the site are shown to be removed. A landscape strategy masterplan has been submitted which includes the planting of new trees on the Victoria Road frontage, screening panels with climbers and hedge planting along the common boundaries with 108 and 120 Victoria Road, ornamental and standard tree planting within the proposed communal garden and a new tree in the south east corner of the site.

A new vehicular entrance is proposed from Victoria Road some 12 metres from the entrance to Fern Hill Lodge. This leads to a parking area comprising 14 spaces on the eastern side of

the site adjoining the common boundary with 108 Victoria Road. An electric buggy store for 5 buggies is proposed on the western side of the site on the Victoria Road frontage. Cycle storage is also indicated within the buggy store but no specific provision is shown.

The application is supported by a planning statement, a design and access statement, a financial viability assessment, a daylight and sunlight study, a stakeholder engagement statement, a transport statement, a drainage impact assessment, a soakaway assessment report, an arboricultural assessment and method statement, a landscape strategy masterplan, a Thames Basin Heath statement, a report on the need for private retirement housing in Rushmoor, a report on Retirement Living Explained - a guide for planning and design professionals, a Geo-technical and Geo-environmental desk study report and an ecological assessment.

### **Consultee Responses**

Community - Contracts Manager	provide information on refuse and recycling requirements
Parks Development Officer	raises no objection subject to a financial contribution towards open space
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 bat mitigation strategy under a licence from Natural England.
Scottish & Southern Energy	provides details of its electricity infrastructure in the area.
Environmental Health	raise no objection subject to conditions.
Housing	seeks the provision of affordable housing on this site with mixed tenures. They suggest that the scheme be modified to enable policy compliance. They also note that an impartial viability assessment should be undertaken by the District Valuer in respect of the developers submission.
Natural England	raise objection to the proposal on grounds that the proposal has not addressed its impact on the features of interest on the Thames Basin Heaths Special Protection Area.
Planning Policy	set out the policy context for the proposal
Crime Prevention Design Advisor	gives advice on boundary treatment, the security and location of the buggy store and potential for vehicles to be parked on the public highway which are more likely to be the subject of an incident when compared with those parked on private land.

Surface Water Drainage Consultations	advises that the general surface water drainage proposals are acceptable.
Transportation Strategy Officer	raises objection to the proposal
Arboricultural Officer	No adverse views received
Thames Water	advises that public sewers cross or are close to the development and approval is required from Thames Water for any development that would be over the line of or within 3 metres of a public sewer. The applicant should ensure that storm flows are attenuated or regulated in the receiving public network through on or off site storage. Foul flows acceptable. Surface water discharge approved subject to connection to the surface system and flow control limited to 5L/S - represents 50% betterment in surface flows from the site. A gravity requisition to be made to a Thames surface water sewer to facilitate surface flows from this site. Surface flows will not be permitted to enter the foul system.

### **Neighbours notified**

In addition to posting a site notice and press advertisement, 86 individual letters of notification were sent to Amber Gardens, Invincible Road, Fern Hill Lodge Victoria Road and Victoria Road

### **Neighbour comments**

A statement of stakeholder engagement dated September 2017 has been submitted in support of the proposal which details how the applicants have engaged with the local community in the form of an online consultation with invitations sent to approximately 465 local residences and 37 businesses in the vicinity of the development site, Sir Gerald Howarth, Cllr Jacqui Vosper as Mayor and district councillors and members of the Development Management Committee. A number of detailed consultation feedback forms were sent to residents of the existing Churchill Retirement Living development at Fernhill Lodge located to the east of the site.

A total of 21 responses were received which raised the following matters:

- concern that the site was in close proximity to existing retirement development at Fern Hill Lodge and that there were already a number of older persons housing developments in the area;
- the provision of a walkway from the site to the local shops in the interests of pedestrian safety;
- a wider pavement would be welcomed;
- traffic calming measures could be installed along Victoria Road to slow traffic;
- there was a national need for older persons housing;
- redevelopment of existing satisfactory housing was destroying the character of the area;
- smaller scale older person housing would be more appropriate;

- preference for family home development rather than older person housing;
- assisted living would be more appropriate given the number of sheltered housing schemes in the road;
- 108 Victoria Road should be acquired and have a large complex with both Fern Hill Lodge and the proposed site;
- too close to Fern Hill Lodge;
- the site is too small for the proposed use;
- the site is too far from the town centre;
- Victoria Road has heavy traffic use and was not safe for elderly people to walk along the road;
- development seemed attractive/positive and there was plenty of amenity space;
- too few parking spaces;
- access should not be from Victoria Road;
- the development would downgrade the existing Fern Hill Lodge development;
- too much pressure on local utility services;
- loss of property value;
- shared use of lodge manager or parking with Fern Hill Lodge;
- all the retirement development had existing properties for sale and does not believe there was sufficient demand in the area;
- car parking;
- height of the building and
- landscaping

To address these concerns the applicants have advised that they have produced a transport statement to identify the impacts from the development on the local highway along with a review and justification of the parking spaces proposed, an increase in parking numbers to 14 spaces (from 12) and the inclusion of a detailed landscaping scheme with the application.

In response to the Council's notification process representations has been received from 108 and 113 Victoria Road objecting to the proposal on the following grounds:

- more building in this highly congested road;
- Victoria Road is an extremely busy road already and environmentally unhealthy for residents with exhaust fumes and traffic noise at all times of the day and night;
- there is already an unsightly mismatch of houses and flats along Victoria Road with existing elderly accommodation in situ;
- having two retirement apartments so close to each other does not benefit the people in the area or the old people themselves as it is a proven fact that having a mixture of ages of people helps elderly people with their physical and mental wellbeing-
- there is already two sets of retirement apartments already on this road;
- loss of privacy;
- a childcare/early years business is run from 108 Victoria Road including for vulnerable young people and safeguarding concerns are raised about increased overlooking and in terms of safe haven in respect of the proposal;
- potential for loss of employment and being put into poverty;
- loss of property value

Representations in support of the application has been received from 44 Netley Street and 22 Further Vell-Mead Fleet on the following grounds:

- the development would be very welcome;
- it would improve the aesthetic beauty of the neighbourhood;;



- replacing the existing somewhat dilapidated and neglected house with a pleasing and well thought out development of retirement flats would be beneficial to the environment and economy of the area;
- recent developments in Fleet and Farnham have been well constructed and are very sympathetic to their surroundings;
- convenient for shopping for elderly residents;
- it will provide much needed additional retirement accommodation in Farnborough;
- it will provide improved and safer vehicle access to the site;
- no adverse impact on the environment, air quality or vehicle congestion;
- ideal site for this type of accommodation for the elderly within easy reach of local amenities without having to use a car;
- this type of project will free up existing much needed houses within the area

## **Policy and determining issues**

The application site is located within the built up area of Farnborough to the north of Farnborough town centre. As such Policies SS1 (The Spatial Strategy), CP1 (Sustainable Development Principles), CP2 (Design and Heritage), CP3 (Renewable Energy and Sustainable Construction), CP4 (Surface Water Flooding), CP5 (Meeting Housing Needs and Housing Mix), CP8 (Supporting Economic Development), CP10 (Infrastructure Provision), 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 and "saved" Local Plan Policies ENV16 (Development Characteristics), ENV19 (New Landscaping Requirements), ENV22 (Access for people with disabilities), ENV41-44 (Flood Risk), ENV48, ENV49, ENV50 and ENV51 (Environmental Pollution and Noise), H9 (Accommodation specifically designed for older people), H13 (Loss of housing), H14 (amenity space), TR10 (Contributions for Local Transport Infrastructure), and OR4/OR4.1 (Open Space) are relevant to the consideration of this proposal. The Council's adopted planning documents (SPD) on 'Housing Density and Design' (May 2006), 'Planning Contributions - Transport' 2008; and 'Car and Cycle Parking Standards', 2017, the Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy as updated 2017, policy NRM6 of the South East Plan and the advice contained in the National Planning Policy Framework/Planning Practice Guidance are also relevant.

The Council published the draft submission version of the Local Plan for public consultation between Friday 9 June and Friday 21 July 2017. 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 to take place in May 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), 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), DE11 (Development on Residential Gardens), LN1 (Housing mix), LN2 (Affordable Housing), LN4 (Specialist and Supported Accommodation), NE1 (Thames Basin Heaths Special Protection Area), NE3

(Trees and Landscaping), NE4 (Biodiversity) and NE8 (Sustainable Drainage Systems) are considered relevant to the current proposal.

The main determining issues are the principle of development, the effect on the character of the area, the impact on neighbours, the living environment created, the provision of affordable housing, flood risk and drainage issues, highway considerations, open space provision, nature conservation and renewable energy and construction.

## **Commentary**

### The principle of development

The proposal results in the loss of five dwellinghouses. "Saved" local plan policy H13 resists the loss of housing unless, inter alia, the site is incorporated in a comprehensive scheme of redevelopment where there is no net loss of residential units. The proposal is the comprehensive redevelopment of the site which would provide a substantial amount of specialised residential accommodation for the elderly. 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.

The proposal is also subject to policies which protect amenity, highway safety and biodiversity whilst promoting the efficient use of land and sustainable development. As such there would be no objection to the principle of development, subject to the proposal being found to be satisfactory in addressing the following matters.

### The effect on the character of the area

Existing retirement developments in the area are set down from pavement level, largely extend across site frontages and back into their respective plots with varying roof heights. There is no objection to the principle of a single building across the site frontage which extends back into the site. However it is also noted that the eaves height of existing retirement developments reduce in height to reflect the eaves height of existing adjoining development which is invariably two storey in height, ensuring that compatible building relationships result. In this case the submitted drawings indicate that the building will have higher eaves and ridge heights when compared to adjoining development at 108 and 120 Victoria Road. This is considered to represent a significant change in height and massing that results in unsympathetic building relationships between existing and proposed development to the detriment of the character of the area. Objection is therefore raised to the proposal in this regard.

All existing trees within the site are shown to be removed, the majority of which are located in the rear gardens of the existing properties. The submitted arboricultural assessment advises that these trees category C trees which indicates that they are of low quality having little public amenity value. The application is accompanied by a landscape strategy masterplan which provides for new planting including street, ornamental and feature trees and ornamental and native hedges. Subject to the submission of a detailed landscaping scheme, which may be secured by way of condition in the event that planning permission were to be granted, no objection is raised to the proposal in landscape terms.

### The impact on neighbours

The applicant has provided a daylight and sunlight study in support of this application. It is

noted that the rear gardens of 108 and 120 Victoria Road and 1 Kensington Place are orientated to the south. Given the siting of existing development and the separation distances proposed to be retained between existing and proposed development it is considered that the proposal would not give rise to unacceptable overshadowing impacts nor result in a material loss of light to adjoining occupiers such that planning permission should be refused on these grounds.

108 Victoria Road is located to the east of the site and comprises a two storey dwellinghouse with main garden to the rear. The occupiers of this property also offer childcare facilities. There is a Silver Birch tree on the common boundary within the garden of 108 Victoria Road. Varying separation distances of between about 9.5 metres, just over 12 metres, some 15.5 metres, some 14.5 metres and just under 15 metres are proposed between the proposed building and the common boundary with 108 Victoria Road. It is noted that the general separation distance between Fern Hill Lodge and 108 Victoria Road in terms of windows (15 in number) which overlook the rear of 108 Victoria Road is typically in excess of 17 metres. All existing trees and high hedges are shown to be removed including the Cypress which is located on the common boundary within the site. Whilst it is noted that new planting is proposed on the common boundary this is not considered to be sufficient to safeguard appropriate levels of privacy (officer note: the landscaping on the site plan does not match that shown on the proposed landscaping strategy masterplan). It is therefore considered that given the proximity of the east elevation to the common boundary and the number of first and second floor windows in the east elevation (a total of 22 windows) the proposal is considered to result in levels of overlooking between the development and 108 Victoria Road which would result in an unacceptable loss of privacy to these occupiers. Moreover having regard to the siting and depth of Fern Hill Lodge, the cumulative impact of this building and the siting and depth of the proposed would result in an unacceptable sense of enclosure to the occupiers of 108 Victoria Road. As such objection is raised to the proposal in terms of its impact on 108 Victoria Road.

120 Victoria Road is located to the west of the site and comprises a two storey dwellinghouse with main garden area to the rear. It is noted that all existing trees along the common site boundary are proposed to be removed. The proposal will result in increased overlooking particularly in relation to the existing windows in the side elevation of 120 Victoria Road and over the lower part of the rear garden. It is noted that there are kitchen, corridor and secondary living room windows in the west elevation at first and second floor level that have the potential to overlook the existing windows. Given the ability to secure either high level or obscure glazing in the windows as shown by way of condition in the event that planning permission were to be granted and the largely secondary nature of these windows, no objection on privacy grounds is raised to the proposal in this respect. With regard to the rear garden it is considered that given the separation distances retained (generally about 20 metres from the west elevation and some 19 metres from the north facing rear element) no material loss of privacy is considered to result.

1 Kensington Place is located to the west of the site and comprises a two storey end terrace property with accommodation in the roofspace providing three floors of accommodation. No windows are proposed above ground floor in the side elevation which is about 4.5 metres from the common boundary. As the rear element is set back from the rear of 1 Kensington Place no overlooking from upper floor windows would result. There will be an increase in overlooking from the south elevation of the front part of the building to the front elevation of 1 Kensington Place and the wider terrace. However given the oblique nature of this overlooking and separation distances retained this is not considered to result in a material loss of privacy to these residents. The proposal would give rise to some impact as a result of

the height and depth of the rear element particularly in relation to the rear garden. However given the separation distance retained to the boundary, an intervening pedestrian route and the ability to secure appropriate landscaping to mitigate this impact in the event that planning permission were to be granted, no material impact is considered likely.

105-115a Victoria Road lie to the north of the site. The proposed development will result in increased overlooking by virtue of the number of windows proposed in the north elevation. However the proposed building relationship reflects the existing pattern of overlooking typical in the area and is not considered to result in a material loss of privacy. It is also noted that additional trees are proposed on the Victoria Road boundary which would provide further screening.

Given the commercial and retail use of the premises to the south of the site and the intervening separation distances no material loss of amenity to these occupiers is considered to result.

#### The living environment created

The proposal details one and two bed flats which are considered to provide acceptable levels of accommodation to meet the occupational needs of future residents. A lift is provided to the upper floors. All residents would have access to amenity space in the form of communal landscaped gardens which is acceptable. However there are flats (numbers 10, 16, 19, 31, 32, 34, 35, 36 and 37) that have no windows to kitchens providing natural light or ventilation. This is considered to result in a poor environment with reliance on artificial light and ventilation which is not acceptable in planning terms. As such objection is raised to the proposal in this regard. It is noted that all the flats in Fern Hill Lodge have kitchen windows.

There will be inter and overlooking within the scheme which will impact on privacy of future residents. However the proposed layout is not unusual in a residential development of this type, including at Fern Hill Lodge, and future residents will be aware of this when deciding whether to live there. No objection is raised to the proposal in this regard.

A Phase 1 Desk Study Report has been submitted in support of this proposal. Environmental Health advise that this report has identified the need for intrusive site investigations, to include analysis of soils, and groundwater if present, and a program of gas monitoring. In the event that planning permission were to be granted this could be secured by condition.

#### The provision of affordable housing

The proposal is for 42 residential dwellings. The comments received from Housing are noted. Policy CP6 requires a 'minimum of 35% of dwellings on sites of more than 15 or more net dwellings' to be in the form of affordable housing, subject to site viability. No affordable housing is proposed and a financial viability assessment has been submitted in this regard. This report has been considered by the District Valuer which concludes that the development would not be viable if affordable housing were provided on site or an affordable housing contribution in lieu of on site provision were to be sought. On this basis no objection is raised to the proposal in respect of policy CP6. It is noted that the developer used a figure of £161,577.00 for section 106 contributions in the financial viability assessment. This figure is considered to be too low as this figure is calculated to be in excess of £300,000 (SPA, open space and transport).

## Flood risk and drainage issues

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 drainage impact assessment and a soakaway assessment report which confirms that the use of infiltration drainage is not feasible on this site due to the low permeability of the underlying strata and shallow groundwater levels. The proposed strategy includes the use of a lined permeable pavement system to drain the parking area; a piped drainage system and cellular attenuation to drain the roof areas with a controlled runoff rate from the site to the surface water sewer. Hampshire County Council (HCC) as Lead Local Flood Authority, the Environment Agency (EA) and Thames Water have been consulted on this proposal. No response was received from the EA with no objection being received from Thames Water. HCC has raised no objection to the proposal to the submitted details but seeks a more detailed drainage strategy. This may be secured by way of condition in the event that planning permission were to be granted. On this basis no objection is raised to the proposal on flood risk and drainage terms.

## Highway considerations

The application is supported by a transport statement which makes reference to the Council's Car and Cycle Parking Standards supplementary planning document (SPD) dated March 2012. Whilst the Council adopted a new car and cycle parking standard in November 2017, the applicable standard for this development ie one parking space for each dwelling (Older Persons housing, Active elderly) remains unchanged. This provision is less than the full standard which would otherwise have required two spaces per 2 bedroom dwelling. The application states that the proposal is intended for elderly persons of 60 years or older. It is not unreasonable to expect that residents of this age would own a car. Churchill Retirement Living did comment in the Car and Cycle Parking SPD consultation that the Council were requiring too many parking spaces, however the Council's Cabinet were satisfied that the proposed standard was correct when they adopted it in November 2017.

The Transport Statement includes a profile of ages of residents (using 2012 data) in other Churchill developments which shows a high proportion of residents to be 78 years or older, which may suggest that the profile may not be considered as "Active elderly" in terms of our parking standard. Further information from 8 other Churchill sites has been provided which does demonstrate that a ratio of 0.33 parking spaces per unit is acceptable.

The Council's parking standard does make provision for "Nursing and Rest Homes" to have 1 parking space for every 4 residents (not residential units) plus 1 space for each member of staff. This development of 27x 1 bed and 15 x 2 bed units potentially can accommodate 57 residents which would equate to 14 parking spaces plus spaces for staff. Notwithstanding this it is noted that the terms of the proposal are for self-contained elderly persons accommodation. As the Transport Statement refers to a Lodge Manager and other staff, there needs to be more parking spaces provided than shown on the site layout to accommodate the staff numbers.

In view of the nature of the development it is not a requirement that further visitor parking spaces should be provided, any vacancy of spaces would then be available for visitors. To achieve this it is recommended that the parking spaces are not allocated to residents. This may be secured by way of condition in the event that planning permission were to be granted.

The adopted Rushmoor Car and Cycle Parking Standards requires for new development that

each parking space should be 2.5m x 4.8m, the length of the space should be 6m for longitudinal parking, the spaces shown on the proposed site layout for this application appear to be only 2.4m wide.

The Council's parking standard requires that 5% of spaces are marked for disabled use and these spaces should have a 1.2m margin for access adjacent to the side of the parking space, no disabled parking spaces are shown on the site layout.

In view of the location and the lack of car parking a good facility is expected to be provided for mobility vehicles. The site layout shows a shelter for 5 scooters, which seems to be inadequate for 57 residents. If the development is to be considered as a Rest Home then there should be cycle parking for each member of staff (see comment above about the nature of the proposal). The Transport Statement considers the mobility scooter store to also provide this accommodation, which is not satisfactory for the reason stated above.

A further consequence of the reduced parking requirement will be the need for servicing access by hospital transport and delivery vehicles. Satisfactory consideration of this together with tracking information has been provided with this application.

This is a large development of 42 homes and it does not seem appropriate for the waste collection to be from Victoria Road, which is assumed to be the proposed arrangement in view of the location of the refuse stores. Victoria Road is narrow with limited space for vehicles to pass a refuse freighter and it is expected that the refuse collection should be from a vehicle entering the site.

The proposed vehicular entrance from Victoria Road is using a single point of access 4.5m wide with 1.5m footway on the western side which is satisfactory for the scale of the development. The proposed dropped kerb entrance would have a 2.4m x 43m sight line. It is expected that the development will also make arrangements with the highway authority for the reinstatement of the drives and raising the kerbs in front of the houses that will be demolished. This could be secured by condition in the event that planning permission were to be granted. A separate consent for works within the highway must first be obtained from the highway authority.

Based on the submitted information, and having regard to the commentary above, it is noted that no staff car parking has been provided, the size of the parking spaces do not comply with the Council's adopted standard, no disabled parking provision has been made, inadequate provision for mobility scooters and cycles has been made and it has not been satisfactorily demonstrated that acceptable refuse collection arrangements are provided. Given these concerns objection is raised to the proposal on highway grounds. It is noted that on site turning for refuse vehicles was approved for the Fern Hill Lodge development.

The proposal will represent an increase in the number of multi-modal trips to the site for 42 residential dwellings when compared to the existing 5 detached dwellings. Using the Hampshire Transport Contributions policy calculations this would equate to  $(27 \times 3.7) + (15 \times 7) - (5 \times 7) = 170$  additional multi-modal trips which equates to  $170 \times \text{£}230 = \text{£}39,100$ . The Rushmoor Transport improvements list includes proposed improvements to cycle and pedestrian links from Cove to Farnborough along the Cove Road and Victoria Road corridor. Further to this, and in view of the use of this section of path by elderly often with mobility scooters to gain access to the town other similar developments on this frontage have included in their proposal the setting back of their front boundary and dedication of land to the highway to enable the formation of a 3m shared surface corridor which should be

included with this development. This may be secured by way of legal agreement/condition in the event that planning permission were to be granted. As such an agreement has not been completed objection is raised to the proposal in this regard.

### Open space provision

The Local Plan seeks to ensure that adequate open space provision is made to cater for future residents in connection with new residential developments. "Saved" local plan policies OR4 and OR4.1 allow provision to be made on the site, or in appropriate circumstances a contribution to be made towards upgrading facilities nearby. The policy does not set a threshold of a particular number of dwellings or size of site above which the provision is required. Open Space requirements comprise three elements; amenity area/parkland, children's play area and sports pitches. Given the nature of the accommodation being proposed, a contribution in respect of amenity area/parkland is sought which is normally secured by way of legal agreement. No such agreement has been completed and objection is therefore raised to the proposal in this regard

### Nature Conservation

The Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy is now in place. This includes the Suitable Alternative Natural Greenspace (SANG) at Bramshot within Hart in order to divert additional recreational pressure away from the Thames Basin Heaths Special Protection Area (TBHSPA) and the provision of a range of Strategic Access Management and Monitoring Measures to avoid displacing visitors from one part of the TBHSPA to another and to minimize the impact of visitors on the TBHSPA. The proposal meets the criteria against which requests to allocate capacity at the Bramshot SANG will be considered. The application is supported by a Thames Basin Heath Statement which concludes the development would not impact the Special Protection Area by virtue of the age of occupiers, the low parking provision, the restriction precluding pets from the development, availability of open spaces and occupancy levels. No mitigation has been sought for the submitted proposal in accordance with the above strategy. Natural England have been consulted in this application and do not agree with the conclusions made in this statement. As the development does not make an appropriate developer contribution to avoidance and mitigation measures, Natural England have objected to this proposal. As such the proposal does not mitigate its impact on the Thames Basin Heaths Special Protection Area and on this basis objection is raised to the proposal in this regard.

The Council's Ecologist has been consulted on this application and confirms that he has no record of protected species relevant to the application beyond those outlined in the ecology report. The proposals will not directly impact any sites of nature conservation value.

The ecology assessment established that the existing site supports a small day roost for pipistrelle bats. Under current guidance this roost is assessed as having low conservation significance although on a more local scale it is of raised interest. Given that the existing properties are to be demolished the roost will be lost. An outline mitigation strategy is detailed in the ecology report which is supported. If implemented under a licence from Natural England it will ensure there is no negative impact on the conservation status of bats as a result of the application.

There are also other mitigation measures outlined all of which are also supported. In addition the report recommends enhancements which will provide a "net gain" for biodiversity

as outlined in the NPPF. Given the species present in the local area it is recommended that the proposed house martin nest cups are replaced with swift boxes/swift bricks. It is recommended that specialist advice be sought from the Hampshire Swift group.

He raises no objection to this application on the grounds of biodiversity subject to the recommendations in the ecology report being implemented in full, including the bat mitigation strategy under a licence from Natural England. These measures may be secured by way of condition in the event that planning permission were to be granted.

Renewable energy and construction.

Following the Royal Assent of the Deregulation Bill 2015 (26 March 2015) the government's current policy position is that planning permissions should not be granted requiring or subject to conditions requiring, compliance with any technical housing standards for example the Code for Sustainable Homes, other than for those areas where authorities have existing policies. In Rushmoor's case this means that we can require energy performance in accordance with Code Level 4 as set out in policy CP3 of the Rushmoor Core Strategy. Whilst the applicant has indicated that ground source heat pumps and low energy lighting will be used, no detailed information has been provided by the applicant in this regard. As such it is considered that this matter may be satisfactorily addressed by way of condition in the event that planning permission were to be granted. On this basis no objection is raised to the proposal in terms of policy CP3.

## 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. It could also provide economic benefits in terms of support for local shops and services through the maintenance of the building/ garden and by future residents. However this is considered to be outweighed by the harm associated with the proposal set out above. The proposal is therefore recommended for refusal.

## Full Recommendation

It is recommended that planning permission be **REFUSED** for the following reasons:

- 1 The proposed building would represent a significant change in height and massing resulting in unsympathetic building relationships between it and existing property to the detriment of the character of the area. This conflicts with "saved" local plan policy ENV16 and policy CP2 of the Rushmoor Core Strategy. Regard has also been had to policy D1 of the Rushmoor Local Plan Draft Submission June 2017.
- 2 The proposed first and second floor windows in the east elevation are considered to result in levels of overlooking between the development and 108 Victoria Road which would result in an unacceptable loss of privacy to these occupiers. In the context of Fern Hill Lodge, the cumulative impact of buildings would result in an unacceptable sense of enclosure to the occupiers of 108 Victoria Road. The proposal therefore conflicts with "saved" local plan policy ENV16 and policy CP2 of the Rushmoor Core Strategy.
- 3 The lack of kitchen windows serving flats 10, 16, 19, 31, 32, 34, 35, 36 and 37 would result in an unacceptable living environment for future residents by virtue of the lack of

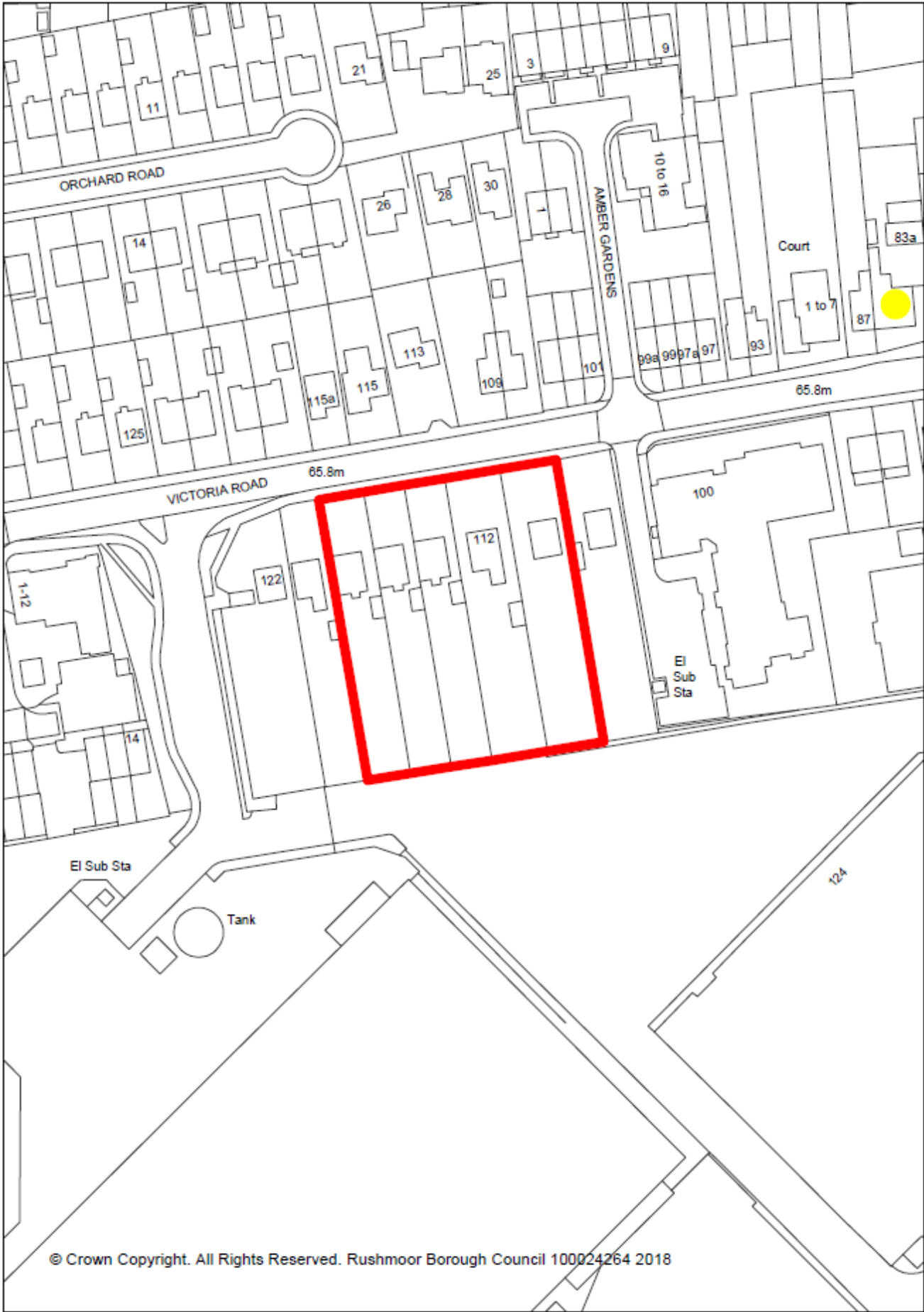


natural light and ventilation. It represents poor design contrary to Policy CP2 of the Rushmoor Core Strategy.

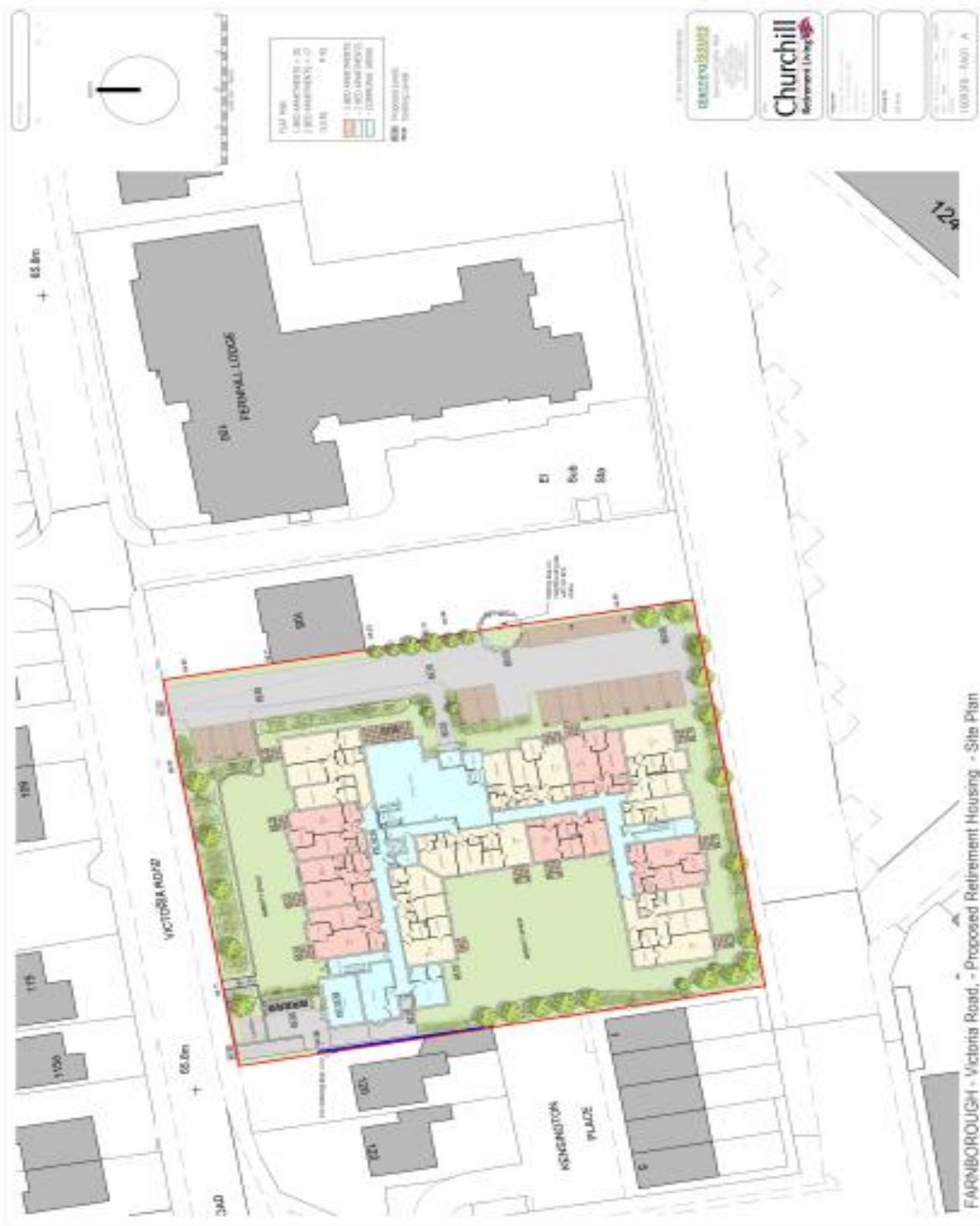
- 4 The development is unacceptable in highway terms in that no staff car parking has been provided, the size of the parking spaces do not comply with the Council's adopted standard, no disabled parking provision has been made, inadequate provision for mobility scooters and cycles has been made and it has not been satisfactorily demonstrated that acceptable refuse collection arrangements can be provided. The proposal conflicts with the objectives of policy CP16 of the Rushmoor Core Strategy and the Council's adopted Car and Cycle Parking Standards 2017. Regard has also been had to policy IN2 of the Rushmoor Local Plan Draft Submission June 2017.
- 5 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.
- 6 The proposed development would fail to make provision for open space contrary to the provisions of policy CP12 of the Rushmoor Core Strategy and "saved" policy OR4 of the Rushmoor Local Plan Review 1996-2011. Regard has also been had to policy DE6 of the Rushmoor Local Plan Draft Submission 2017.
- 7 The proposal fails to make an appropriate contribution to local transport projects and therefore does not meet the requirements of the Council's adopted supplementary planning document - Planning Contributions - Transport 2008 and "saved" policy TR10 of the Rushmoor Local Plan Review 1996-2011. Regard has also been had to policy IN2 of the Rushmoor Local Plan Draft Submission June 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.



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FARNBOROUGH - Victoria Road, - Proposed Retirement Housing - Site Plan



Victoria Road Contextual Elevation N.T.S

- Materials Key**
- 1. Heavy Angles for "Claylight Red"
  - 2. Heavy Angles for "Forest Gray"
  - 3. Soft Folds for "New York Blue"
  - 4. Soft Folds for "New York Blue"
  - 5. Soft Folds for "Forest Gray"
  - 6. Soft Folds for "Forest Gray"
  - 7. Soft Folds for "Forest Gray"
  - 8. Soft Folds for "Forest Gray"



Victoria Road Elevation Scale 1:100



**CLAYTON ASSOCIATES**  
ARCHITECTS

**Churchill Retirement Living**

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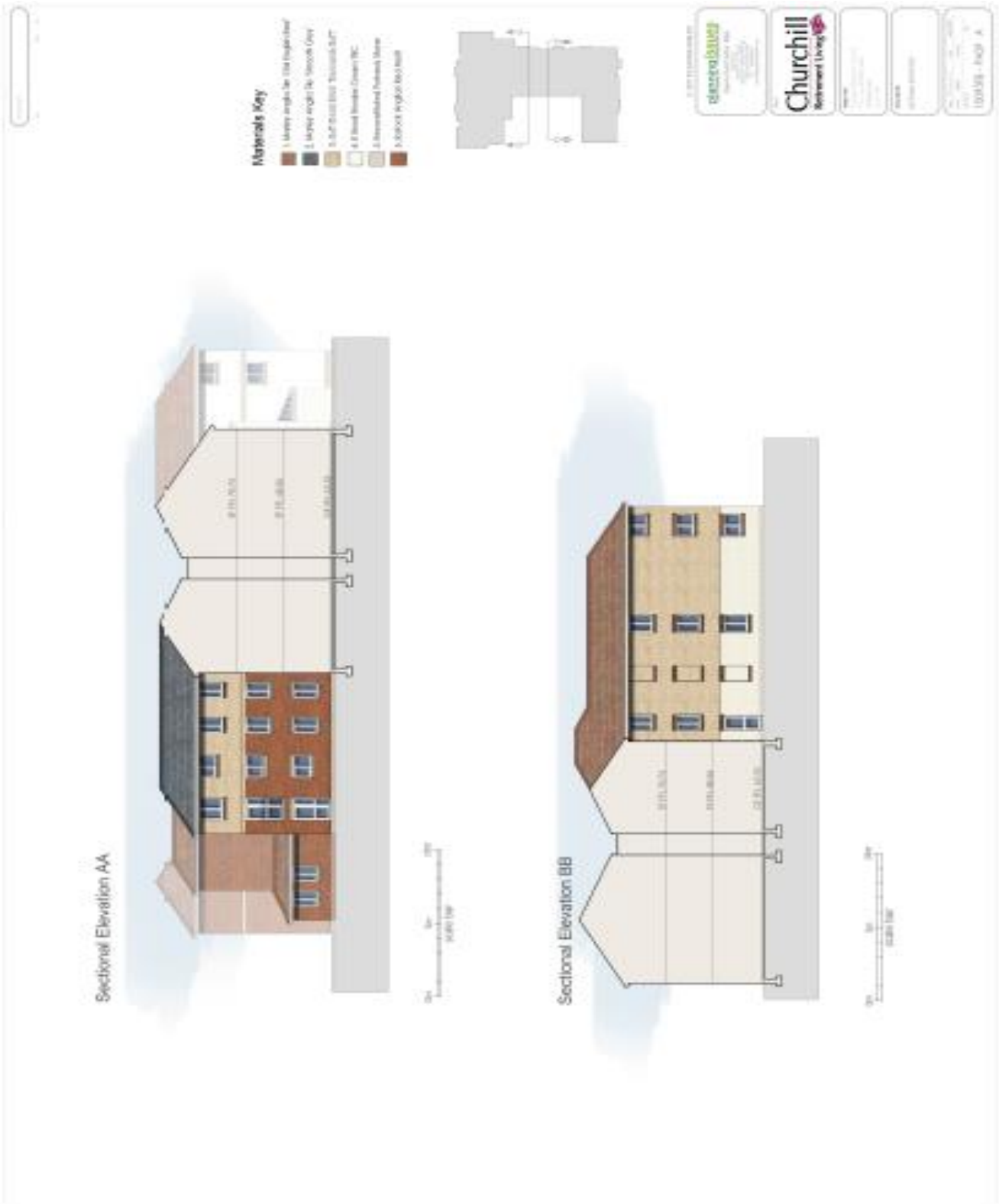




Main Entrance Contextual Elevation N.T.S

Main Entrance Elevation Scale 1:100

- Material's Key**
- 1 - Limese wright De Chertingen kerf
  - 2 - Limese wright De Snyde kerf
  - 3 - Buitse kerf Woonkerf
  - 4 - Buitse kerf Woonkerf
  - 5 - Buitse kerf Woonkerf
  - 6 - Limese kerf



**PLANTING PALETTE**

**NEW PLANTING STRATEGY**  
 The landscape design is intended to be a long-term investment in the building's future. The design is intended to be a long-term investment in the building's future. The design is intended to be a long-term investment in the building's future.

- PERENNIALS**  
 Perennial plants are plants that live for more than two years. They are often used in landscaping for their long-term presence and low maintenance requirements.
- SHRUBS**  
 Shrubs are woody plants that are smaller than trees. They are often used in landscaping for their ability to provide structure and color to a garden.
- TREES**  
 Trees are the largest and tallest plants in a landscape. They provide shade, structure, and a sense of scale to a garden.

- GRASSES**  
 Grasses are a type of plant that are often used in landscaping for their ability to provide texture and color to a garden.
- GROUND COVERS**  
 Ground covers are plants that grow close to the ground. They are often used in landscaping to fill in gaps between other plants.
- WATER PLANTS**  
 Water plants are plants that grow in or near water. They are often used in landscaping to create a sense of water and movement in a garden.

- FLOWERING PLANTS**  
 Flowering plants are plants that produce flowers. They are often used in landscaping to provide color and interest to a garden.
- FRUITING PLANTS**  
 Fruiting plants are plants that produce fruit. They are often used in landscaping to provide a sense of abundance and harvest to a garden.
- WAXY LEAF PLANTS**  
 Waxy leaf plants are plants that have a thick, waxy coating on their leaves. They are often used in landscaping for their ability to retain moisture and resist pests.

- LOW GROWING PLANTS**  
 Low growing plants are plants that grow close to the ground. They are often used in landscaping to provide texture and color to a garden.
- MEDIUM GROWING PLANTS**  
 Medium growing plants are plants that grow to a height of about 1-3 feet. They are often used in landscaping to provide structure and color to a garden.
- HIGH GROWING PLANTS**  
 High growing plants are plants that grow to a height of more than 3 feet. They are often used in landscaping to provide structure and shade to a garden.

- CLIMBING PLANTS**  
 Climbing plants are plants that grow up a wall or trellis. They are often used in landscaping to provide color and interest to a garden.
- WATER PLANTS**  
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**LANDSCAPE OF RATED MASTER PLAN**



**LANDSCAPE MATERIALS LIST**

- Grassland**  
 Grassland material is a type of ground cover that is often used in landscaping for its ability to provide texture and color to a garden.
- Paved area**  
 Paved area material is a type of ground cover that is often used in landscaping for its ability to provide structure and color to a garden.
- Shrubland**  
 Shrubland material is a type of ground cover that is often used in landscaping for its ability to provide structure and color to a garden.
- Water**  
 Water material is a type of ground cover that is often used in landscaping for its ability to provide structure and color to a garden.

**KEY**

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**CLIMBING PLANTS**

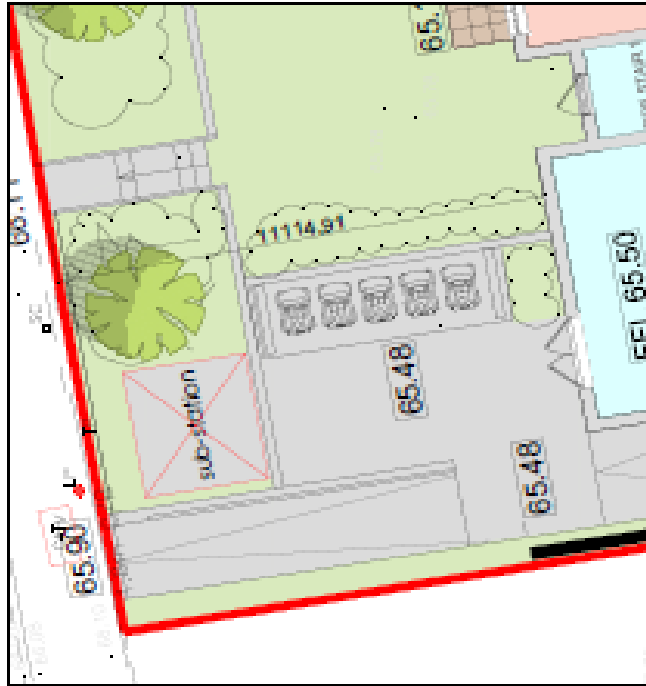
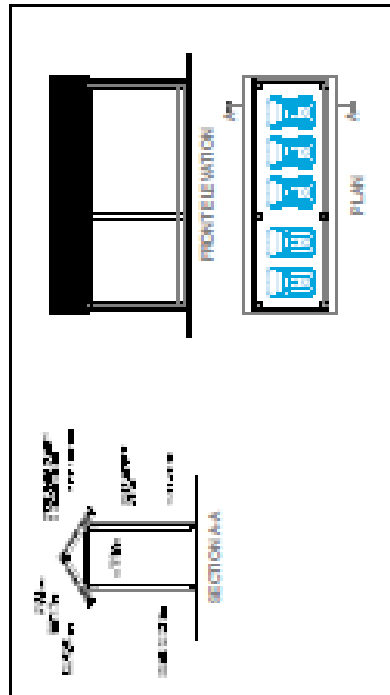
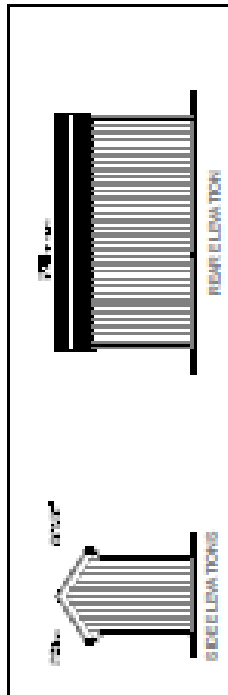
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 Email: info@churchillpark.co.uk  
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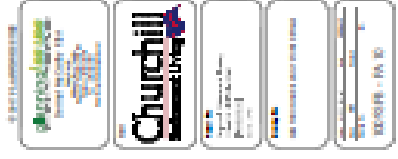
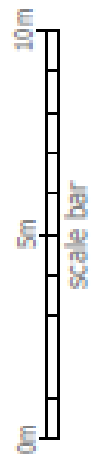
**JAMES BLAKE ASSOCIATES**  
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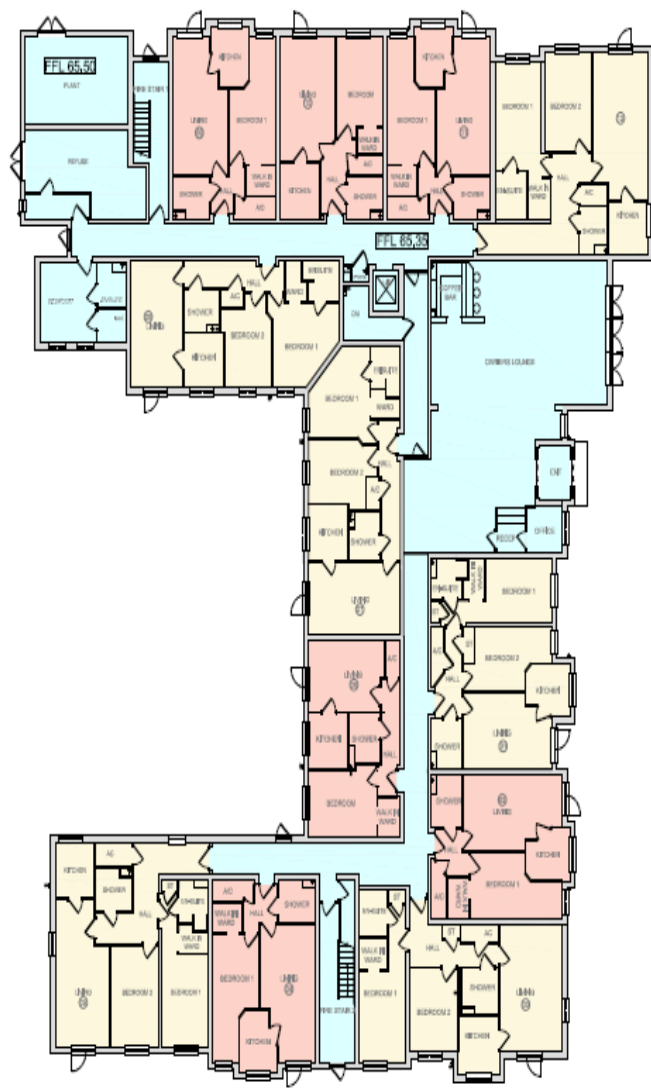


**Buggy Store Details**



**Substation Elevations**

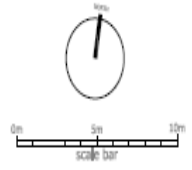




GROUND FLOOR FLAT MIX:

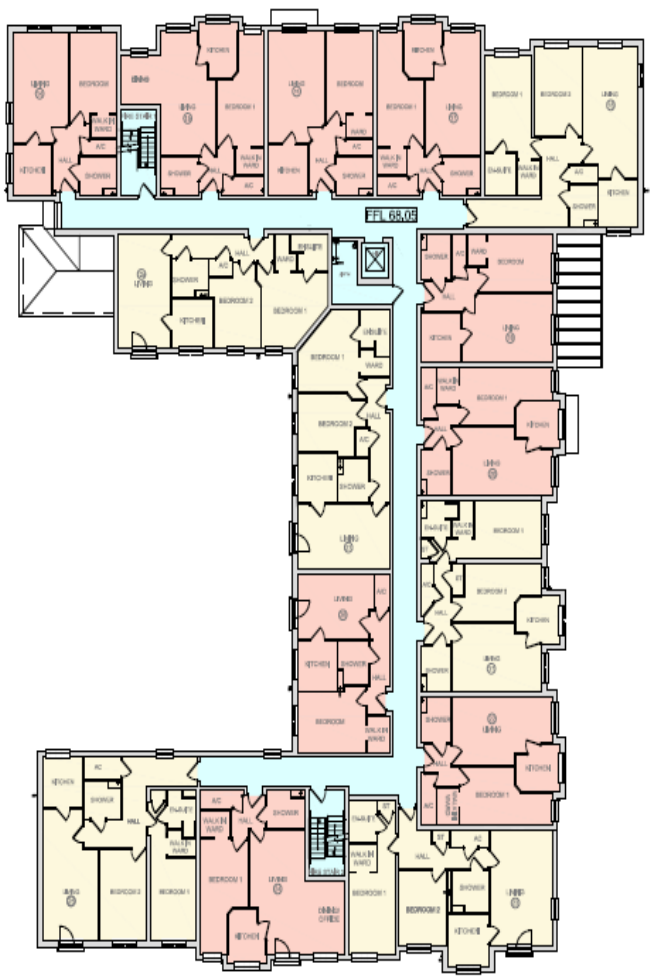
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- 2 BED APARTMENTS = 06
- TOTAL = 12

- 1 BED APARTMENTS  
 - 2 BED APARTMENTS  
 - COMMUNAL AREAS



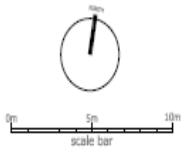
CITY PLANNING ISSUES  
**Planning Issues**  
 CONSULTATION  
 CHURCHILL RETIREMENT LIVING  
 10093FB - PA02 - A  
 10093FB - PA02 - A  
 10093FB - PA02 - A  
 10093FB - PA02 - A  
 10093FB - PA02 - A

FARNBOROUGH - Victoria Road, - Proposed Retirement Housing - Ground Floor Plan



FIRST FLOOR FLAT MIX:  
 1 BED APARTMENTS ■ 09  
 2 BED APARTMENTS ■ 06  
 TOTAL ■ 15

■ 1 BED APARTMENTS  
 ■ 2 BED APARTMENTS  
 ■ COMMUNAL AREAS



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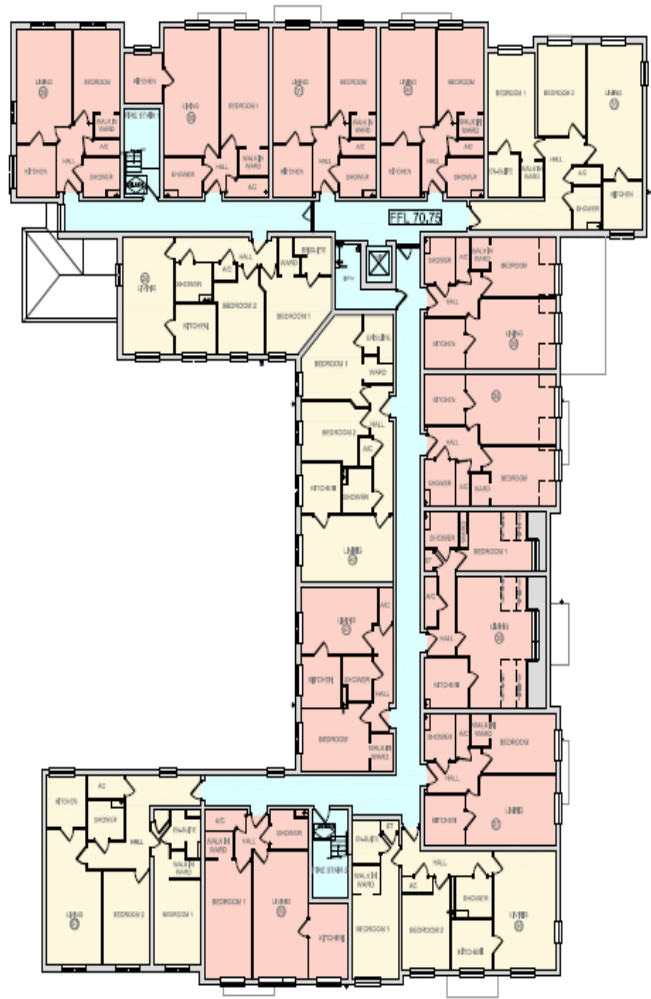
**Churchill Retirement Living**

Phase 1  
 Proposed Retirement Housing  
 100-102 Victoria Road  
 Farnborough  
 GU14 7JH

Phase 1A  
 100-102 Victoria Road

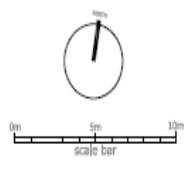
Scale: 1:500 @ A3  
 Date: 2018  
 No: 10093B  
 10093B - PAD3 A

FARNBOROUGH - Victoria Road, - Proposed Retirement Housing - First Floor Plan



SECOND FLOOR FLAT MIX:  
 1 BED APARTMENTS = 10  
 2 BED APARTMENTS = 05  
 TOTAL = 15

- 1 BED APARTMENTS  
 - 2 BED APARTMENTS  
 - COMMUNAL AREAS



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Client:  
**Churchill Retirement Living**

Project:  
 Retirement Housing  
 100-102 VICTORIA ROAD  
 FARNBOROUGH  
 GU14 7PH

Drawn:  
 SECOND FLOOR PLAN

Scale: 1:200 @ A4    1:100 @ A3  
 Date: 08/05/17    Issue: 01  
 Drawing No: 10093FB - PAGE A

FARNBOROUGH - Victoria Road, - Proposed Retirement Housing - Second Floor Plan

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	Mark Andrews
Application No.	18/00092/FULPP
Date Valid	7th February 2018
Expiry date of consultations	1st March 2018
Proposal	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
Address	<b>Alpine Ski Centre Gallwey Road Aldershot Hampshire GU11 2DD</b>
Ward	Wellington
Applicant	Mr Clive Marshall
Agent	None
Recommendation	<b>GRANT</b>

### **Description**

The application relates to the Aldershot Alpine Centre, located within Aldershot military town, which is entered from Gallwey Road. The site is owned by the Council and operated on their behalf by the applicant. The land to the north comprises of Wellesley Woodland SANG and the land to the east forms part of God's Acre, a residential phase of Aldershot Urban Extension. Based on the current programme, this zone is not expected to be developed until 2025.

The proposal is for the erection of 119m long section of 2.4m high palisade fence along the northern boundary of the site, running through a patch of dense wooded land and steeply sloping land, and a 118m long section of 1.8m high palisade fence along the southern boundary, adjacent to Hurst Road. The fencing is required to secure the site from unauthorised entry.

### **Consultee Responses**

Aspire Defence Services Ltd      No comments received

### **Neighbours notified**

In addition to posting a site notice, 4 individual letters of notification were sent to properties in Alisons Rd, Gallwey Rd, the MOD and Grainger PLC.

### **Neighbour comments**

No representations received.

### **Policy and determining issues**

The site is located within the built up area as defined in the Rushmoor Core Strategy and saved Rushmoor Local Plan Review 1996-2011. As such, Core Strategy Policy CP2 (design and heritage); saved Local Plan Policy ENV17 (general development); and emerging Local Plan Policy DE1 (design in the built environment) is relevant to the consideration of the current proposals

The relevant determining issues are considered to be the impact on the character and appearance of the area and the impact on neighbouring amenity.

### **Commentary**

#### **Visual Impact –**

The proposed fencing is of utilitarian appearance, which is considered to visually accord with the functional appearance of the applicant property and others nearby. It is considered that there would be little impact upon visual amenity or the character of the area and it is therefore considered that the proposal would have an acceptable visual impact.

#### **Impact on Neighbours -**

Due to the location and the distance of separation, the fencing would have no detrimental impact on neighbours in terms of loss of light, overshadowing and is therefore considered acceptable in this regard.

### **FULL RECOMMENDATION**

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

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

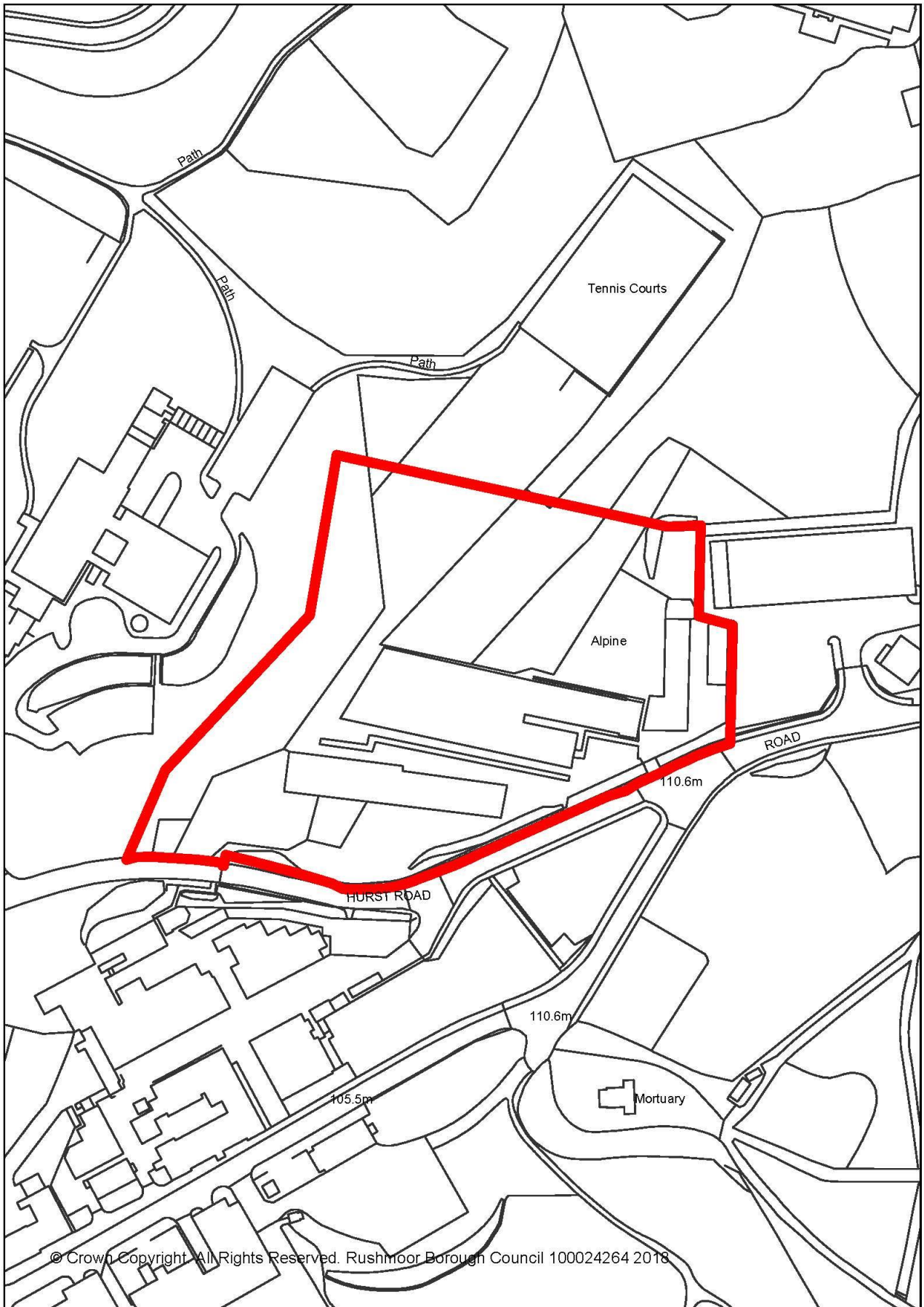
Reason - As required by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The permission hereby granted shall be carried out in accordance with the following approved drawings - PLAN-01, PLAN-02 & PLAN-03

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

## **Informatives**

- 1     INFORMATIVE - REASONS FOR APPROVAL- The Council has granted permission because the proposals are considered to be acceptable in visual terms and gives rise to no significant material and harmful impact on neighbouring properties. The proposals are thereby considered acceptable having regard to the criteria set out in Rushmoor Core Strategy Policy CP2, saved Local Plan Policy ENV17 and emerging Local Plan Policy DE1.It is therefore considered that subject to compliance with the attached conditions, and taking into account all other material planning considerations, including the provisions of the development plan, the proposal would be acceptable. This also includes a consideration of whether the decision to grant permission is compatible with the Human Rights Act 1998.
  
- 2     INFORMATIVE – The 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.







**Location of Proposed Palisade Fence'**

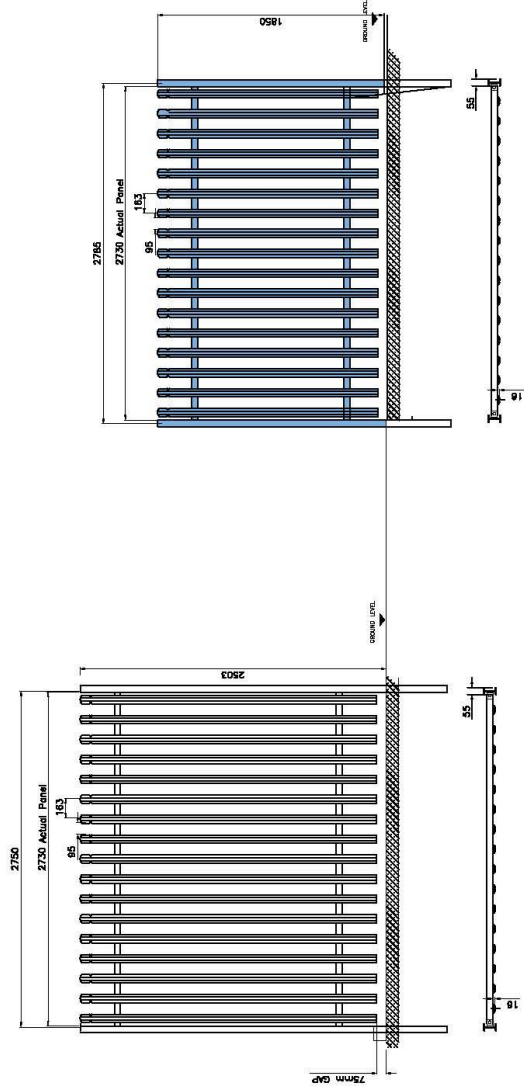
Ref: Plan 02

File: 10024264  
 Created: 2013-04-15 14:38

Scale: 1:1250

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Ref: 18/00092/FULPP



Northern Boundary Southern Boundary

Proposed Metal Palisade Fencing to the Alpine Ski Center, Aldershot

Scale 1:50 @ A4

Ref: Plan 03

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	Mark Andrews
Application No.	18/00118/RBCRG3
Date Valid	8th February 2018
Expiry date of consultations	1st March 2018
Proposal	Retention of timber outbuilding for breakout use ancillary to adjacent wet hostel and associated hard landscaping
Address	<b>259 North Lane Aldershot Hampshire GU12 4SU</b>
Ward	Wellington
Applicant	Ms Qamer Yasin
Agent	Zoe Paine
Recommendation	<b>GRANT</b>

### **Description**

The site is located at the northern end of North Lane, close to its junction with Ordnance Road. It comprises a single storey building in a grassed compound, with vehicular access via an adjacent Ministry of Defence car park. The site had been vacant for a number of years and was previously used as an Air Cadets HQ. Adjacent to the entrance gate is a steel lattice mast with a radio antenna and floodlight at the top.

In 2010 planning permission was granted (ref: 10/00769/FULPP) for the erection of a single storey side extension to the hut but this was not implemented. On the 10th March 2014, hybrid outline planning permission (ref: 12/00958/OUT) was granted for the redevelopment of land at the Ministry of Defence's former Aldershot Garrison for up to 3,850 no. dwellings together with associated infrastructure and Suitable Alternative Natural Greenspace (SANG). The Master Plan for the development "Wellesley" is divided into a series of Development Zones. The application site is located in Development Zone S – REME. Based on the current programme, this zone is not expected to be developed until 2026.

On the 28th June 2016, Rushmoor Borough Council's Cabinet considered a report by the Head of Environmental Health and Housing (ref; EHH1607). The report set out a proposal to use 259 North Lane as temporary accommodation for rough sleepers, providing specialist housing and intervention for a period of three years, for up to nine people with drug, alcohol and mental health issues.

The Cabinet expressed strong support for the project and considered that this would provide great assistance to the problem with rough sleepers, particularly in Aldershot. Members sought assurance that adequate facilities and support would be available to hostel residents once they were ready to move on from the hostel.

The Cabinet RESOLVED that

- (i) approval be given to seek planning permission for a change of use for the building;
- (ii) a variation to the Capital Programme of £20,000 in 2016/17 be approved; and
- (iii) a Supplementary Estimate of £34,700 in 2016/17, to reflect costs as set out in the Head of Environmental Health and Housing's Report No. EHH1607, for which the Council had already secured grant funding, be approved.

Temporary planning permission (three years) was granted in August 2016 (ref 16/00557/RBC3PP) for the change of use of the property to a 'wet hostel' (one where the occupiers are permitted access to alcohol under supervision), to provide emergency accommodation for homeless people. The internal layout was reconfigured, to provide 9 bedrooms (one of which is a crash pad) with a central corridor, living area, office, kitchen and two shower rooms. The proposal involved limited external alterations, which included the formation of a covered bin store adjacent to the entrance gates in the south-west corner of the site, along with a new ramped access route and cycle store north of the building. The external grounds are covered with a modular paving to provide a safe level area with two car parking spaces.

Further details:

- The wet hostel opened for use in March 2017
- The accommodation is being managed by the Society of St James Housing Association on behalf of Rushmoor Borough Council.
- The accommodation provides on-site support for addiction and mental health problems; money management skills training; support into skills and employment training; life skills including preparing to manage your tenancy and befriending and fellowship.
- Laundry and cooking facilities are provided in the kitchen.
- The hostel is staffed on a 24 hour basis.

The current application seeks retrospective planning permission for the retention of a timber outbuilding within the grounds of the wet hostel. The outbuilding measures 4.8m wide, 4m deep with a dual pitched roof measuring a maximum height of 2.73m. The outbuilding is used by residents and support staff and provides quiet space for one to one support meetings and an informal break out area for residents to socialise. The application also incorporates a no dig modular paving system with artificial grass surrounding the outbuilding and provides level access to the main hostel building.

### **Consultee Responses**

Aspire Defence Services Ltd	No comments received
Housing	No objection
Environmental Health	No objection

## **Neighbours notified**

In addition to posting a site notice, 7 individual letters of notification were sent to properties in Darwin Grove,

## **Neighbour comments**

No representation received.

## **Policy and determining issues**

The application site is located in the southeast part of the AUE as allocated in the Rushmoor Plan (Core strategy). The site does not fall within a conservation area and the proposals would not affect any statutory listed buildings or other heritage assets.

The National Planning Policy Framework (NPPF March 2012) provides the Government's planning policies for England and sets out a presumption in favour of "sustainable development". The context for sustainable development is set by twelve core planning principles. 6.1.2 Annex 1 of the NPPF notes that applications for planning permission should be determined in accordance with the local plan unless material considerations indicate otherwise.

The Council adopted the Rushmoor Core Strategy in October 2011. Core Strategy Policy SP1 (Aldershot Urban Extension), CP1 (Sustainable Development Principles), CP2 (Design and Heritage) and CP16 (Reducing and Managing Travel Demand) are relevant to the consideration of the current proposals. Rushmoor Local Plan Review saved policies ENV17 and ENV49 (Development on Contaminated Land); and emerging Local Plan Policies SS1 (Presumption in Favour of Sustainable Development), SP5 (Wellesley) & DE1 (Design in the Built Environment) are also relevant.

The main determining issues are the impact on neighbouring amenity and the impact on the character and appearance of the area.

## **Commentary**

### **Impact on Neighbours –**

Due to the location, the distance of separation from all nearby dwellings and the site being staffed and managed on a 24 hour a day basis, it is considered that the proposal would have no significant material impact on the amenity of neighbouring properties.

### **Visual Impact –**

Existing hedging and vegetation on the boundary surrounding the site, screens the outbuilding from public view and would be retained and maintained as a result of this development. The outbuilding is of conventional design and is considered in-keeping with the character of the property and area and does not give rise to any detrimental visual impact.

### **Other Issues –**

The site forms part of the much larger Royal Electrical Mechanical Engineers (REME) site, which is understood to have been subject to tipping activities since WWII, resulting in some

areas becoming contaminated with radium, mainly in the form of ash and clinker. As part of the application to change the use of the premises to a wet hostel (ref 16/00557/RBC3PP) a radiological survey was undertaken to ascertain the possible levels of contamination and identify any possible risks associated with residential use of the site. The highest radioactivity readings detected are just slightly above the levels generally considered to be indicative of background levels, and slightly below the levels deemed to pose a risk to public health. No intrusive investigation has been undertaken to assess for the presence of other contamination, such as heavy metals or asbestos.

As part of the change of use to the wet hostel the site was capped in order to break the pollutant pathway, so that any contamination within the soils will not come in contact with any temporary residents of the hostel.

The Council's Environmental Health Team have been consulted and note that the current application involves no disturbance of ground and existing mitigation measures to protect site users from potential adverse ground conditions and therefore raise no objection.

Having regard to the above, the development is not considered to present users of the hostel and support staff with any significant risks from potential contaminants.

## **FULL RECOMMENDATION**

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

### **Conditions**

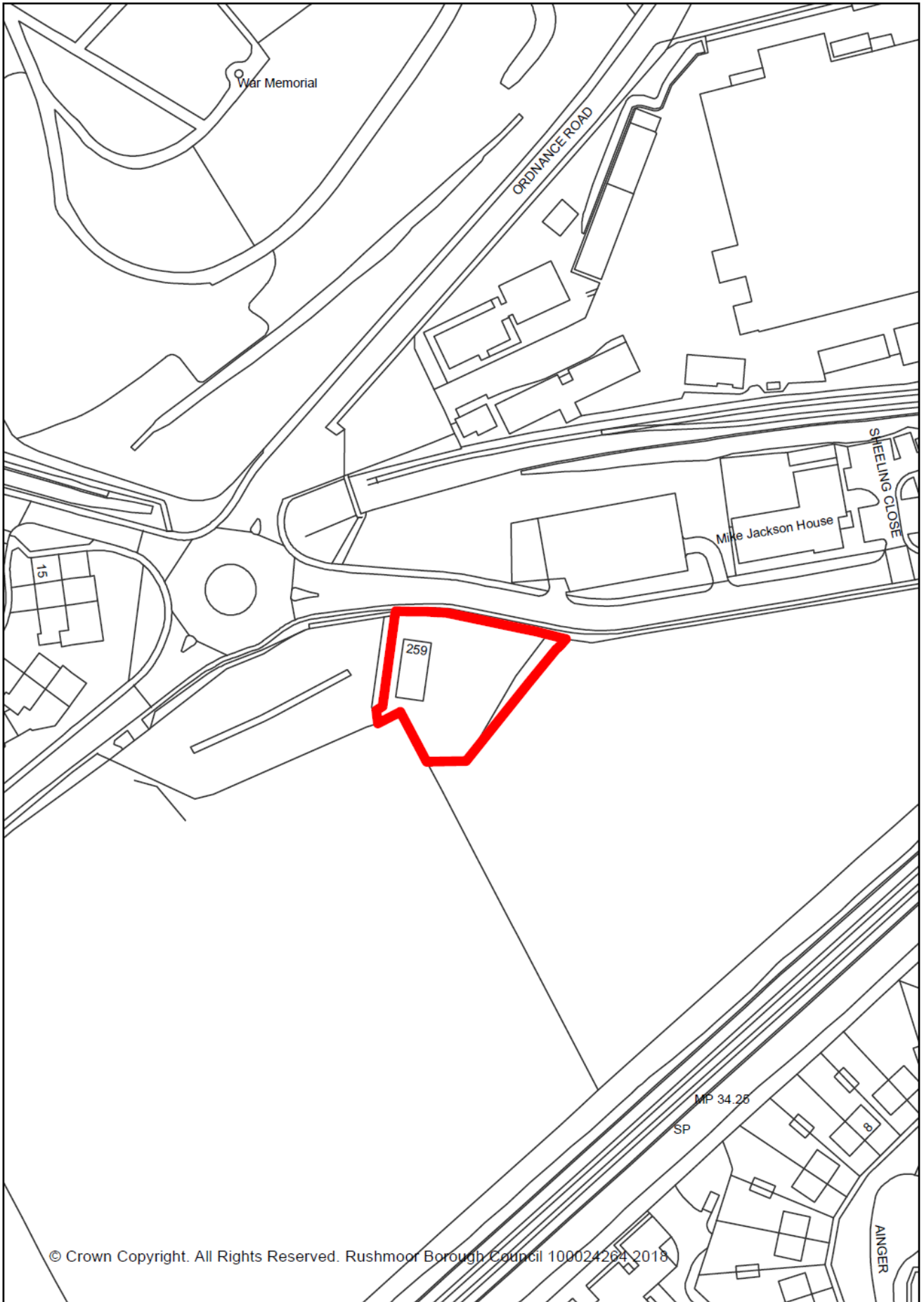
- 1 The permission hereby granted shall be retained in accordance with the following approved drawings & documents - 20.6.33\_201, 20.6.33\_200, Combined Site Location and Block Plan & Supporting Statement

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

### **Informatives**

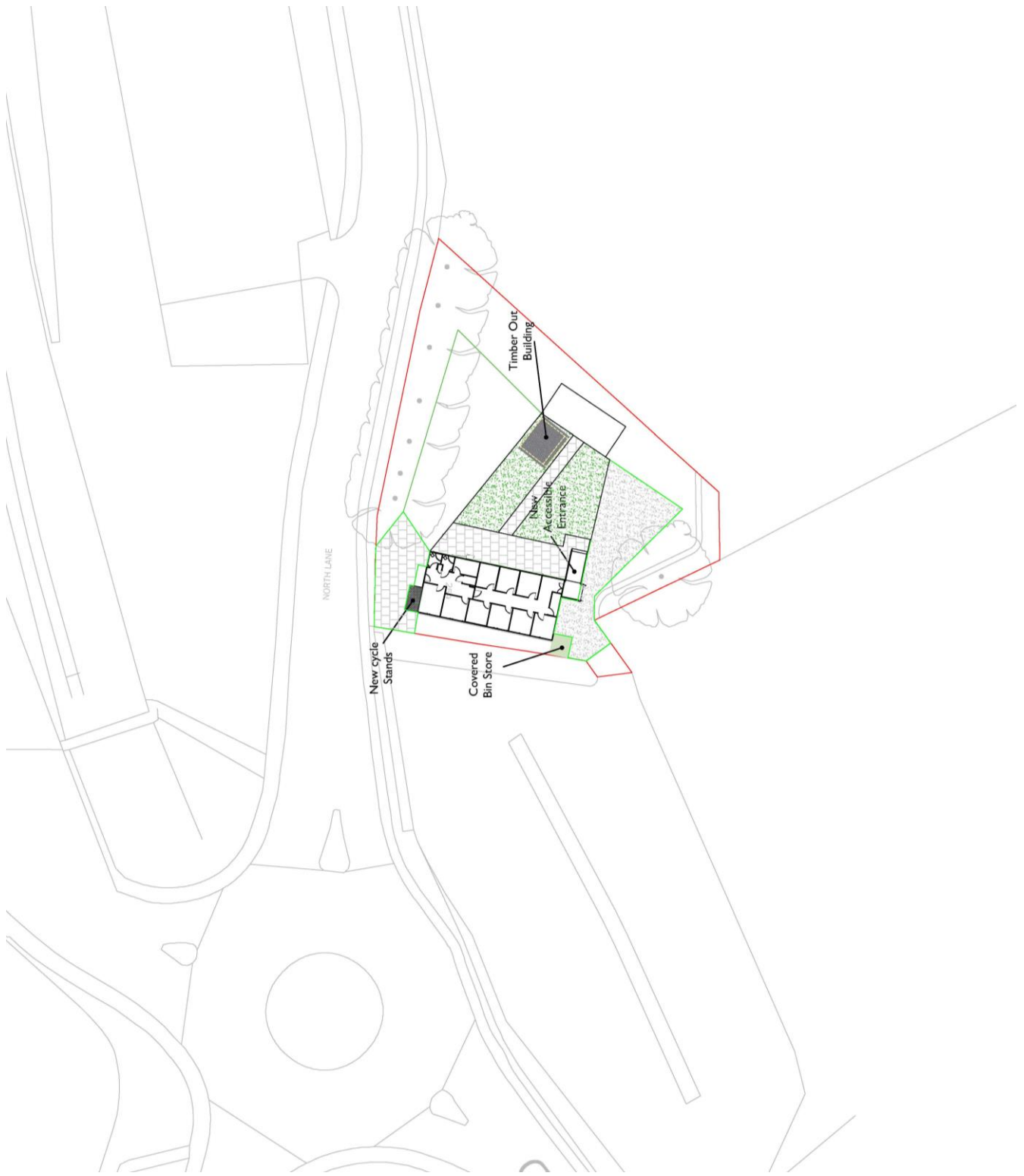
- 1 **INFORMATIVE** – The Local Planning Authority's commitment to working with the applicants in a positive and proactive way is demonstrated by its offer of pre-application discussion to all, and assistance in the validation and determination of applications through the provision of clear guidance regarding necessary supporting information or amendments both before and after submission, in line with the National Planning Policy Framework.
- 2 **INFORMATIVE - REASONS FOR APPROVAL-** The Council has granted permission because the proposals give rise to no harm to the established visual character and appearance of the area and the amenity of neighbours and affords future occupants with satisfactory safeguards against potential on site ground contamination. The proposals are considered acceptable having regard to Core Strategy Policies SP1, CP1, CP2 and CP16, saved Local Plan Policies ENV17 and ENV49 and emerging Local Plan Policies SS1, SP5 and DE1

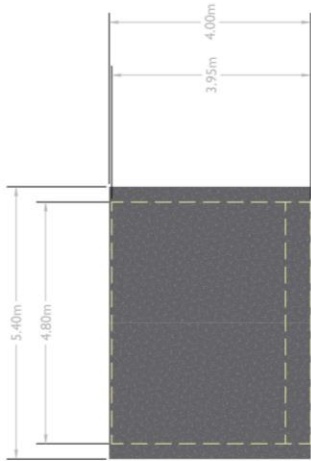
It is therefore considered that subject to compliance with the attached conditions, and taking into account all other material planning considerations, including the provisions of the development plan, the proposal would be acceptable. This also includes a consideration of whether the decision to grant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



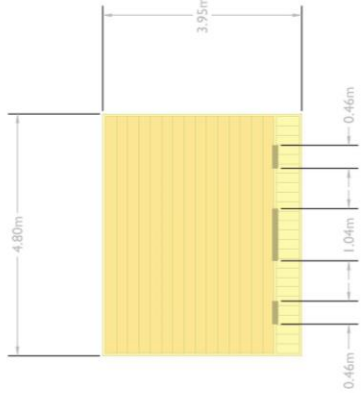
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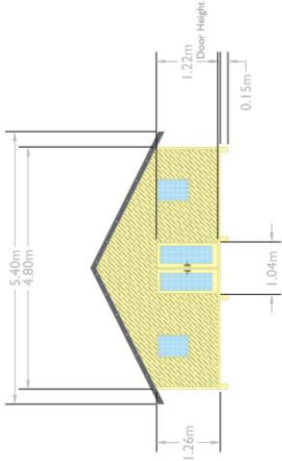




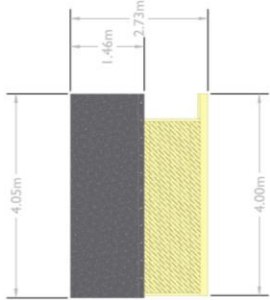
Roof Plan



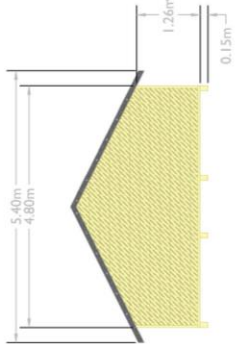
Floor Plan



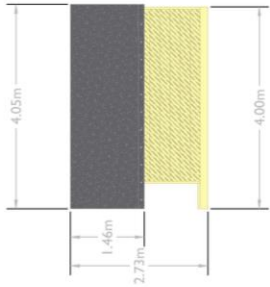
South Elevation



West Elevation



North Elevation



East Elevation

Scale: 1:50

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Case Officer	Chris Jones
Application No.	18/00142/FULPP
Date Valid	19th February 2018
Expiry date of consultations	16th March 2018
Proposal	Change of use of part of car park to use as a compound for travelling showpeople to include siting of a mobile home and associated storage.
Address	<b>Peabody Road Car Park Peabody Road Farnborough Hampshire GU14 6ER</b>
Ward	St Mark's
Applicant	Mr Joey Noyce
Agent	Mr Simon Smedley
Recommendation	<b>GRANT</b>

### **Description**

The application site comprises a small area of the Council's Peabody Road public car park which contains 22 marked parking bays. It is located in the north-western corner of the car park and would adjoin existing compounds for travelling showpeople to the east, some small industrial units to the west and a hall used by the 5th Farnborough Scout Group to the north - 13a High Street.

The proposal is to erect a new 2.5m high corrugated metal fencing with two sliding gates across the southern boundary of the site to continue the line of the adjacent compound, to allow the area to be used as a new independent travelling showpersons' compound, to allow for storage of fairground rides, vehicles and other equipment as well the siting of a mobile home in which the applicant would reside when not travelling. The precise details of the location for the siting of the mobile home and vehicle parking and storage areas are not shown as the use of the site needs to remain flexible to meet the operational needs of the applicant.

A further five parking spaces would be lost in the main parking area, to the rear of the industrial units, to allow for HGV access to the site but two replacement parking bays will be provided by the Council using its own permitted development rights.

The scheme is being proposed to meet the needs of the applicant, who is an existing member of Rushmoor's traveling showpeople community. It would allow him to remove his mobile home, vehicles and equipment from an existing yard nearby, which has insufficient storage space to meet the requirements of his wider family.

### **Consultee Responses**

Environmental Health	No Objection
Planning Policy	No policy objection
Community - Contracts Manager	No Objection
Estates Officer	No Objection.

### **Neighbours notified**

In addition to posting a site notice and press advertisement, 16 individual letters of notification were sent to residential and commercial premises in Peabody Road, High Street and Camp Road.

### **Neighbour comments**

The occupant of 5 York Road raises objection to the proposal on the grounds that the loss of 25 spaces from the car park will result in insufficient public parking facilities to serve the needs of the North Camp District Centre and this, combined with the number of recent housing developments in the area, is likely to lead to overspill parking in the surrounding residential streets, especially those without resident's parking permit schemes.

### **Policy and determining issues**

The site is located within the built-up area and within the North Camp District Centre as defined in the Rushmoor Core Strategy and Policies SP3 (North Camp District Centre), CP2 (General Development Criteria), CP4 (Surface Water Flooding), CP7 (Gypsies, Travellers and Travelling Showpeople), CP13 (Thames Basin Heaths Special Protection Area) and CP16 (Reducing & Managing Travel Demand) are considered to be relevant. Saved Policy ENV17 (Development Criteria for Smaller Sites and Changes of Use) is also relevant to the consideration of this application as is the advice contained in the National Planning Policy Framework/Practice Guidance and the Government's Planning Policy for Travellers, 2015.

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), IN2 (Transport), D1 (Design in the Built Environment), DE5 (Proposals affecting existing residential (C3), LN3 (Gypsies, Travellers and Travelling Showpeople), LN3.1 (Peabody Road Travelling Showpeople Allocation), NE1 (Thames Basin Heaths Special Protection Area), and NE8 (Sustainable Drainage Systems) are considered relevant to the current proposal. (In response to queries raised by the appointed Planning Inspector, the Council has proposed some changes to the wording of Policy LN.3 to simplify its application without altering its overall sense.)

The main determining issues are considered to be the principle of the development, the impact upon the character and amenity of the area, impact upon residential amenity, impact upon parking and highway safety, surface water drainage and impact upon nature conservation.

## **Commentary**

Principle of the development -

The Borough has a small but long established community of travelling showpeople, who require sites containing an open yard, where vehicles, rides and other equipment can be stored and also where residential caravans can be parked in which the owners will reside when they are not travelling. The Government's Planning Policy for Travellers requires local Councils to make their own assessment of the need for traveller sites, and set pitch targets for gypsies and travellers, and plot targets for travelling showpeople in their Local Plans. Councils are required to identify, and update annually, a supply of specific, deliverable sites to provide five years' worth of sites against locally set targets. They are also required to identify a supply of specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15. Work undertaken by the Planning Policy team in connection with the emerging Local Plan has identified the need for additional plots and the Plan includes Policy LN3.1, which allocates the application site as a suitable area for a plot for Travelling Showpeople. Policy LN3.1 states that:

Land at Peabody road Car Park, North Camp, is allocated as a plot for Travelling Showpeople. The Council will work with the Travelling Showpeople community to grant planning permission for the site which meets the following criteria:

- a. The plot is located alongside the existing yards for Travelling Showpeople;
- b. It can be demonstrated that the configuration of the plot provides safe and convenient access to the highway network;
- c. The proposed use of the land would not have an unacceptable adverse impact on the amenity of adjoining property and land uses; and
- d. The use and configuration of the plot would not prevent access to existing on-site infrastructure, including the soakaway tanks located under the car park.

It is therefore considered that the proposal is acceptable in principle, subject to consideration against the abovementioned criteria, those contained in Rushmoor Core Strategy Policy CP7 and the similarly worded Policy LN3 of the emerging Local Plan and other relevant policies.

Impact upon character and amenity -

The proposed yard would be situated alongside the existing showpeople's yards and would

be enclosed with metal fencing of a similar appearance to the fencing enclosing these yards. The activities undertaken and the equipment stored on the yard would be similar to the adjoining yards and it is therefore considered that there would be little impact upon the general character and amenity of the surrounding area.

#### Impact upon residential amenity -

The site does not directly adjoining any residential properties, but vehicles and larger rides would be visible from the rear-facing windows of the dwellings to the north on High Street - numbers 13-23 (odd). There would be a separation of approximately 27m between the rear elevations of these properties and the yard boundaries, which would be comparable with the separation between the properties further to the east along High Street and the existing yards behind them. It is considered that the proposal would not adversely affect the outlook and amenity of the occupants of these properties.

#### Impact upon parking and highway safety -

The adopted and emerging development plan policies for North Camp District Centre seek to avoid the loss of car parking facilities. Peabody Road car park currently offers 110 parking spaces, which includes five disabled bays and one for motorcycles. The proposal will result in the loss of 27 parking spaces, but 2 will be added, so the net change in parking provision is a loss of 25 spaces. The parking offer at Peabody Road car park would therefore be reduced to 80 spaces. However, on average, the car park is not much more than 50% occupied at any one time, hence a reduction is unlikely to affect significantly parking availability at the car park.

Moreover, across North Camp District Centre, there are many other parking choices, including Napier Gardens car park (which provides 150 spaces, including 6 disabled bays), and on-street pay and display parking on Camp Road, Lynchford Road and Queens Road. On balance therefore, when weighed against the requirement to provide additional land to accommodate the Travelling Showpeople in the Borough, the loss of car parking provision is not considered to be overriding.

The plans show that a sufficient access and manoeuvring area will be provided in the car park by removing 5 spaces and providing cross-hatched markings to denote a no-parking area. It is considered that the proposal would provide safe and convenient access to the highway for HGV vehicles as required by Policies CP7, LN3, LN3.1 and CP16.

#### Surface water drainage -

It is not proposed to replace the existing surfacing of the part of the car park to be enclosed within the yard and surface water would continue to drain into the existing soakaway tanks. It is not proposed to construct any buildings or any other permanent fixtures on the site and access to the existing manholes or the soakaway tanks would not be affected.

#### Impact upon nature conservation -

The premises are located within 5km of the Thames Basin Heaths Special Protection Area (TBHSPA) and so the impact of the proposal upon the TBHSPA has must be taken into account. The proposed includes the siting of a mobile home on the land in which the applicant and his family would reside when he is not travelling and this will, in effect, be his permanent residence. Accordingly, if a net gain in residential units would result, a financial

contribution towards the Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy would be required in order to comply with the requirements of Policy CP13 of the Rushmoor Core Strategy. However, the applicant currently parks his mobile home in his parents' yard at 11 Peabody Road, Farnborough. It is therefore considered that the proposal would not result in a net increase in dwelling units within 5km of the TBHSPA. Consequently, the Local Planning Authority as the competent authority under The Conservation of Habitats and Species Regulations 2010 may conclude that the proposal is unlikely to have any adverse impact upon the Thames Basin Heaths Special Protection Area, either alone or in combination with others. The proposal is acceptable having regard to Policy CP13.

#### Conclusions -

It is concluded that the proposal would not adversely affect the visual amenity and character of the area, residential amenity, the vitality and viability of the North Camp District Centre, or nature conservation interests and would make adequate provision for vehicular access and surface water drainage. The proposal would accord with Policies SP3, CP2, CP4, CP7, CP13 and CP16 of the Rushmoor Core Strategy, saved Policy ENV17, or Policies LN3 and LN3.1 of the emerging Local Plan.

#### Full Recommendation

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

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

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

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

PB\_001, PB\_002 and Photograph of fencing type.

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

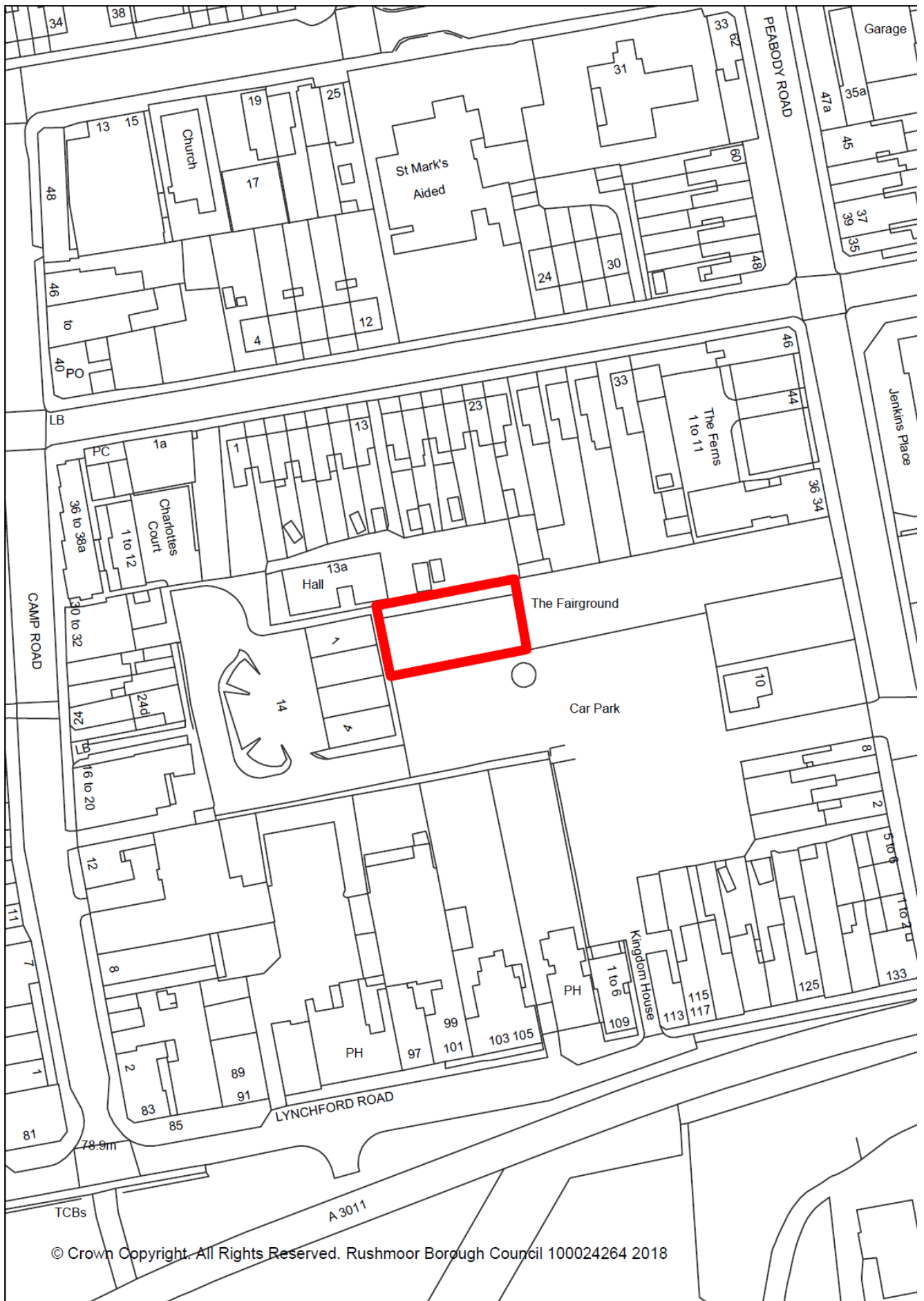
#### Informatives

- 1 INFORMATIVE – The Local Planning Authority's commitment to working with the applicants in a positive and proactive way is demonstrated by its offer of pre-application discussion to all, and assistance in the validation and determination of applications through the provision of clear guidance regarding necessary supporting information or amendments both before and after submission, in line with the National Planning Policy Framework.
- 2 INFORMATIVE - REASONS FOR APPROVAL- The Council has granted permission because it is considered that the proposal would not adversely affect the visual amenity and character of the area, residential amenity, the vitality and viability of the North Camp District Centre, or nature conservation interests and would make adequate provision for vehicular access and surface water drainage. The proposal

would accord with Policies SP3, CP2, CP4, CP7, CP13 and CP16 of the Rushmoor Core Strategy, saved Policy ENV17, or Policies LN3 and LN3.1 of the emerging Local Plan. It is therefore considered that subject to compliance with the attached conditions, and taking into account all other material planning considerations, including the provisions of the development plan, the proposal would be acceptable. This also includes a consideration of whether the decision to grant permission is compatible with the Human Rights Act 1998.

- 3 INFORMATIVE - No materials produced as a result of site preparation, clearance, or development should be burnt on site. Please contact the Head of Environmental Health for advice.
- 4 INFORMATIVE - The applicant is advised to contact the Recycling and Waste Management section at Rushmoor Borough Council on 01252 398164 with regard to providing bins for refuse and recycling. The bins should be:
  - 1) provided prior to the occupation of the properties;
  - 2) compatible with the Council's collection vehicles, colour scheme and specifications;
  - 3) appropriate for the number of occupants they serve;
  - 4) fit into the development's bin storage facilities.











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# KEY

Area: 522m<sup>2</sup>  
Perimeter: 96.2m

-  Street Light
  -  Concrete Wall Triangle
  -  Tree
  -  Existing open drain
  -  Existing manhole cover
  -  Lost parking bay
- Total: 22

**RUSHMOOR BOROUGH COUNCIL**  
Council Offices | Farnborough Road | Farnborough  
Hampshire | GU14 7JU

Peabody Road  
Site Plan

DATE	DESIGNED BY	CHECKED BY	APPROVED BY	SCALE
JUN 2018	JM	HH	AL	1:250
DRAWN BY				NUMBER
				PE_002





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## Section D

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

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

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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**

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Application No 17/00060/FULPP Ward: St Mark's

Applicant: Mr & Mrs Orriss

Decision: **Permission Granted**

Decision Date: 08 March 2018

Proposal: Demolition of existing garage, substantial demolition/extension of existing house to facilitate the retention of one two bedroom house and creation of one three bedroom house to include part single part two storey rear/side extension and extension and alterations to the roof, a rear dormer window and roof lights to front roof planes.

Address **4 Cross Street Farnborough Hampshire GU14 6AB**

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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**

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Application No 17/00209/CONDPP Ward: Aldershot Park

Applicant: Mr Phil Davey

Decision: **Conditions details approved**

Decision Date: 01 March 2018

Proposal: Submission of details pursuant to Conditions 4 (surfacing materials), 5 (boundary treatments), 7(landscaping), 12 (cycle store) and 13 (energy) of planning permission 16/00090/FULPP dated 9th December 2016 for the erection of attached 1-bedroom house with associated landscaping

Address **61 Tongham Road Aldershot Hampshire GU12 4AR**

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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**

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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**

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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**

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Application No 17/00871/COUPP Ward: Cove And Southwood  
Applicant: Mr A Sarilmaz  
Decision: **Permission Refused**  
Decision Date: 16 March 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 and retention of associated shop front alterations  
Address **65 Cove Road Farnborough Hampshire GU14 0EX**

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Application No 17/00906/FULPP Ward: Aldershot Park  
Applicant: Mr Glen & Mrs Yvonne Lisl Jenner  
Decision: **Permission Granted**  
Decision Date: 12 March 2018  
Proposal: Demolition of sheds and garage and erection of detached one bedroom annexe in rear garden with parking  
Address **11 Elston Place Aldershot Hampshire GU12 4HY**

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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**

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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**

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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**

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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**

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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**

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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**

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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**

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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**

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Application No 17/00974/COND Ward: Rowhill

Applicant: Bojalar Property 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**

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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**

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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**

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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**

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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**

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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**

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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**

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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**

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Application No 17/01007/FULPP Ward: Cove And Southwood  
Applicant: Mr Mark Kirby  
Decision: **Permission Granted**  
Decision Date: 16 March 2018  
Proposal: Erection of single storey rear extension, alterations and change of use  
from retail shop to one two-bedroom flat  
Address **102 Cove Road Farnborough Hampshire GU14 0EZ**

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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**

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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**

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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**

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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**

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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**

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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**

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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**

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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**

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Application No 17/01024/FULPP Ward: Wellington  
Applicant: Mr Harka Gurung  
Decision: **Permission Granted**  
Decision Date: 12 March 2018  
Proposal: External alterations to facilitate conversion of existing monk's bedroom into female W.C. at ground floor, and first floor extension to create 3 monks rooms with ensuite, meeting /meditation room and male W.C. and the erection of three lightweight canopies over the three main entrances into the building  
Address **8 High Street Aldershot Hampshire GU11 1DJ**

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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**

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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, Romaine Close And Beta Road Farnborough Hampshire**

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Application No 17/01029/FULPP Ward: Cherrywood  
Applicant: Ian Williams & Anchor Housing Trust  
Decision: **Permission Granted**  
Decision Date: 08 March 2018  
Proposal: Demolition of existing garage, relocation of bin store and removal of hedging to reconfigure and extend the car park to increase the number of parking spaces  
Address **St Clements Court Meadow Road Farnborough Hampshire GU14 8HP**

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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**

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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**

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Application No 17/01033/CONDPP Ward: St John's  
Applicant: Mr Barry Foster  
Decision: **Conditions details approved**  
Decision Date: 01 March 2018  
Proposal: Submission of details to comply with condition 2 (external materials) and 3 (Ground Surface Materials) attached to planning permission 17/00554/FULPP dated 17th August 2017 for the erection of a detached 2-bedroom house with associated parking, refuse and cycle storage areas  
Address **6 Woodlands Road Farnborough Hampshire GU14 9QJ**

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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**

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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**

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Application No 17/01038/FULPP Ward: Knellwood  
Applicant: Mr & Mrs Brooks  
Decision: **Permission Granted**  
Decision Date: 23 February 2018  
Proposal: Erection of a timber framed annexe ancillary to the main property for an elderly relative who is to be cared for by her children who reside in the main property  
Address **178 Alexandra Road Farnborough Hampshire GU14 6RZ**

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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**

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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**

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Application No 17/01040/TPO Ward: St John's  
Applicant: Mr Irene Dowsett  
Decision: **Permission Granted**  
Decision Date: 20 February 2018  
Proposal: Remove one Silver Birch (T1 of TPO 294)  
Address **18 Fernhill Road Farnborough Hampshire GU14 9RX**

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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**

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Application No 17/01041/TPO Ward: Knellwood  
Applicant: Mr O'Connell  
Decision: **Permission Granted**  
Decision Date: 20 February 2018  
Proposal: One Oak (T1 of TPO 330) thin by no more than 20% and crown lift to no more than 5.2 metres from ground level  
Address **Fairlight 181 Sycamore Road Farnborough Hampshire GU14 6RF**

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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**

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Application No 17/01044/COND Ward: Wellington  
Applicant: Talbot Properties  
Decision: **Conditions details approved**  
Decision Date: 02 March 2018  
Proposal: Submission of details pursuant to Condition Nos.3 (external materials), 4 (surfacing materials), 5 (means of enclosure), 6 (levels), 7 (external lighting), 11 (landscaping), 12 (construction management plan) and 14 (site investigation) of planning permission 16/00878/FULPP dated 3 March 2017  
Address **52 Victoria Road Aldershot Hampshire GU11 1SS**

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Application No 18/00001/FULPP Ward: Cove And Southwood  
Applicant: Ms Judi Page  
Decision: **Permission Granted**  
Decision Date: 26 February 2018  
Proposal: Retention of use of premises as health support centre (Use Class D1)  
Address **86 Cove Road Farnborough Hampshire GU14 0EU**

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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**

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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**

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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**

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Application No 18/00010/COU Ward: St Mark's  
Applicant: Mr Anthony Potter  
Decision: **Permission Granted**  
Decision Date: 23 February 2018  
Proposal: Change of use of restaurant to a print shop with printing on the premises  
Address **119 Lynchford Road Farnborough Hampshire GU14 6ET**

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Application No 18/00012/TPOPP Ward: St John's  
Applicant: Mrs Allison Mann  
Decision: **Permission Granted**  
Decision Date: 28 February 2018  
Proposal: One Oak tree (T4 of TPO 365) remove five limbs overhanging rear garden, patio, shed and conservatory  
Address **48 Silver Birch Way Farnborough Hampshire GU14 9UP**

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Application No 18/00016/FULPP Ward: Knellwood  
Applicant: Mr Lee Beckford  
Decision: **Permission Granted**  
Decision Date: 19 February 2018  
Proposal: Erection of a first floor side extension over existing garage and single storey rear extension to include a covered area with canopy (revised scheme to planning Ref: 15/00748/FULPP granted 23 October 2015)  
Address **28 Whitby Close Farnborough Hampshire GU14 6TR**

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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**

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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**

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Application No 18/00022/TPOPP Ward: Knellwood

Applicant: K McMullan

Decision: **Permission Granted**

Decision Date: 28 February 2018

Proposal: Fell one Chestnut tree (T6 of TPO 440) overhanging car park

Address **White Leaf House 142 Alexandra Road Farnborough Hampshire  
GU14 6RP**

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Application No 18/00023/COU Ward: Wellington

Applicant: Rich Jackson

Decision: **Permission Granted**

Decision Date: 01 March 2018

Proposal: Change of use of mezzanine from offices (Use Class B1(a) to a flexible use for either sports and other massages (Use Class D1) or offices (Use Class B1(a))

Address **Suite 7 Wesley Chambers Queens Road Aldershot Hampshire GU11  
3JD**

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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**

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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**

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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**

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Application No 18/00029/FULPP Ward: Wellington  
Applicant: Mr Scott Powderley  
Decision: **Permission Granted**  
Decision Date: 07 March 2018  
Proposal: Retention of 1 pair of 2.7m wide x 2.0m high Triple Point, W Profile, Palisade Gates, galvanised finish with associated wall plates  
Address **32 Union Street Aldershot Hampshire GU11 1EW**

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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**

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Application No 18/00034/FULPP Ward: Cove And Southwood  
Applicant: Mr Jake Nazer  
Decision: **Permission Granted**  
Decision Date: 22 February 2018  
Proposal: First floor extension over existing bungalow and single storey rear extension  
Address **12 Southwood Road Farnborough Hampshire GU14 0JQ**

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Application No 18/00037/FULPP Ward: Empress  
Applicant: Mr & Mrs K Sleep  
Decision: **Permission Granted**  
Decision Date: 15 March 2018  
Proposal: Erection of part two storey and part single storey side and rear extension  
Address **The Limes 53 Highgate Lane Farnborough Hampshire GU14 8AA**

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Application No 18/00038/FULPP Ward: Rowhill

Applicant: Mr Darren Jamieson

Decision: **Permission Granted**

Decision Date: 01 March 2018

Proposal: Erection of a single storey side and rear extension

Address **57 Rowhill Avenue Aldershot Hampshire GU11 3LP**

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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**

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Application No 18/00040/PDCPP Ward: Manor Park

Applicant: Paula Oakley

Decision: **Development is Lawful**

Decision Date: 20 February 2018

Proposal: Formation of a roof hip to gable roof extension

Address **28 Brockenhurst Road Aldershot Hampshire GU11 3HH**

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Application No 18/00041/FUL Ward: Cove And Southwood

Applicant: Mr Trevor Blackman

Decision: **Permission Granted**

Decision Date: 02 March 2018

Proposal: Insertion of new door on side elevation to provide direct access to garden

Address **118 Cove Road Farnborough Hampshire GU14 0HG**

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Application No 18/00042/TPO Ward: St John's  
Applicant: Mr Gary Brockwell  
Decision: **Permission Granted**  
Decision Date: 13 March 2018  
Proposal: One Oak (T14 of TPO 355A) reduce back to no further than previous pruning points  
Address **26 Nightingale Close Farnborough Hampshire GU14 9QH**

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Application No 18/00046/FULPP Ward: Fernhill  
Applicant: Mr & Mrs Daniels  
Decision: **Permission Granted**  
Decision Date: 01 March 2018  
Proposal: Conversion of existing garage to a habitable room and erection of a first floor extension over the garage with a single storey extension to rear  
Address **8 Blackstone Close Farnborough Hampshire GU14 9JW**

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Application No 18/00049/TPO Ward: Fernhill  
Applicant: Mr & Mrs S Twigg  
Decision: **Permission Granted**  
Decision Date: 13 March 2018  
Proposal: Yew tree (T2 of TPO 299) to side/rear, overall reduction of extended branches by no more than 2 metres to enhance appearance. Remove deadwood and damaged branches  
Address **Manor Lodge North Fernhill Lane Blackwater Camberley Hampshire GU17 9HA**

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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**

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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**

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Application No 18/00054/FULPP Ward: Empress  
Applicant: Mr Amrit Labana  
Decision: **Permission Granted**  
Decision Date: 15 March 2018  
Proposal: Formation of hip to gable roof on both sides, erection of a two storey rear extension, dormer windows to front and side elevations to facilitate rooms in roof, roof lights to side elevation  
Address **113 Highgate Lane Farnborough Hampshire GU14 8AA**

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Application No 18/00055/TPO Ward: St Mark's  
Applicant: Dr Patricia Thomas  
Decision: **Permission Granted**  
Decision Date: 28 February 2018  
Proposal: One Sycamore (part of group G1 of TPO 334) drop crotch reduction by no more than one metre and remove deadwood  
Address **107 Alexandra Road Farnborough Hampshire GU14 6BN**

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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**

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Application No 18/00058/FULPP Ward: Empress  
Applicant: Mr & Mrs Lean  
Decision: **Permission Granted**  
Decision Date: 06 March 2018  
Proposal: Erection of a single storey rear extension  
Address **8 Empress Avenue Farnborough Hampshire GU14 8LX**

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Application No 18/00061/REVPP Ward: Manor Park  
Applicant: Mr Phill Hurrell  
Decision: **Permission Granted**  
Decision Date: 20 February 2018  
Proposal: Variation of Condition 12 attached to planning permission 93/00627/FUL dated 20 January 1994 (for the erection of 58 dwellings) to allow the conversion of the existing integral garage to a habitable room  
Address **3 Verge Walk Aldershot Hampshire GU11 3TG**

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Application No 18/00064/FULPP Ward: Cove And Southwood  
Applicant: Mr & Mrs Morris  
Decision: **Permission Granted**  
Decision Date: 20 February 2018  
Proposal: Erection of single storey side and rear extension  
Address **35 Ively Road Farnborough Hampshire GU14 0JP**

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Application No 18/00069/FULPP Ward: Rowhill  
Applicant: Mr Galyer  
Decision: **Permission Granted**  
Decision Date: 22 February 2018  
Proposal: Erection of a single storey rear extension  
Address **14 Cargate Grove Aldershot Hampshire GU11 3EN**

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Application No 18/00070/FULPP Ward: Aldershot Park  
Applicant: Ms Marisa Easton  
Decision: **Permission Granted**  
Decision Date: 07 March 2018  
Proposal: Formation of a ramp leading to new access door to front elevation  
Address **5 Heron Wood Road Aldershot Hampshire GU12 4AJ**

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Application No 18/00071/FULPP Ward: West Heath  
Applicant: Mr R Harvey  
Decision: **Permission Granted**  
Decision Date: 01 March 2018  
Proposal: Erection of a single storey rear extension  
Address **12 Mayfield Road Farnborough Hampshire GU14 8RS**

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Application No 18/00074/FULPP Ward: West Heath  
Applicant: Mr & Mrs I Sutherland  
Decision: **Permission Granted**  
Decision Date: 15 March 2018  
Proposal: Erection of a front porch and covered way access to existing carport  
Address **17 Blunden Road Farnborough Hampshire GU14 8QL**

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Application No 18/00075/HCC Ward: Manor Park  
Applicant: Hampshire County Council  
Decision: **No Objection**  
Decision Date: 28 February 2018  
Proposal: Consultation from Hampshire County Council : submission of details pursuant to Condition No.23 (external lighting details) of planning permission HCC Ref.RMS003 (Rushmoor BC Ref.16/00791/ADJ) dated 6 December 2016  
Address **Aldershot Day Services Church Lane East Aldershot Hampshire GU11 3SS**

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Application No 18/00079/REXPD Ward: Aldershot Park  
Applicant: Mr J Horton  
Decision: **Prior approval is NOT required**  
Decision Date: 20 February 2018  
Proposal: Erection of single storey rear extension measuring 4.5 metres in length,  
2.4 metres to the eaves and 4 metres in overall height  
Address **46 Gillian Avenue Aldershot Hampshire GU12 4HT**

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Application No 18/00080/FUL Ward: St John's  
Applicant: Mr And Mrs Demjan  
Decision: **Permission Granted**  
Decision Date: 27 February 2018  
Proposal: Erection of a single storey side extension  
Address **76 Chiltern Avenue Farnborough Hampshire GU14 9SG**

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Application No 18/00083/FUL Ward: St Mark's  
Applicant: Mr And Mrs Myles  
Decision: **Permission Granted**  
Decision Date: 22 February 2018  
Proposal: Erection of single storey rear extension  
Address **24 York Road Farnborough Hampshire GU14 6NF**

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Application No 18/00084/PDCPP Ward: West Heath  
Applicant: Mr G Harry  
Decision: **Development is Lawful**  
Decision Date: 26 February 2018  
Proposal: Certificate of lawfulness for proposed development: Formation of dormer  
within rear facing roof slope and insertion of roof lights within the front  
facing roof slope and insertion of an obscure glazed window within the  
existing sidewall elevation at ground floor level.  
Address **64 Newfield Avenue Farnborough Hampshire GU14 9PL**

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Application No 18/00085/FULPP Ward: St John's  
Applicant: Mr Barry Foster  
Decision: **Permission Granted**  
Decision Date: 06 March 2018  
Proposal: Construction of a new window to side and internal alterations  
Address **8 Rivendell Court 16 Church Lane Farnborough Hampshire GU14 9SB**

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Application No 18/00088/FUL Ward: Cove And Southwood  
Applicant: Mr Dungay  
Decision: **Permission Granted**  
Decision Date: 22 February 2018  
Proposal: Erection of a single storey rear extension  
Address **46 - 48 Highfield Road Farnborough Hampshire**

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Application No 18/00090/FULPP Ward: West Heath  
Applicant: Mr C Taylor  
Decision: **Permission Granted**  
Decision Date: 06 March 2018  
Proposal: Erection of a part single storey and part two storey rear extension and front porch  
Address **18 Birchett Road Farnborough Hampshire GU14 8RG**

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Application No 18/00091/PDCPP Ward: Empress  
Applicant: Mrs Maria Fiore  
Decision: **Development is Lawful**  
Decision Date: 06 March 2018  
Proposal: Formation of a rear dormer and two front rooflights to facilitate loft conversion  
Address **10 High View Road Farnborough Hampshire GU14 7PU**

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Application No 18/00093/FUL Ward: Aldershot Park

Applicant: Mr Hancock

Decision: **Permission Granted**

Decision Date: 27 February 2018

Proposal: Erection of conservatory to rear

Address **9 Gillian Close Aldershot Hampshire GU12 4HU**

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Application No 18/00095/REXPD Ward: Cove And Southwood

Applicant: Mr And Mrs Johnson

Decision: **Prior approval is NOT required**

Decision Date: 27 February 2018

Proposal: Erection of a single storey rear extension measuring 3.9 metres in length, 2.4 metres to the eaves and 3.5 metres in overall height

Address **190 Marrowbrook Lane Farnborough Hampshire GU14 0AD**

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Application No 18/00098/FULPP Ward: Rowhill

Applicant: Mr R CONNELLY

Decision: **Permission Granted**

Decision Date: 06 March 2018

Proposal: Erection of a conservatory to the rear

Address **224 Weybourne Road Aldershot Hampshire GU11 3NF**

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Application No 18/00101/FULPP Ward: West Heath

Applicant: Mr & Mrs Collins & Lewis

Decision: **Permission Granted**

Decision Date: 06 March 2018

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

Address **27 Birchett Road Farnborough Hampshire GU14 8RF**

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Application No 18/00102/FULPP Ward: Cove And Southwood  
Applicant: Mr J P Emmitt  
Decision: **Permission Granted**  
Decision Date: 12 March 2018  
Proposal: Erection of front extension  
Address **5 The Shrubbery Farnborough Hampshire GU14 0RQ**

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Application No 18/00103/REXPD Ward: North Town  
Applicant: Amy Robinson  
Decision: **Prior approval is NOT required**  
Decision Date: 27 February 2018  
Proposal: Erection of a single storey extension measuring 5.3 metres in length, 2.8 metres to the eaves and 3 metres in overall height  
Address **43 Roberts Road Aldershot Hampshire GU12 4RB**

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Application No 18/00104/REV Ward: Cove And Southwood  
Applicant: Mr D Meades  
Decision: **Permission Granted**  
Decision Date: 01 March 2018  
Proposal: Relief of Condition 13 attached to planning application 96/00079/FUL dated 03 October 1996 (erection of 220 new dwellings) to allow the conversion of the garage to a habitable room  
Address **5 Palmerston Close Farnborough Hampshire GU14 0RL**

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Application No 18/00107/NMA Ward: Rowhill  
Applicant: Mrs R Ikram  
Decision: **Permission Granted**  
Decision Date: 19 February 2018  
Proposal: Non Material Amendment to planning application RSH/06579 dated 20 October 1989 to allow insertion of bi fold doors within the side and rear elevation of the ground floor part of the two storey extension  
Address **64 Cranmore Lane Aldershot Hampshire GU11 3BB**

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Application No 18/00108/FULPP Ward: Manor Park

Applicant: Mr & Mrs A Hieke

Decision: **Permission Granted**

Decision Date: 07 March 2018

Proposal: Erection of a single storey side extension

Address **22 Churchill Avenue Aldershot Hampshire GU12 4JR**

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Application No 18/00110/FULPP Ward: Cove And Southwood

Applicant: Mr S BRADD

Decision: **Permission Granted**

Decision Date: 05 March 2018

Proposal: Erection of a single storey rear extension and part garage conversion

Address **1 Elmsleigh Road Farnborough Hampshire GU14 0ET**

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Application No 18/00111/FULPP Ward: Wellington

Applicant: Mr Barry Foster

Decision: **Permission Granted**

Decision Date: 12 March 2018

Proposal: Insertion of a new window at ground floor level within the east elevation

Address **6 Gable End Victoria Road Aldershot Hampshire GU11 1SL**

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Application No 18/00114/FUL Ward: Rowhill

Applicant: Mr M. H Rahman

Decision: **Permission Granted**

Decision Date: 07 March 2018

Proposal: Erection of single storey front extension

Address **69 Cranmore Lane Aldershot Hampshire GU11 3AP**

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Application No 18/00116/FULPP Ward: North Town  
Applicant: Mr Stuart Kirkpatrick  
Decision: **Permission Granted**  
Decision Date: 12 March 2018  
Proposal: Removal of existing wooden shed and erection of a new wooden shed to be sited behind existing concrete store  
Address **Land To The Rear Of 1 St Augustines Close Aldershot Hampshire**

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Application No 18/00121/FULPP Ward: Knellwood  
Applicant: Emma Sadler  
Decision: **Permission Granted**  
Decision Date: 15 March 2018  
Proposal: Erection of single storey rear extension  
Address **78 Rectory Road Farnborough Hampshire GU14 7HU**

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Application No 18/00122/FULPP Ward: Manor Park  
Applicant: Mr Chris Lloyd  
Decision: **Permission Granted**  
Decision Date: 15 March 2018  
Proposal: Erection of a single storey side extension  
Address **40 Highfield Avenue Aldershot Hampshire GU11 3BZ**

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Application No 18/00143/FUL Ward: Cove And Southwood  
Applicant: Mr Les Simmonds  
Decision: **Permission Granted**  
Decision Date: 16 March 2018  
Proposal: Conversion of existing garage to a habitable room and erection of a single storey rear extension and a covered front porch  
Address **48 Wisley Gardens Farnborough Hampshire GU14 0RS**

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Application No 18/00157/NMA Ward: Knellwood  
Applicant: Mr Sucharov  
Decision: **Permission Granted**  
Decision Date: 22 February 2018  
Proposal: Non Material Amendment to planning permission 17/00963/FULPP dated 02 January 2018 to change the small barn hip roof from the rear roof elevation to a gable roof  
Address **38 Avenue Road Farnborough Hampshire GU14 7BL**

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Application No 18/00161/REXPD Ward: Fernhill  
Applicant: Mr & Mrs Boothman  
Decision: **Prior Approval Required and Granted**  
Decision Date: 16 March 2018  
Proposal: Erection of a single storey rear extension measuring 3.6 metres from the original rear wall, 2.4 metres to the eaves and 3.5 metres in overall height  
Address **137 Chapel Lane Farnborough Hampshire GU14 9BH**

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Application No 18/00185/NMA Ward: Empress  
Applicant: Mr & Mrs Servaes  
Decision: **Permission Granted**  
Decision Date: 06 March 2018  
Proposal: Non Material Amendment to planning application 17/00564/FULPP dated 31 August 2017 to allow change of proposed door in rear elevation to a window and replace a dome roof light with a flat roof light  
Address **165B Rectory Road Farnborough Hampshire GU14 8AJ**

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Application No 18/00197/NMA

Ward: St Mark's

Applicant: The Surrey Design Partnership Limited

Decision: **Permission Granted**

Decision Date: 12 March 2018

Proposal: NON-MATERIAL AMENDMENTS to design of three one-bedroom houses permitted by planning permission 17/00763/FULPP to allow positions of bedrooms and studies to be reversed, inclusion of ground floor WC and amendments to elevations

Address **42 - 44 Camp Road Farnborough Hampshire GU14 6EP**

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Development Management Committee  
28th March 2018

Planning Report No. PL1807

## Appeals Progress Report

### 1. New Appeals

- 1.1 **77 Fernhill Road Farnborough** - Against the refusal of planning permission for the demolition of existing dwelling and garage and erection of two detached three-bedroomed houses with associated amenity space and parking. This appeal is to be dealt with by means of the written procedure.

### 2. Appeal Decisions

- 2.1 Written Representations 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 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) requiring development to include high quality design, and for the scale, layout and spaces around buildings to be 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.

### **DECISION : APPEAL DISMISSED**

2.3 Written Representations Appeal against the refusal of planning permission for : 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 1-bedroom, 25 x 2-bedroom and 3 x 3-bedroom units), to include construction of new building access cores, elevational alterations to the multi-storey car park and alterations to the entrance of Victoria House at: **Wellington Centre, Aldershot**

Planning permission was refused by the Development Management Committee at their meeting on 29 March 2017 for the following primary reason:-



*“1. The proposal, by virtue of its design, external appearance, height, scale, mass and bulk, would have a detrimental impact on the visual character and appearance of the town centre and on short-, medium- and long-distance views from its surroundings, including from the neighbouring Aldershot West Conservation Area. The proposal would thereby fail to contribute positively to the regeneration of Aldershot Town Centre and does not satisfy the requirements of adopted Rushmoor Core Strategy Policies SP3, CP1 and CP2; saved Local Plan Policies ENV16 and ENV35; and the Council's adopted "Aldershot Town Centre Prospectus" Supplementary Planning Document (SPD) (January 2016). The proposal is furthermore contrary to the clear requirements for high quality design set out in the National Planning Policy Framework and Planning Practice Guidance.”*

- 2.4 The decision notice also provided a further three reasons for refusal (Nos.2, 3 and 4), that related to requirements to provide financial contributions in respect of Special Protection Area Mitigation and Avoidance, Transport and Public Open Space respectively. However, following the subsequent agreement of the Committee that the Solicitor to the Council be authorised to enter into a s106 Planning Obligation with the Appellants to enable these financial contributions to be secured, the Appellants submitted a draft s106 documents with their appeal. The Inspector accepted, in agreement with the Council, that this s106 Planning Obligation satisfactorily addressed reasons for refusal 2, 3 and 4. Therefore the Inspector proceeded to consider the appeal solely in respect of the issued raised with reason for refusal No.1 as set out above.
- 2.5 The Inspector identified the main determining issue for the appeal as being the effect of the proposal on the character and appearance of the area, including the setting of nearby heritage assets. In this respect the Inspector agreed that, by virtue of its bulk and height, the Centre is prominent in a number of short and medium distance views, including from the Aldershot West Conservation Area. Together with the elevated position of the town centre in the landscape as a whole, this means that the Centre is also prominent in longer distance views, which is made more stark by the Centre's massing, limited articulation and austere white and brick external finishes. The Inspector also noted the proximity of the Conservation Area and that the significance of this heritage asset lies mainly in its collection of 'confident and striking' Victorian buildings, many of which act as landmarks at cross-roads. This was noted to include the Grade II\* listed Wesley Chambers and the Inspector describes the tower of this building as being an attractive terminating feature in the view west from the site along Victoria Road – as identified in the Council's Aldershot Town Centre Prospectus SPD. Accordingly, despite the intervening distance, the Inspector considered that the appeal site falls within the setting of this listed building.
- 2.6 Although the proposed extension on top of the multi-storey car park would be slightly lower than the adjoining office block at Victoria House, the Inspector considered that, as a result of its length and orientation at right-angles, it would add significantly to the scale and bulk of the building. Furthermore, the other extension over the top of the Boots unit would similarly add bulk that would, in

particular, significantly increase the scale of the building in short range views along Victoria Road. Given the relatively narrow width of the road and the mainly modest two-storey height of existing buildings in the road, the Inspector concluded that the extended building would have an overbearing presence in this relatively confined space. Furthermore, the proposals would diminish the contribution of the Wesley Chamber tower as a landmark in views along Victoria Road; and uncomfortably amplify the disparity in scale between the proposed development and neighbouring buildings, including those within the Conservation Area. Despite the proposed architectural detailing of the development being likely to add some interest to the building the Inspector concluded that the overall impact on the settings of the listed buildings and Conservation Area, and short range views along Victoria Road and Frederick Street would be 'moderately negative'.

- 2.7 The Inspector also noted that the appeal building breaks the skyline in a variety of medium- and longer-distance views, including from Hospital Hill and from the Hogs Back near Tongham. Whilst, in these views, the tallest building, Victoria House, appears relatively slender, the Inspector considered that the full length of the proposed multi-storey car park extension would be visible and appear considerably more bulky. Furthermore, because of the small gaps between the two buildings, when viewed directly from the north or south, the bulk of both would effectively overlap to give the extended building a "single, monolithic profile". The Inspector therefore concluded that the escalation in the dominance of the building on the skyline would prevent it from successfully integrating into its wider townscape and landscape settings and, as such, that the proposed development would have a harmful effect on the character and appearance of the area, including the settings of Listed buildings and the Conservation Area; and contrary to adopted Development Plan Policies.
- 2.8 The Inspector found no other planning issues of concern; or that the harm to the character and appearance of the area was not outweighed by any public benefits of the proposals. In this latter respect the Inspector was not aware that the proposals would provide wider regeneration benefits to the town, or that the Council were unable to demonstrate a five year supply of housing land : the appeal site was not identified by the Council as a site for residential development. As such, the character and appearance concerns were not outweighed.

#### **DECISION : APPEAL DISMISSED**

- 2.9 Written Representations Appeal Against the refusal of planning permission for:  
Extend the existing two storey residential building to create additional residential accommodation providing 4 x 1 bedroom apartments at **201 Weybourne Road, Aldershot.**

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

- “1. *The proposed development, by reason of the restricted size of the plot, the footprint/siting of the proposed building and the lack of adequate space around the proposed building would be an unacceptably cramped, poorly contrived and incongruous form of development which would relate poorly and unsympathetically to its surroundings and would be detrimental to the street scene and the character of the area. The units would provide a poor living environment for future occupants by reason of their restricted internal dimensions and the lack of useable and private open space. The proposal would therefore constitute an unacceptable overdevelopment of the site contrary to the provisions of Rushmoor Core Strategy Policies CP1 and CP2 and saved Local Plan Policies ENV13 and ENV17; the Council's adopted "Housing Density and Design" and "Sustainable Design and Construction" Supplementary Planning Documents, April 2006, the Technical Housing Standards - Nationally Described Space Standard and the National Planning Policy Framework/Practice Guidance.*
  
2. *The proposal fails to provide mitigation for the impact of the development on the Thames Basin Heaths Special Protection Area in accordance with the Council's Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy and is therefore contrary to Policy CP13 of the Rushmoor Core Strategy”.*

2.10 The Inspector considered that the proposal would provide the social benefit of additional housing to local housing supply to which paragraph 47 of the Framework anticipates a significant boost. It would bring economic benefits too, from its construction and from the spending in the local economy of the future occupiers. It would also have access to a range of local amenities and public transport which would have environmental advantages. However, it would result in harm to the street scene and to the character of the area, it would not provide acceptable living conditions for future occupiers, and it would not mitigate its effect on the SPA, which would place it in clear conflict with the development plan. It would conflict with the environmental dimension of sustainable development set out in paragraph 7 of the Framework and there are no considerations which outweigh the harm identified. Taking the Framework as a whole, he considered that the proposal would be an unsustainable form of development.

#### **DECISION: APPEAL DISMISSED**

### **3 Recommendation**

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

**Keith Holland**  
**Head of Planning**

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