



RUSHMOOR BOROUGH COUNCIL

DEVELOPMENT MANAGEMENT COMMITTEE

*at the Council Offices, Farnborough on
Wednesday, 25th April, 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

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 28th March, 2018 (copy attached).

3. PLANNING APPLICATIONS – (Pages 11 - 74)

To consider the Head of Planning's Report No. PLN1810 on planning applications recently submitted to the Council (copy attached).

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

Item	Reference Number	Address	Recommendation
1	16/00981/FULPP	Aldershot Bus Station, 3 Station Road, Aldershot	For information
2	18/00140/FULPP	Meudon House, Meudon Avenue, Farnborough	For information
3	18/00264/FULPP	La Fontaine Public House, 92 Windmill Road, Aldershot	For information

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

Item	Pages	Reference Number	Address	Recommendation
4	17-56	18/00025/FULPP	Block 3, Queensmead, Farnborough	Grant

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

4. **ENFORCEMENT AND POSSIBLE UNAUTHORISED DEVELOPMENT – (Pages 75 - 82)**

To consider the Head of Planning's Report No. PLN1811 (copy attached) which reports on cases of planning enforcement and possible unauthorised development.

5. **APPEALS PROGRESS REPORT – (Pages 83 - 86)**

To receive the Head of Planning's Report No. PLN1812 (copy attached) on the progress of recent planning appeals.

6. **PLANNING (DEVELOPMENT MANAGEMENT) SUMMARY REPORT FOR THE QUARTER JANUARY - MARCH 2018 AND FOR THE FINANCIAL YEAR 2017-2018 – (Pages 87 - 94)**

To receive the Head of Planning's Report No. PLN1813 (copy attached) which updates on the Performance Indicators for the Development Management Section of Planning, and the overall workload of the Section for the period 1st January to 31st March, 2018 and provides summary figures for the financial year 2017-2018.

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
25th April 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, 28th March, 2018 at the Council Offices, Farnborough at 7.00 pm.

Voting Members

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

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

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

Cllr P.F. Rust attended the meeting.

Non-Voting Member

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

60. DECLARATIONS OF INTEREST

There were no declarations of interest.

61. MINUTES

The Minutes of the meeting held on 31st January, 2018 were approved and signed by the Chairman.

62. PLANNING APPLICATIONS

RESOLVED: That

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

18/00092/FULPP	(Alpine Ski Centre, Gallwey Road, Aldershot);
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- * 18/00118/RBCRG (No. 259 North Lane, Aldershot);
18/00142/FULPP (Peabody Road Car Park, Peabody Road, Farnborough);
- (ii) planning permission/consent be refused in respect of the following application as set out in Appendix “B” attached hereto for the reasons mentioned therein:
 - * 17/00956/FULPP (Nos. 110-118 Victoria Road, Farnborough);
- (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. PLN1806, be noted;
- (iv) the following application be determined by the Head of Planning, in consultation with the Chairman:
 - * 17/00914/OUTPP (Blandford House and Malta Barracks Development Site, Shoe Lane, Aldershot);
- (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);
 - 18/00025/FULPP (Block 3, Queensmead, Farnborough);
 - * 18/00140/FULPP (Meudon House, Meudon Avenue, Farnborough);
- * The Head of Planning’s Report No. PLN1806 in respect of these applications was amended at the meeting

63. REPRESENTATIONS BY THE PUBLIC

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

Application No.	Address	Representation	In support of or against the application
17/00956/FULPP	Nos. 110-118 Victoria Road, Farnborough	Mr. A. Burgess	In support

64. **APPLICATION NO. 17/00914/OUTPP - BLANDFORD HOUSE AND MALTA BARRACKS DEVELOPMENT SITE, SHOE LANE, ALDERSHOT**

The Committee considered the Head of Planning's Report No. PLN1806 (as amended at the meeting) regarding 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 (eighteen spaces).

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 to secure the measures set out in (but not restricted to) the Heads of Terms of the Agreement as set out in the Head of Planning's Report No. PLN1806 (as amended at the meeting), the Head of Planning, in consultation with the Chairman, be authorised to grant planning permission subject to the conditions and informatives set out in the Report (as amended at the meeting) and the Solicitor to the Council settling the detailed terms of the Section 106 Agreement.
- (ii) In the event of failure to complete the agreement by 27th July, 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.

65. **APPEALS PROGRESS REPORT**

(1) **New Appeal**

Address	Description
No. 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. It was noted that this appeal was being dealt with by means of the written procedure.

(2) **Appeal Decisions**

Application No.	Description	Decision
17/00153/FULPP	Against the Council's refusal of planning permission for the erection of four one-bedroom flats with parking on land at rear at Nos. 40-42 Park Road, Farnborough.	Dismissed
16/00905/FULPP	Against the Council's 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 (fifteen one-bedroom, 25 two-bedroom and three three-bedroom units), to include construction of new building access cores, elevational alterations to the multi-storey car park and alterations to the entrance at Victoria House at Wellington Centre, Aldershot.	Dismissed
17/00246/FULPP	Against the Council's refusal of planning permission to extend the existing two-storey residential building to create additional residential accommodation providing four one-bedroom apartments at No. 201 Weybourne Road, Aldershot.	Dismissed

RESOLVED: That the Head of Planning's Report No. PLN1807 be noted.

The meeting closed at 8.05 pm.

CLLR B.A. THOMAS (CHAIRMAN)

**Development Management Committee
28th March 2018**

Appendix "A"

Application No. 18/00092/FULPP 1st February 2018
& Date Valid:

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 at **Alpine Ski Centre Gallwey Road Aldershot Hampshire**

Applicant: Mr Clive Marshall

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 - PLAN-01, PLAN-02 & PLAN-03

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

Application No. 18/00118/RBCRG3 8th February 2018
& Date Valid:

Proposal: Retention of timber outbuilding for breakout use ancillary to adjacent wet hostel and associated hard landscaping at **259 North Lane Aldershot Hampshire GU12 4SU**

Applicant: Ms Qamer Yasin

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

- 2 The building hereby approved shall be retained for a temporary period in conjunction with use of the adjacent premises as temporary emergency accommodation for homeless people. It shall be removed on or before 31st August 2019

Reason - To assist in meeting a current identified housing need and to allow the future implementation of the Aldershot Urban Extension.

**Application No. 18/00142/FULPP
& Date Valid:**

17th February 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. at **Peabody Road Car Park Peabody Road Farnborough Hampshire**

Applicant: Mr Joey Noyce

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

Appendix "B"

Application No. 17/00956/FULPP 20th November 2017
& Date Valid:

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 at **110 - 118 Victoria Road Farnborough Hampshire**

Applicant: Churchill Retirement Living

- Reasons:**
- 1 The proposed building will 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. As such the proposal 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 as proposed to be amended.
 - 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. As such the proposal conflicts with "saved" local plan policy ENV16 and policy CP2 of the Rushmoor Core Strategy and the Council's adopted Housing Density and Design Supplementary Planning Document April 2006.
 - 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. As such 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.

Development Management Committee
25th April 2018

Head of Planning
Report No.PLN1810

Planning Applications

1. Introduction

- 1.1 This report considers recent planning applications submitted to the Council, as the Local Planning Authority, for determination.

2. Sections In The Report

- 2.1 The report is divided into a number of sections:

Section A – FUTURE Items for Committee

Applications that have either been submitted some time ago but are still not ready for consideration or are recently received applications that have been received too early to be considered by Committee. The background papers for all the applications are the application details contained in the Part 1 Planning Register.

Section B – For the NOTING of any Petitions

Section C – Items for DETERMINATION

These applications are on the Agenda for a decision to be made. Each item contains a full description of the proposed development, details of the consultations undertaken and a summary of the responses received, an assessment of the proposal against current policy, a commentary and concludes with a recommendation. A short presentation with slides will be made to Committee.

Section D – Applications ALREADY DETERMINED under the Council's adopted scheme of Delegation

This lists planning applications that have already been determined by the Head of Planning, and where necessary with the Chairman, under the Scheme of Delegation that was approved by the Development Management Committee on 17 November 2004. These applications are not for decision and are FOR INFORMATION only.

- 2.2 All information, advice and recommendations contained in this report are understood to be correct at the time of publication. Any change in circumstances will be verbally updated at the Committee meeting. Where a recommendation is either altered or substantially amended between preparing the report and the Committee meeting, a separate sheet will be circulated at the meeting to assist Members in following the modifications proposed. This sheet will be available to members of the public.

3. Planning Policy

- 3.1 Section 38(6) of the Town and Country Planning Act 1990 (as amended) requires regard to be had to the provisions of the development plan in the determination of planning applications. The development plan for Rushmoor comprises the Rushmoor Plan Core Strategy (October 2011), the Hampshire Minerals and Waste Plan adopted October 2013, saved policies of the Rushmoor Local Plan Review (1996-2011), and saved Policy NRM6 of the South East Plan. Relevant also as a material consideration in the determination of planning applications is the emerging Draft Submission Rushmoor Local Plan, June 2017.
- 3.2 Although not necessarily specifically referred to in the Committee report, the relevant development plan will have been used as a background document and the relevant policies taken into account in the preparation of the report on each item. Where a development does not accord with the development plan and it is proposed to recommend that planning permission be granted, the application will be advertised as a departure and this will be highlighted in the Committee report.

4. Human Rights

- 4.1 The Human Rights Act 1998 (the Act) has incorporated part of the European Convention on Human Rights into English law. All planning applications are assessed to make sure that the subsequent determination of the development proposal is compatible with the Act. If there is a potential conflict, this will be highlighted in the report on the relevant item.

5. Public Speaking

- 5.1 The Committee has agreed a scheme for the public to speak on cases due to be determined at the meeting (Planning Services report PLN0327 refers). Members of the public wishing to speak must have contacted the Meeting Co-ordinator in Democratic Services by 5pm on the Tuesday immediately preceding the Committee meeting. It is **not** possible to arrange to speak to the Committee at the Committee meeting itself.

6. Late Representations

- 6.1 The Council has adopted the following procedures with respect to the receipt of late representations on planning applications (Planning report PLN 0113 refers):
- a) All properly made representations received **before** the expiry of the final closing date for comment will be summarised in the Committee report. Where such representations are received after the agenda has been published, the receipt of such representations will be reported orally and the contents summarised on the amendment sheet that is circulated at the Committee meeting. Where the final closing date for comment falls **after** the date of the Committee meeting, this will be highlighted in the report and the

recommendation caveated accordingly.

- b) Representations from both applicants and others made **after** the expiry of the final closing date for comment and received **after** the report has been published will not be accepted unless they raise a new material consideration which has not been taken into account in the preparation of the report or draws attention to an error in the report.
- c) Representations that are sent to Members should not be accepted or allowed to influence Members in the determination of any planning application unless those representations have first been submitted to the Council in the proper manner (but see (b) above).
- d) Copies of individual representations will not be circulated to members but where the requisite number of copies are provided, copies of individual representation will be placed in Members' pigeonholes.
- e) All letters of representation will be made readily available in the Committee room an hour before the Committee meeting.

7. Financial Implications

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

Keith Holland
Head of Planning

Background Papers

- *The individual planning application file (reference no. quoted in each case)*
- *Rushmoor Core Strategy (2011).*
- *Rushmoor Local Plan Review (1996-2011)[Saved policies].*
- *Current government advice and guidance contained in circulars, ministerial statements and the National Planning Practice Guidance (NPPG).*
- *Any other document specifically referred to in the report.*
- *Regional Spatial Strategy for the South East, policy NRM6: Thames Basin Heaths Special Protection Area.*
- *The National Planning Policy Framework.*
- *Hampshire Minerals and Waste Plan (2013).*
- *Draft Submission Rushmoor Local Plan, June 2017.*

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Section A

Future items for Committee

Section A items are for INFORMATION purposes only. It comprises applications that have either been submitted some time ago but are still not yet ready for consideration or are recently received applications that are not ready to be considered by the Committee. The background papers for all the applications are the application details contained in the Part 1 Planning Register.

Item	Reference	Description and address
1	16/00981/FULPP	<p>Demolition of existing bus station and re- development of site with the erection of a mixed use building comprising three ground floor commercial units with flexible use falling within Use Classes A1, A2, A3, A4, A5 or laundrette (sui generis); and upper floor residential use (Use Class C3) comprising 32 market residential flats (18 X 1-bedroom, 12 X 2- bedroom & 2 X 3-bedroom units) with associated on- site servicing and parking areas.</p> <p>Aldershot Bus Station, 3 Station Road, Aldershot, Hampshire</p> <p>The Council has agreed to an extension of time for the determination of this application until 20 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	18/00140/FULPP	<p>Demolition of existing structures and erection of 205 dwellings comprising 93 one bedroom flats; 80 two bedroom flats and 32 three bedroom townhouses with associated access, parking and landscape arrangements.</p> <p>Meudon House, Meudon Avenue, Farnborough, Hampshire</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>

3	18/00264/FULPP	<p>Erection of replacement rear extension, installation of two dormer extensions in rear roof slope and other external elevational alterations to facilitate change of use from Public House (Use Class A4) to residential use (Use Class C3) comprising 6 x 1-bedroom flats, together with creation of bin store and on-site parking to rear with vehicular access from Holly Road.</p> <p>La Fontaine PH, 92 Windmill Road, Aldershot, Hampshire</p> <p>This application has only recently been received and consultations and neighbour notifications are in progress.</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	Sarita Jones
Application No.	18/00025/FULPP
Date Valid	29th January 2018
Expiry date of consultations	9th April 2018
Proposal	Partial demolition of Kingsmead shopping centre (existing Debenhams store), erection of an extension (Block 3) comprising retail use on the ground floor (3710sqm), leisure use on the first floor (2414sqm), 68 apartments over eight floors, private amenity space, 58 car parking spaces, 118 bicycle parking spaces, a bridge link and alterations to the existing car park on Block 2, a new entrance to The Meads shopping centre and associated works
Address	Block 3 Queensmead Farnborough Hampshire
Ward	Empress
Applicant	Key Property Investments (No.1) Ltd
Agent	Mr A Wells
Recommendation	GRANT subject to s.106 planning obligation

Description

The application site is a component part of the North Queensmead redevelopment scheme. It includes part of the Kingsmead shopping centre, an enclosed mall, with pedestrian entrances from Kingsmead located opposite the associated six storey car park and the Pinehurst surface car park, and an open hoarded area adjoining Kingsmead, Queensmead and The Mead. This hoarded area has previously been used as the site office/compound for the construction of the cinema and associated food and drink uses in the Kingsmead centre. Pedestrian access into this centre is also available from the multi storey car park via a bridge link and escalators/lifts from the upper levels. The site also includes part of the roof level car parking of the multi car storey park (25 spaces) above the Kingsmead centre and part of the surface car park to the front of the Sainsburys supermarket.

Kingsmead bounds the site to the east. This road provides access for buses, service vehicles and taxis servicing the town centre and the application site. There are light controlled pedestrian crossings to the north east and south east of the site. On the east side of, and oversailing Kingsmead there is a multi-storey car park. The Total petrol filling station which is entered from Farnborough Road is to the south east of the site. Beyond this, on the

opposite side of Farnborough Road, there are various buildings comprising both residential and non-residential uses.

Blocks 1 and 2 of the North Queensmead redevelopment scheme lie to the north west and west of the site with frontages on Queensmead, Victoria Road and The Mead. This building comprises various ground floor retail uses (shops, coffee shop, public house/restaurant, takeaway), a Travelodge hotel, first floor leisure uses (gymnasium and indoor play) and 70 flats. The accommodation is provided over four/five (Block 1) and two floors (Block 2). The surface car park to serve Blocks 1 and 2, part of which is within the application site, and the six storey Beefeater/Premier Inn restaurant and hotel lie to the north and north east of the site respectively.

The remainder of the Kingsmead centre and The Meads, a five storey office building located above the Kingsmead centre, adjoin the site to the south.

Planning History

There is a varied planning history relating to this site. The following applications are considered to be the most relevant to the current proposal.

In 2003 planning permission, 03/00406/FUL, was granted for the erection of 30 two bedroom dwelling units with associated access, parking and landscaping on land at B & Q - Solartron Works Site - Solartron Road & 124 Victoria Road. This permission has been implemented and the site is now known as Empress Court Hawthorn Road. This housing was largely a replacement for Firgrove Court which was demolished as part of the North Queensmead redevelopment as set out below.

In November 2004 planning permission, 04/00080/FUL, was granted for the demolition and redevelopment of the northern part of Farnborough town centre (the north Queensmead redevelopment) to provide retail (A1/A2/A3) space including new superstore, commercial leisure (D2), office (B1a), hotel (C1) and residential accommodation (C3) together with associated provision for access, servicing, parking and landscaping. This scheme included the retention of the Debenhams store within the Kingsmead centre. This permission has been implemented in relation to blocks 1 and 2, which comprise two, four and five storeys of hotel, leisure, retail and residential uses and establishes the "fall back" position. Blocks 3 and 4 have not been implemented. In this regard the accommodation approved within these two blocks was to be provided over six to seven storeys (Block 3) and two storeys (Block 4) as follows:

Block 3 comprises Class A retail space at ground floor, some of which was identified to an extension to Debenhams with further retail at first floor, a total of 2,746 sq.m. of new accommodation;

69 flats (21 one bed and 48 two bed) are shown on the three floors above, with 73 residential parking and visitor spaces located at roof level on a deck above the retail space, 60 of which were new;

Block 4 comprises primarily retail space at ground floor, with a limited amount at 1st floor (total 1365 sq m) with B1 offices (423 sq m) occupying the remainder of the first floor

Servicing to Block 3 was approved from the existing service bay on Kingsmead, while Block 4 and existing units fronting the east side of Queensmead would be serviced from an altered existing service area, which was approved from the south and has been implemented. The

service vehicle route crossed the central pedestrian access into the Kingsmead centre.

The residential parking areas at the upper levels of Block 3 and on the roof of Block 2 were approved via the Kingsmead multi-storey car park across a controlled single lane bridge linking to Block 2. Refuse/bin storage for all commercial and residential uses were approved for collection from service areas or highway.

Approximately 220 existing parking spaces were lost when the site was cleared, with those within the Kingsmead multi-storey remaining unaltered. The application detailed the provision of 275 surface car parking spaces, including provision for disabled and parent and child spaces, in front of what is now Sainsburys.

129 spaces were approved for use by residents at a standard of one space per unit plus 14 visitor spaces - 13 of these were reallocated existing spaces. It is noted that whilst not currently accessible 75 spaces have been provided at roof level above Block 2 with residents of flats within Block 1 currently using parking spaces within the Kingsmead multi storey car park (also within the control of the applicant)

The 2004 permission was granted subject to a section 106 legal agreement which included the provision of affordable housing, the construction of dwellings as replacements for Firgrove Court pursuant to planning permission 03/00406/FUL, the provision of a financial contribution for public open space, additional screening and the provision for servicing for the retained buildings at Nos. 15-23 Victoria Road and the provision of an enhanced Shopmobility scheme, public conveniences, re-cycling facilities within the surface car park, a CCTV system that is compatible with the Council's system, public art and a management agreement for the use of the car park. For information the definition of Block 3 within this agreement was:

"2,746 square metres of retail use (Class A) and 69 flats (21 one bed and 48 two bed) with 73 residential parking and visitor spaces which are located at roof level on a deck above the retail space 60 of which are new"

In 2009, 2010 and 2012 variations to the legal agreement were agreed concerning the date of provision for the Shopmobility scheme and location of the public conveniences at ground floor level. These facilities have now been provided in full.

In 2009 a variation to the legal agreement was requested in relation to the financial contribution for open space, where the children's play contribution could be used, the timing of when the open space contribution would be made and the apportionment of the open space contribution. Historically there used to be individual pieces of children's play equipment in front of the shops in Queensmead. The intention of the original agreement was to ensure that there was appropriate children's play space provision within the "land", which was defined as the planning application site, to meet the recreational requirements of proposed residents. As originally drafted this would mean the provision of individual pieces of play equipment within Queensmead, a shopping street. It was agreed that play equipment within a shopping street would not be appropriate to meet the recreational needs of residents and that the contribution may be more appropriately used towards the provision/upgrade of play space within town centre as defined by Inset Map 1 within the Rushmoor Local Plan Review 1996-2011. The potential for revising the apportionment of the urban parks/amenity open space element of the open space contribution towards children's play space offered the opportunity to provide an enhanced play facility within the town centre to the benefit of existing and proposed residents and visitors. This variation was agreed.

A total of 20% of the new dwellings were approved as affordable housing amounting to 26 out of a total of 129 units. It was originally envisaged that all of these units would be provided within Block 3. The economic position in 2011 led to a re-phasing of development such that the construction of Block 3 was delayed. In 2011 a request was received from the developer to vary the legal agreement such that 25 of the affordable housing were to be provided within the completed Block 1 by the end of March 2012 with the remaining unit to be delivered as part of Block 3 when that phase is constructed. This variation to the legal agreement was agreed. The affordable housing has been provided in accordance with this variation

In July 2008 planning permission, 08/00336/FUL, was granted for the erection of a three storey extension to Block 1 comprising 9 one bedroom and 3 two bedroom flats. This has been implemented. No car parking provision was proposed as part of this scheme. At that time the Transportation Strategy Office was of the view that given the original redevelopment scheme included the provision of over 400 spaces and the site's town centre location which was considered to have high accessibility he was satisfied that there was sufficient capacity within the town centre to meet the functional needs of the development.

In 2011 permission was granted for the amalgamation of four one bedroom flats to provide two three bedroom flats to meet a specific housing need identified by the housing association. This means that the current position is that 70 flats have been provided within Block 1.

In 2012 planning permission, 12/00002/FUL was granted for the demolition, rebuilding, extension, internal alteration and refurbishment of part of the existing Kingsmead centre to provide a seven screen multiplex cinema (2282 sq m) and Use Class A3, A4, and A5 food and drink uses (761 sq m) together with public conveniences (109 sq m) and escalators. The new food and drink units would extend into the mall to be in line with the existing Argos unit and were approved over two floors. 24 hour operation was approved for the cinema, with the food and drink uses being open between the hours of 8am to midnight. The public conveniences were approved adjacent to the Kingsmead entrance opposite the multi-storey car park, within both the existing and extended building. Escalators were approved adjacent to the entrance to the multiplex cinema and would connect with the second floor of the multi storey car park. 70 car parking spaces located at roof level were approved to be removed. As part of this proposal the existing service yard and vehicular entrance from Kingsmead was reconfigured. Servicing for the food and drink uses were approved via the existing yard between Kingsmead and Queensmead. This permission has been implemented.

In April 2012 planning permission, 12/00108/COUPP, was granted for the change of use of the first floor of Block 2 (now 12 Queensmead) from A1 (retail) to Class D2 (Health and Fitness), namely a gymnasium. This permission has been implemented.

In 2013 planning permission, 13/00375/REV, was granted for a variation of Condition 11 of planning permission 04/00080/FUL dated 24th November 2004 for alterations to the parking layout above Block Two to allow the retention of plant housing structures serving the non residential uses on the floors below and for the provision of car parking within the Kingsmead car park to serve the residential units within Block One prior to the bridge link access to the car parking above Block Two becoming available. This was implemented.

The current proposal is an amendment to the Block 3 approved in 2004 and is for the partial demolition of Kingsmead shopping centre (to include the now closed Debenhams store), erection of an extension (Block 3) comprising retail uses (Use Classes A1 and A3) on the ground floor (3710sqm), leisure use on the first floor (2414sqm), 68 apartments over eight

floors, private amenity space, 58 car parking spaces, 118 bicycle parking spaces, a bridge link to car parking on the roof of Block 2; alterations to the existing car park on Block 2, a new entrance to The Meads shopping centre, roof top plant and associated works. 22 car parking spaces will be removed from the existing car park on top of the Kingsmead centre as a consequence of these proposals

The proposed development has frontages onto The Mead, Queensmead, the surface car park to the front of Sainsburys and within the Kingsmead centre. As previously approved Block 3 is proposed to be the tallest element of the North Queensmead redevelopment but in the case of the current proposal this takes the form of an 6/7 storey feature tower in the north west and west areas of the site. The remainder of the development will generally appear as two/three storey in height. The retail and leisure uses are proposed predominantly at ground, first and second floor levels with the flats generally above. The development will be largely finished in facing brick. The roofs will accommodate photovoltaics to provide renewable energy for the development.

A landscaped amenity area is proposed on the third floor deck. This is shown as south facing with hard and soft landscaping and enclosed by a timber partition. The two bedroom flats and 2 of the one bedroom flats also have a balcony space, the majority of which have approximately 4.5 sq m of space with the exception of a third floor flat which has a balcony of some 18.8 sq m.

The existing entrance into the Kingsmead centre is to be remodelled with a metal surround (including signage zone) and two sets of double doors within a glazed screen. The existing side parapet is shown partially raised to form a rectangular end wall onto which to locate metal fins on a rendered finish. The full height fins will accommodate three digital display screens to advertise the centre tenants including the Vue cinema.

22 car parking spaces will be removed as a result of the demolition of part of the Kingsmead centre. The proposed development will include the provision of 58 car parking spaces including two disabled spaces at third floor level. This provision will be accessible by residents only, through the use of an access controlled gate. This new parking area also provides access to the bridge link to parking above Block 2. Minor layout changes are proposed to this parking area as part of the new bridge link (no spaces will be lost). The proposal will also release the spaces within the Kingsmead multi storey car park currently used by residents of Block 1. Two proposed parking bays are identified as having electric charging points. Servicing is proposed from a new lay by set back from Kingsmead on the east side of the site. Storage for 118 cycle spaces is proposed at third floor level and accessible via the controlled residents car park access. A further 26 spaces will be provided at ground floor level to serve visitors and staff.

An integrated reception system will be provided to the flats. This will require central reception equipment (dishes and aerials) which are proposed to be located on the roof of the building and screened from general view.

The application is accompanied by a site waste management plan. The residential refuse area is located on the third floor and will include separate 1100 litre bins for refuse and recycling with a 240 litre wheeled bin for glass recycling. The bins will be transferred by facilities management staff to the dedicated collection point in the adjacent car park on collection day.

Commercial waste will be stored in dedicated waste storage area within the individual units. The commercial refuse area is located on the east side of the development adjacent to the

access to the service corridor for the retail units. This area will also be emptied by the development operating management company periodically as required and taken to the existing Kingsmead service yard/compactor adjacent to the Vue cinema. Commercial waste will be collected either by a private waste contractor or by the Council through its chargeable trade waste collection scheme.

The application is accompanied by a planning statement, a design and access statement, a flood risk assessment and outline drainage strategy, a site waste management plan, a statement of community involvement, a transport assessment, a framework travel plan, an external lighting report, a daylight analysis, a sustainability statement, a BREEAM pre-assessment report, a Phase I preliminary site assessment, an acoustic design statement, a communal tv statement and a biodiversity checklist.

Consultee Responses

HCC Highways Development Planning	raises no objection to the proposal.
Ecologist Officer	No adverse comments received.
Community - Contracts Manager	raises a query on the capacity of the refuse storage proposed
Parks Development Officer	raises no objection to the proposal.
Scottish & Southern Energy	provides information on the location of its electricity and gas infrastructure.
Environment Agency	advises that they do not wish to be consulted on this proposal.
Hampshire Fire & Rescue Service	advises that access and facilities for Fire Service appliances should be in accordance with Approved Document B5 of the Building Regulations and section 12 of the Hampshire Act 1983. Recommendations are also made in respect of access for high reach appliances, water supplies, the use of sprinklers, fire fighting and the environment and timber framed buildings.
Environmental Health	raises no objection subject to conditions.
Housing	raises no objection subject to a financial contribution towards affordable housing.
Kingsmead Managers Office	no views received.
Natural England	raises no objection to the proposal subject to appropriate mitigation being provided.
Planning Policy	raises no objection to the proposal.

Crime Prevention Design Advisor	gives advice on the vulnerability of motor vehicles to crime, accessibility for the storage of cycles, the boundary treatment to be used and provision of lighting.
Surrey Heath Borough Council	raises no objection to the proposal.
Surface Water Drainage Consultations	raises no objection to the proposal on drainage grounds.
TAG	raises no objection to the proposal subject to none of the buildings or any attachments to the buildings infringe any of the airports safeguarding surfaces.
Thames Water	advises that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network site storage. If it is proposed to connect to a combined public sewer the site drainage should be at the final manhole nearest the boundary. No objection is raised to the proposal in terms of sewerage infrastructure.

Neighbours notified

In addition to posting site notices and press advertisement, 680 individual letters of notification were sent to Meadsvie Court and Chudleigh Court Clockhouse Road, Clockhouse Road, Brand House Coombe Way, Eastmead, Fernleigh Court Elm Grove Road, Farnborough Road, Empress Court Hawthorn Road, The Meads Kingsmead, Kingsmead, Meudon Avenue, Pinehurst Avenue, Princes Mead, Dukes Court Queensmead, Queensmead, Stratford Court Salisbury Road, Salisbury Road, Horizon retail park Solartron Road, The Mead, Solstice House and York House Victoria Road, Victoria Road and Westmead. Letters were also sent to local stakeholders including Bride Hall, Farnborough Propco, Homes England, Knight Frank Investment Management, Legal and General Investment Management, Rushmoor Borough Council, Telereal Trillium and Wilky Holdings

Neighbour comments

The application is accompanied by a Statement of Community Involvement has been submitted in support of the proposal which details how the applicants have engaged with the local community in the form of a public exhibition including a councillor preview (both held on 14 November 2017), the setting up of a dedicated and standalone webpage, publicity through the Council's Facebook and Twitter accounts and a flyer sent to 1930 addresses in the Farnborough town centre area with individual letters sent to nine councillors and Leo Doherty.

A total of 26 responses were received which raised the following matters:

- adequacy of car parking provision to serve existing and proposed development;
- adequacy of cycle parking (too much and too little);
- if development commenced in summer 2018 potential conflict between air show and construction traffic;
- further accommodation could be provided if the Farnborough Business Centre were to be converted into flats;

- additional affordable housing should be made available in Block 3;
- lack of green space at ground level-
- provision of fire safety;
- tower units will overdominate shopping centre and open feeling;
- impact of wind and creation of canyon effect;
- the building is ugly;
- the building dominates and overshadows adjoining buildings;
- totally out of keeping with the area;
- loss of privacy and light;
- need for additional retail space;
- clothes shops urgently required;
- higher importance needs to be placed on drawing people into Farnborough to shop and provide shopping experience;
- need more civic facilities concentrating on leisure not retail;
- alternative design and layout suggestions;
- improve pedestrian routes with the town centre to encourage footfall;
- query re strategy in place to deal with anti social behaviour.

In response to the Council's notification process a representation has been received from flat 42 8 Queensmead objecting to the proposal on grounds of loss of light and privacy.

A representation has been received from flat 61 8 Queensmead querying why there are only 58 car parking spaces to serve 68 apartments as the majority of the families living in the flats could eventually be 2 car families.

Representations have been received from 13 and 98 Brand House Coombe Way and 11 Holmbrook Gardens in support of the proposal as follows:

- it is a good proposal;
- it will help improve town centre appeal and employment;
- it adds value to Farnborough;
- the town needs more variety of shops to be a viable shopping destination;

A query is raised from 98 Brand House that the company has shown a reduction in net profit from 2015 to 2016.

Policy and determining issues

The site lies within Farnborough town centre. As such policies SS1 (The Spatial Strategy), SP4 (Farnborough Town Centre), 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), 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 policies TC1 (Development and Diversity, Vitality and Viability in the centres), TC3 (Residential uses above ground floor), TC4 (Uses outside shopping core), S5 (Proposals for A3 uses), OR7 (Indoor recreation, arts and entertainment facilities), ENV16 (Major sites), ENV19 (Landscaping), ENV21-22 (Adequate access and facilities/external areas), ENV48, ENV49, ENV50, ENV51 and ENV52 (Environmental Pollution and Noise), H14 (amenity space), TR10 (Contributions for Local Transport Infrastructure), TR12 (Rear access and servicing facilities) and OR4/OR4.1 (Open Space) are relevant to the consideration of this proposal. The Council's adopted supplementary planning documents (SPD) on 'Housing

Density and Design' (May 2006), 'Planning Contributions - Transport' 2008, 'Car and Cycle Parking Standards', 2017; Farnborough Town Centre and accompanying Prospectus and Sustainable Design and Construction, the Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy as updated and the advice contained in the National Planning Policy Framework (NPPF) and National 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), SP2 (Farnborough Town Centre), SP2.1 (Primary frontages in Farnborough town centre), SP2.2 (Secondary frontages in Farnborough town centre), IN1 (Infrastructure and Community Facilities), IN2 (Transport), IN3 (Telecommunications), D1 (Design in the Built Environment), DE2 (Residential Internal Space Standards), DE3 (Residential Amenity Space Standards), DE4 (Sustainable Water Use), DE6 (Open Space, Sport and Recreation), DE8 (Indoor and Built Sport and Recreation Facilities), DE10 (Pollution), LN1 (Housing mix), LN2 (Affordable Housing), 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:

- 1 the principle of development;
- 2 design and scale;
- 3 impact on adjoining occupiers and residents;
- 4 the provision of affordable housing
- 5 highway and transportation matters
- 6 nature conservation
- 7 open space provision
- 8 the water environment and flood risk

Commentary

The principle of development

The principle of the comprehensive redevelopment of North Queensmead for commercial and residential purposes was established by the 2004 planning permission. The Planning Policy and Conservation Manager has been consulted on this application and advises that the proposed ground floor retail units comprising a mix of A1 and A3 uses supports the Shopping Core and Draft Submission additional primary frontage. These uses are welcomed and supported. Furthermore the proposed leisure use at first floor will also help support the vitality of the town centre and is also welcomed. As such there is no objection to the principle of development subject to consideration of the following matters.

Design and scale

When the 2004 permission was granted it was acknowledged that the redevelopment of that part of the town centre would represent a significant change to its former largely three storey character in terms of height, footprint and scale. As approved Block 3 had a similar appearance and footprint to the completed Block 1, whilst being the tallest building within the scheme with accommodation being provided over six to eight floors. The approved building was lower than the Meads business centre but taller than Blocks 1 and 2 (one to two storeys). The approved frontage onto the car park (north elevation) extended across the full width of the site and was eight storeys in height.

The proposal is a different built form when compared to that approved in 2004. The frontage onto the car park (north elevation) comprises a part two part nine storey building which extends across the width of the site. However the nine storey element is limited to the north west corner of the site which extends in part across the north elevation and the depth of the west elevation. Whilst this would be lower than The Meads business centre it would appear about three/four/five storeys higher than Blocks 1 and 2 depending on viewpoint. This results in a feeling of spaciousness around the built form when compared to the solid frontage approved in 2004. Whilst recognising that the proposed development is different it is considered to be compatible with adjoining development and is acceptable in street scene terms.

Impact on adjoining occupiers and residents;

The closest residential neighbours are located at 8 Queensmead being the flats above Sainsburys (formerly Block 1). The proposed building relationships are not dissimilar to those approved in 2004. It is recognised that the proposal will result in a change to outlook and has the potential to result in a loss of privacy. However having regard to the extant planning permission, the site's town centre location and the largely indirect pattern of overlooking no material loss of amenity to these residents is considered to result.

There is no assessment of the existing noise environment, the noise levels that may arise from the possible noise sources as a result of the development, or how the acoustic criteria will be met. Details of proposed mitigation will be required prior to works commencing both in terms of existing and proposed residents, particularly relating to the proposed D2 use.

The remainder of the adjoining occupiers are largely businesses. The proposal will bring more activity into the centre which is considered to be a benefit to these businesses. There will be impacts associated with noise and privacy but they are not considered to be so detrimental to these occupiers such that permission should be refused in this regard.

Subject to the imposition of appropriate conditions the proposal is considered to have an acceptable impact on adjoining occupiers and residents.

The living environment created

The proposed flats have been designed to meet Technical Housing standards issued by the Department for Communities and Local Government. The development largely benefits from communal amenity space and private balconies. Given the site's town centre location and having regard to the extant permission, it is considered that an acceptable level of usable amenity space commensurate with the type of development proposed would be provided. The application is supported by a daylight assessment which demonstrates that the proposed layouts will have appropriate levels of light so as to create a satisfactory living

environment. The submitted Acoustic Design Statement simply sets out the acoustic criteria and standards that will be met from all sources of noise on-site resulting from the development and the design criteria for habitable rooms to protect against external noise. These criteria are acceptable.

Communal refuse/recycling bin storage is proposed which may be secured by way of condition. However the Council's Contracts team have an outstanding query on the capacity of the store proposed. The applicant is currently considering this matter and an update will be given to the meeting. Subject to the imposition of appropriate conditions, it is considered that the proposal would create a satisfactory living environment for future residents and is acceptable.

The provision of affordable housing

In 2004 it was proposed that, in addition to the 30 dwellings that were to be provided on the Solartron site as a direct replacement to Firgrove Court, 129 residential units would be provided within the redevelopment, representing a net gain of 51 dwellings.

When considering the provision of issue of affordable housing in 2004 the then Local Plan Policy H6 required any development of 25 or more dwellings to make provision for a minimum of 15% to be affordable housing, increasing to about 25%-30% on those sites where the existing use value and infrastructure costs are low. In February 2003 the Council adopted supplementary planning guidance that seeks to negotiate 35-40%. The applicant offered 20% of the new dwellings to be provided on site as affordable housing. The reason for this was that the proposal was for a redevelopment of a town centre where existing land values and existing uses values were/are very high. Furthermore because of the nature of the redevelopment proposals the infrastructure costs were/are proportionally very high. This level of provision was accepted. It is noted that this reflects the current approach as set out draft local plan policy LN2 which is to be considered at the Local Plan Examination next month.

The legal agreement attached to 2004 planning permission had clauses relating to the provision of affordable housing as set out above. The economic position in 2011 led to a re-phasing of development such that the construction of Block 3 was delayed. In 2011 a request was received from the developer to vary the legal agreement, as set out above, such that 25 of the affordable housing units were to be provided within the completed Block 1 by the end of March 2012 with the remaining unit to be delivered as part of Block 3 when that phase was to be constructed. This variation was agreed and the affordable housing was provided within Block 1. This left one unit to be provided which remains the current position.

The Head of Housing has been consulted on this application and confirms that with the exception of one unit, the provision of affordable housing required for the units in this application and in wider North Queensmead redevelopment has already been provided in the block above Sainsburys. She also advises that there it would not be easy to find a registered provider that would take one unit, therefore, it is recommended that a commuted sum in lieu for off site provision should be sought. This figure has been calculated as £147,500 and has been agreed by the applicant. Subject to securing this financial contribution which may be achieved by way of section 106 agreement no objection is raised to the proposal in relation to the provision of affordable housing.

Highway and transportation matters

As part of the 2004 planning permission, various transportation improvements were secured,

and subsequently implemented, including the following:

- Improved cycling and pedestrian access
- Advanced stop line for cyclists at Victoria Road/ Kingsmead Traffic Signals.
- Links between the main railway station and the town centre
- Cycle stands in Kingsmead/Queensmead
- Cycle lockers in Kingsmead.
- Pedestrian facility within the proposed signal junction at Victoria Road/Kingsmead.
- Improved pedestrian routes along Kingsmead
- Pedestrian crossing points over Kingsmead
- New bus stops on Kingsmead adjacent to Sainsburys; and
- New traffic signals at Victoria Road/Kingsmead to assist public transport movements in the area

The current application is supported by an amended Transport Assessment and Travel Plan following a request from the County Highway Authority for further information and clarification particularly in relation to servicing and trip generation.

As set out above 22 car parking spaces would be lost as a result of the demolition of part of the Kingsmead centre. The proposed development will provide 58 car parking spaces including two disabled spaces at third floor level. Servicing is proposed from a new lay by set back from Kingsmead on the east side of the site. Storage for 118 cycle spaces are proposed at third floor level and accessible via the controlled residents car park access. A further 26 spaces will be provided at ground floor level to serve visitors and staff.

The County Highway Authority is satisfied with the level of car parking proposed subject to the imposition of conditions requiring that all parking spaces are to remain unallocated, the bridge link is completed prior to first occupation of the development and details of the controlled access gate, its operation and cycle storage are submitted. It also seeks confirmation about the exact quantum of spaces that would be released when the currently reserved spaces within the multi storey car park for use by residents of Block 1 would be freed up which is currently being clarified by the applicant. However, whilst these additional spaces are identified as making provision towards the proposed retail and leisure uses it is noted that the 2004 permission made car parking provision for one space per flat. This is not the case with the current submission and, whilst noting the County Highway Authority's (CHA) comments, is of concern. This matter has been raised with the applicant and an update will be given to the meeting in this regard.

The CHA is satisfied with the proposed access and servicing arrangements onto Kingsmead.

The revised transport assessment indicated an increase in trip generation above that associated with the 2004 permission that would impact on the Pinehurst roundabout. The CHA raises no objection to the proposal in this regard subject to a financial contribution towards improvements to the Pinehurst roundabout. This is also being discussed with the

applicant and an update will be given to the meeting.

A revised framework travel plan has been submitted with the application. Whilst the CHA have identified further areas of work that the travel plan needs to address, it raises no objection in this regard subject to the delivery of an approved travel plans together with approval and monitoring fee and travel plan bond. This may be secured by way of a section 106 legal agreement (including the opportunity to amend the travel plan).

Notwithstanding the car parking issue, subject to the above matters being satisfactorily addressed and the requirements of the CHA being met there is no objection to the proposal on highway grounds.

Nature conservation

The site is located within 5km of the Thames Basin Heaths Special Protection Area. Natural England believes that the impact of new residential development results in increased recreational activity that could affect the breeding success of important bird species. The Council therefore has to consider carefully the effects of residential development on the heathland. The Council supports the conservation of natural habitats, the protection of endangered species and the aim of increasing the amount of land available for outdoor public recreation.

However, the Council also has a statutory obligation to decide planning applications on their merits, taking into account national and local planning policy and meeting housing demand.

The Council has adopted a Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy (AMS) as amended and agreed with Natural England setting out the approach which will be followed to reduce harm to the heathlands from additional residential development. This involves two parts:

- Provision of Suitable Alternative Natural Green Space (SANG)
- Provision of Strategic Access and Monitoring Measures (SAMM) to reduce the impact of visitors to the SPA

All residential planning applications will be considered against the requirements of the AMS as amended and policy CP13 of the core strategy .

Natural England has been consulted on this application and advises that:

"... as long as the applicant is complying with the requirements of Rushmoor's Avoidance and Mitigation Strategy for the Thames Basin Heaths SPA (through a legal agreement securing contributions to Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM) Natural England has no objection to this application..."

In this case it is relevant to note that paragraph 5.2 of the AMS states:

"Replacement dwellings will not generally lead to increased recreational pressure and therefore, will have no likely significant effect on the SPA and will not be required to make a contribution to the provision of avoidance measures"

It is also relevant to note that there is a fall back position namely an extant and implementable permission for the provision of 69 flats. The current proposal seeks to

replace, albeit with a reduction of one unit, the residential development approved in 2004. Having regard to the above, it is therefore the Council's view, as the competent authority for the purposes of the Conservation of Habitats and Species Regulations 2017, that the proposal will have no likely significant effect on the SPA and as such no contribution is sought in this regard.

The application is supported by a Biodiversity checklist which does not raise any site specific impacts on or implications for biodiversity. As such no 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. 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.

As part of the 2004 planning permission a financial contribution towards open space for the development as a whole was secured. As set out above the applicant subsequently requested that the legal agreement be varied to enable the financial contribution to be paid in respect of children's play space be used within a wider area within the town centre to be defined as coloured purple on Inset map 1 within the Rushmoor Local Plan Review 1996-2011 but outside the application site outline in red. This play space was envisaged to be on the land next to the leisure centre and the existing skate park but has not been provided to date. However it is noted that the existing outdoor recreational uses are to be removed as part of the redevelopment of the Civic Quarter as envisaged in the Civic Quarter supplementary planning document. Given the issues of provision of play space within the Civic Quarter, it is proposed to amend the clause agreed in 2009 to ensure provision of play space within 200 metres of Farnborough town centre as defined on the Rushmoor Core Strategy proposals map.

The open space contribution in respect of Block 1 has been paid. It is therefore appropriate to re-secure a financial contribution towards open space in respect of Block 3. Based on current contributions this would be £122,825.00 (ie 17 x £1525 and 51 x £1900) and is proposed for open space (Landscaping, park furniture, fencing and footpath renewal) and pitches (pitch refurbishment) at the Rectory Road recreation ground. The applicant has agreed to this which would be secured by way of section 106 agreement. Subject to the completion of an appropriate obligation no objection is raised to the proposal within the terms of Policy OR4.

The water environment and flood risk

Policy CP4 relates to surface water flooding and seeks details of sustainable drainage systems that will be incorporated into the development. The application site is within Flood Zone 1. The Hampshire County Council draft surface water management plan 2012 shows that the site has not been the subject of flooding events. However, it is recognised that due to the high water table within Farnborough town centre that infiltration is not appropriate in terms of SUDS. Given this, the drainage for the site will include gullies serving roof drainage, permeable paving/sub base and an underground attenuation tank. Hampshire County Council as Lead Local Flood Authority advise that the proposals for surface water drainage meet the current standards/best practice and are acceptable. The Environment Agency have advised that they do not wish to be consulted on this application. Thames Water raise no

objection to the proposal. Subject to the imposition of appropriate conditions to secure a detailed drainage strategy including long term maintenance no objection is raised to the proposal in terms of the water environment and flood risk.

Sustainable development and renewable energy

The proposal is for a mixed use development. The proposals include the use of a communal heat distribution network and solar photovoltaic panels on the roofs. A Sustainability statement and BREEAM Pre-Assessment has been submitted in support of the application which demonstrate that the non residential part of the development will achieve a BREEAM "Very Good" level.

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 for the proposed flats in accordance with Code Level 4 as set out in policy CP3 of the Rushmoor Core Strategy. Such measures, and confirmation that the non residential part of the development will achieve a BREEAM level of "Very Good", may be secured by way of conditions and on this basis no objection is raised to the proposal in terms of policy CP3.

Other matters

In its consultation response TAG as operators of Farnborough Airport raised no objection to the proposal subject to none of the buildings or any attachments to the buildings infringe any of the airports safeguarding surfaces. This has been clarified to mean that providing the height of the tallest part of the building is below 111.00m AOD (Above Ordnance Datum) then TAG would not have any objections to the proposal. The applicants have confirmed that the building is proposed to be approximately 101.00 AOD.

Due to the time required to complete the legal agreement a request has been received from the applicant to extend the time for the determination of this application to 20 June 2018 to enable the legal agreement to be completed. This has been agreed.

Conclusion -

Development of this part of the town centre is an important phase of the overall scheme to revitalise the town centre. It meets the criteria adopted by the Council in the development plan and the supplementary planning document on the town centre. The proposal is acceptable in principle. It would have an acceptable impact on the character of the area, it will create a satisfactory living environment for future occupiers, have an acceptable impact on adjoining non-residential and residential occupiers and meet the functional requirements of the development. The proposal is acceptable in highway terms, it makes satisfactory provision for affordable housing and public open space, addresses its impact on the SPA and secures appropriate energy efficiency measures. It complies with development plan policies, the Council's adopted Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy and the National Planning Policy Framework/Planning Practice Guidance and is recommended for approval.

FULL RECOMMENDATION

Subject to the issues relating to refuse/recycling and highway matters as set out above being

satisfactorily addressed it is recommended that permission be **GRANTED** subject to the completion of an appropriate section 106 planning obligation by 18 June 2018 in respect of open space, affordable housing and highway matters as set out above and the imposition of the following conditions and informatives

However, in the event that a satisfactory s106 planning obligation is not completed by 18 June 2018 the Head of Planning, in consultation with the Chairman, be authorised to **REFUSE** planning permission on the grounds that the proposal fails to make appropriate provision for open space and affordable housing nor mitigate its impact in highway terms contrary to development plan policies and the provisions of the Council's supplementary planning document Planning Contributions - Transport 2008.

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

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

- 2 Notwithstanding any indication of materials which may have been given in the application, or in the absence of such information, no works shall start on site until a schedule and/or samples of the external materials to be used in the development have been submitted to, and approved in writing by, the Local Planning Authority.

Reason - To ensure satisfactory external appearance.*

- 3 Notwithstanding any indication of materials which may have been given in the application, or in the absence of such information, no works shall start on site until a schedule and/or samples of surfacing materials, including those to access driveways/forecourts to be used in the development have been submitted to, and approved in writing by, the Local Planning Authority.

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

- 4 No works shall start on site until a construction method statement has been submitted to and approved in writing by the Local Planning Authority, which shall include:

- i) programme of construction work;
- ii) the provision of long term facilities for contractor parking;
- iii) the arrangements for deliveries associated with all construction works;
- iv) methods and phasing of construction works;
- v) access and egress for plant and deliveries;
- vi) protection of pedestrian routes during construction;
- vii) location of temporary site buildings, site compounds, construction materials and plant storage areas;
- viii) controls over dust, noise and vibration during the construction period;
- ix) provision for storage, collection and disposal of rubbish from the development during the construction period

Construction shall only take place in accordance with the approved method statement*

Reason - In the interests of amenity and highway safety.

- 5 Site preparation, clearance works, pile driving and construction works within the area covered by the application shall only take place between the hours of 0700-1800 Monday to Friday and 0800-1300 on Saturdays. No works at all shall take place on Sundays and Bank or Statutory Holidays unless otherwise first agreed in writing by the Local Planning Authority.

Reason - To protect the amenities of surrounding residential properties and other occupiers.

- 6 In the event that impact or driven pile driving is proposed no works shall start on site until full details of all means and methods of pile driving (including measures to prevent and minimise the potential for damage to subsurface water or sewerage infrastructure and the programme of works) have been submitted to and approved in writing by the Local Planning Authority. The method of construction shall thereafter take place in accordance with the approved details

Reason - To protect the amenities of nearby residential properties and occupiers and to safeguard underground water and sewerage infrastructure environment

- 7 No food and drink use shall start until details of the means of suppressing and directing smells and fumes from the premises to which they relate have been submitted to and approved in writing by the Local Planning Authority. These details shall include the height, position, design, materials, and specification of any external chimney or extraction vent. The approved details shall then be implemented before the food and drink uses hereby permitted start and shall be retained in working order at all times thereafter. *

Reason - To protect the amenities of nearby residential properties and adjoining occupiers

- 8 Unless otherwise approved by this permission no display or storage of goods, materials, plant, or equipment shall take place other than within the buildings.

Reason - In the interests of the visual amenities of the area and to safeguard the operation of the service yard

- 9 All plant and machinery shall be enclosed and retained with soundproofing materials and mounted in a way which will minimise transmission of structure-borne sound in accordance with a scheme to be first submitted to and approved in writing by the Local Planning Authority.

Reason - To protect the amenity of neighbouring occupiers.*

- 10 Unless otherwise agreed in writing, no works pursuant to this permission shall commence until there has been submitted to and approved in writing by the Local Planning Authority: -

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

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

Where step iii) above is implemented, following completion of the measures identified in the approved remediation scheme a verification report that demonstrates the effectiveness of the remediation and identifying any requirements for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action shall be submitted for approval in writing by the Local Planning Authority.

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

- 11 Notwithstanding any information submitted with the application no part of the development shall be occupied until details of cycle parking to serve that part of the development to which they relate have been submitted to and agreed by the Local Planning Authority. The approved details shall be implemented prior to the first occupation of that part of the development to which they relate and thereafter retained.

Reason - To promote alternative modes of transport and to encourage cycling to the site

- 12 No dwelling shall be occupied until the off-street parking facilities to serve the proposed flats shown on the approved plans have been completed and made ready for use by the occupiers/visitors. The parking spaces shall be unallocated and thereafter retained solely for parking purposes (to be used by the occupiers of, and visitors to, the proposed flats) and, in the interests of clarity, not used for the storage of caravans, boats or trailers . *

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

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

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

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

- 14 The development hereby approved shall not be occupied until measures to protect the flats and amenity space/balconies from traffic or other external noise have been implemented in accordance with a scheme to include, for example, acoustic barriers and double glazing which has been first submitted to and approved in writing by the

Local Planning Authority. On approved the mitigation measures shall be implemented in full prior to the first occupation of the flats to which they relate

Reason - To protect the amenity of the occupiers of the development.*

- 16 Within 6 months of the first occupation of the non residential parts of the development a verification report shall be submitted which demonstrates that that part of the development has achieved a BREEAM Very Good standard.

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

- 17 Prior to the commencement of development, and notwithstanding any details submitted with the application, details of measures to achieve the energy performance standards for the residential part of the development in accordance with Code Level 4 for Sustainable Homes or equivalent shall be submitted to and approved in writing by the Local Planning Authority. Such details as may be approved shall be implemented in full prior to the first occupation of the residential part of the development and retained in perpetuity.

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

- 18 No part of the development shall be occupied until the bridge link as shown on the approved plans linking blocks 2 and 3 has been completed, made available for use and thereafter retained.

Reason - to ensure appropriate parking provision is available for residents of Block 1 and to release car parking within the Kingsmead multi storey car park.

- 19 Prior to the commencement of development details of method of controlled access to the residents car parking shall be submitted to the Local Planning Authority for approval. Once approved the access arrangements shall be installed in full and thereafter retained.

Reason - to ensure appropriate levels of car parking are secured for future residents of Block 3

- 20 Prior to the commencement of development, and notwithstanding any details submitted with the application, a detailed Sustainable Drainage Systems (SUDS) strategy shall be submitted to and approved in writing by the Local Planning Authority. Such details as may be approved shall be implemented in full prior to the first occupation of the development to which they relate and retained in perpetuity.

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

- 21 Notwithstanding any details submitted in the application no dwelling shall be occupied until details of the location and appearance of the communal aerial/satellite facilities for the development have been submitted to and approved in writing by the Local Planning Authority. The approved system shall then be installed and made operational before the relevant dwellings are occupied. *

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

- 22 Prior to the first occupation of any dwelling the communal amenity space shall be provided, made available for use and thereafter retained for its designated purpose.

Reason - To meet the recreational needs of future residents

- 23 No dwelling shall be occupied until a fully detailed landscape, planting and maintenance scheme (to include, where appropriate, both landscape planting and ecological enhancement) for the communal amenity space has been submitted to and approved in writing by the Local Planning Authority. The communal amenity space shall be completed and retained in accordance with the details so approved. Any tree/shrub removed, dying or becoming seriously diseased within five years of planting shall be replaced by trees/shrubs of similar size and species to those originally required to be planted.

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

- 24 Notwithstanding any information submitted with the application no part of the development shall be occupied until details of all screen and boundary walls, fences, hedges or other means of enclosure have been submitted to and approved in writing by the Local Planning Authority. The means of enclosure shall be completed prior to first occupation and thereafter retained in accordance with the details so approved.

Reason - To safeguard the amenities of neighbouring property.*

- 25 Prior to the first occupation of any of the non residential parts of the development the servicing facilities as shown on the approved plans shall be provided in full, made available for use and thereafter retained.

Reason - To meet the functional needs of the retail and and leisure uses in the interests of highway safety

- 26 In the event that demolition works are not to take place concurrently as part of the construction of the proposed development, a demolition strategy shall be submitted to the Local Planning Authority for approval. Once approved demolition and associated mitigation measures shall be undertaken in accordance with the approved strategy.

Reason - In the interests of the visual and residential amenities of the area and highway safety

- 27 The refuse collection strategy for the site shall be undertaken in accordance with the measures as set out in the Design and Access statement

Reason – To meet the functional requirements of the development in the interests of visual and residential amenity and highway safety

- 28 The permission hereby granted shall be carried out in accordance with the following approved drawings - P-001 rev A, 002 rev A, 003 rev A, 004, 005, 006 rev A, 007, 008, 101 rev A, 102 rev B, 103 rev A, 104 rev A, 105 rev A, 106, 107, 108, 109, 110 rev A, 111, 201 rev A, 202 rev A, 301, 302 rev A, 303, 304 rev A, 306 and SK 107

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

Informatives

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

- 2 **INFORMATIVE - REASONS FOR APPROVAL-** The Council has granted permission because the proposal is acceptable in principle. It would have an acceptable impact on the character of the area, it will create a satisfactory living environment for future occupiers, have an acceptable impact on adjoining non-residential and residential occupiers and meet the functional requirements of the development. The proposal is acceptable in highway terms, it makes satisfactory provision for affordable housing and public open space, addresses its impact on the SPA and secures appropriate energy efficiency measures. It complies with development plan policies, the Council's adopted Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy and the National Planning Policy Framework/Planning Practice Guidance It is therefore considered that subject to compliance with the attached conditions, and taking into account all other material planning considerations, including the provisions of the development plan, the proposal would be acceptable. This also includes a consideration of whether the decision to grant permission is compatible with the Human Rights Act 1998.

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

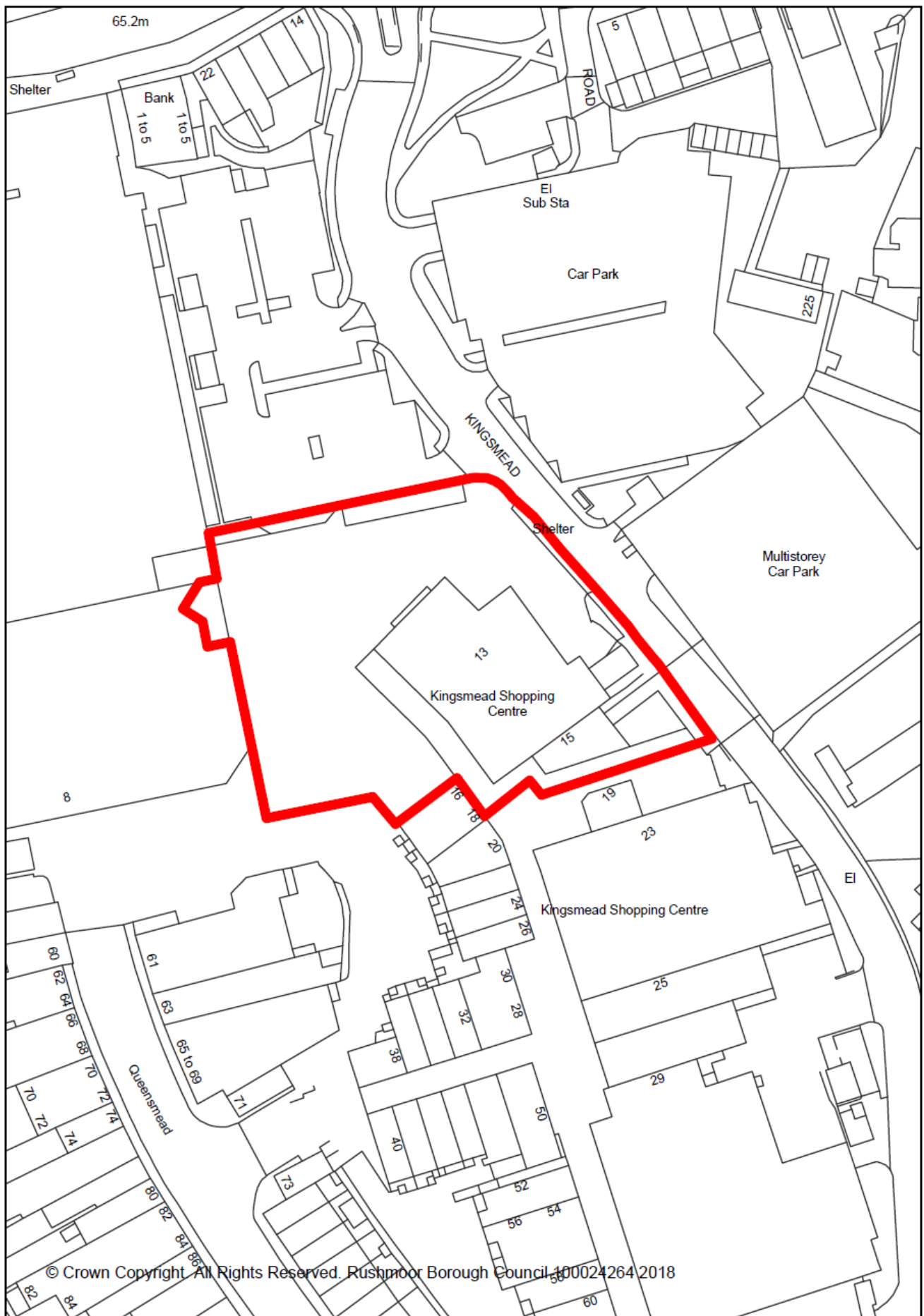
- 4 **INFORMATIVE -** This permission is subject to a planning obligation under Section 106 of the Town and Country Planning Act 1990 (as amended).

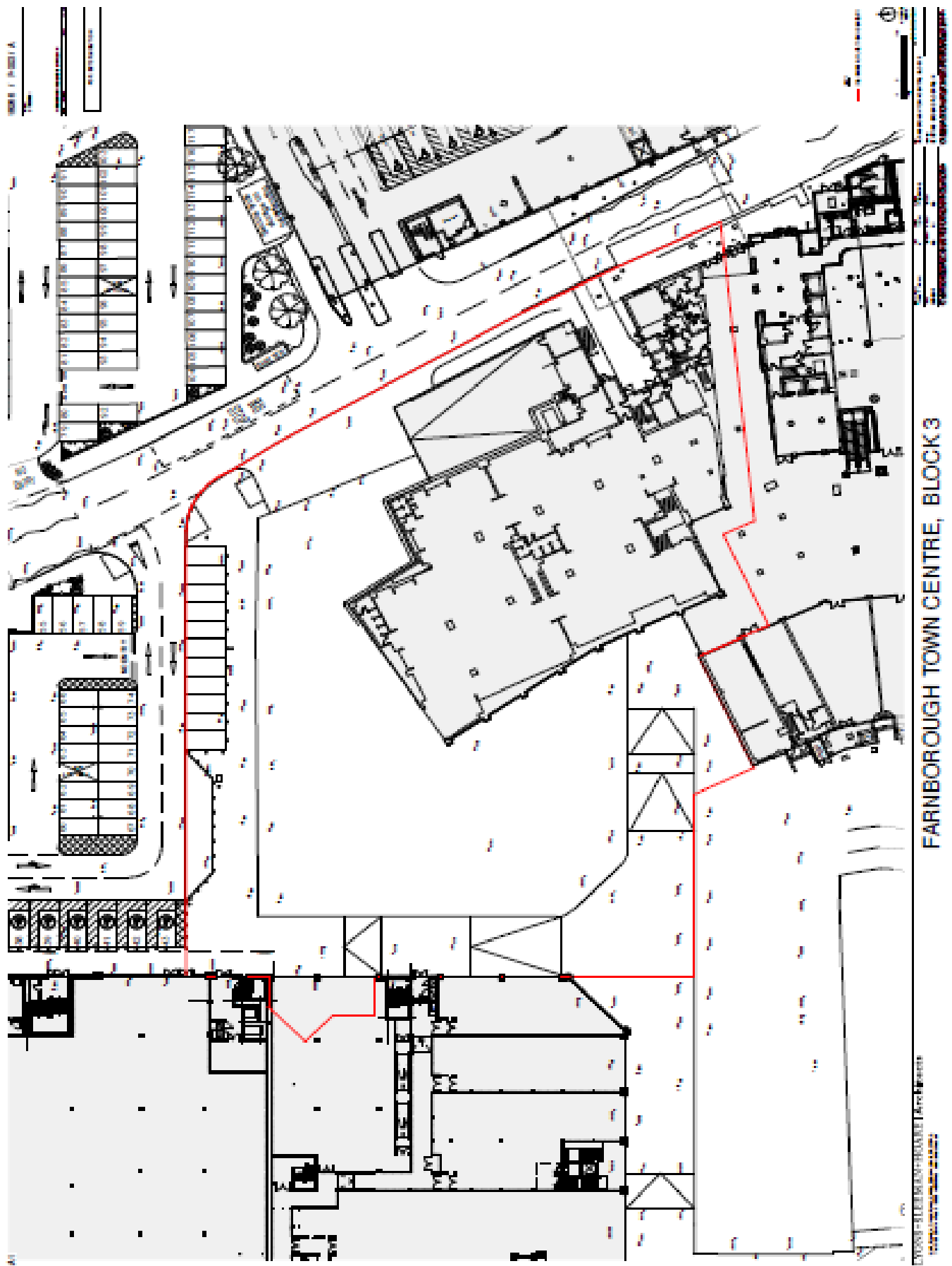
- 5 **INFORMATIVE -** The applicant is recommended to achieve maximum energy efficiency and reduction of Carbon Dioxide emissions by: a) ensuring the design and materials to be used in the construction of the building are consistent with these aims; and b) using renewable energy sources for the production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

- 6 **INFORMATIVE -** The applicant is advised to follow good practice in the demolition of the existing buildings on site including the re-use of all material arising from demolition as part of the redevelopment wherever practicable.

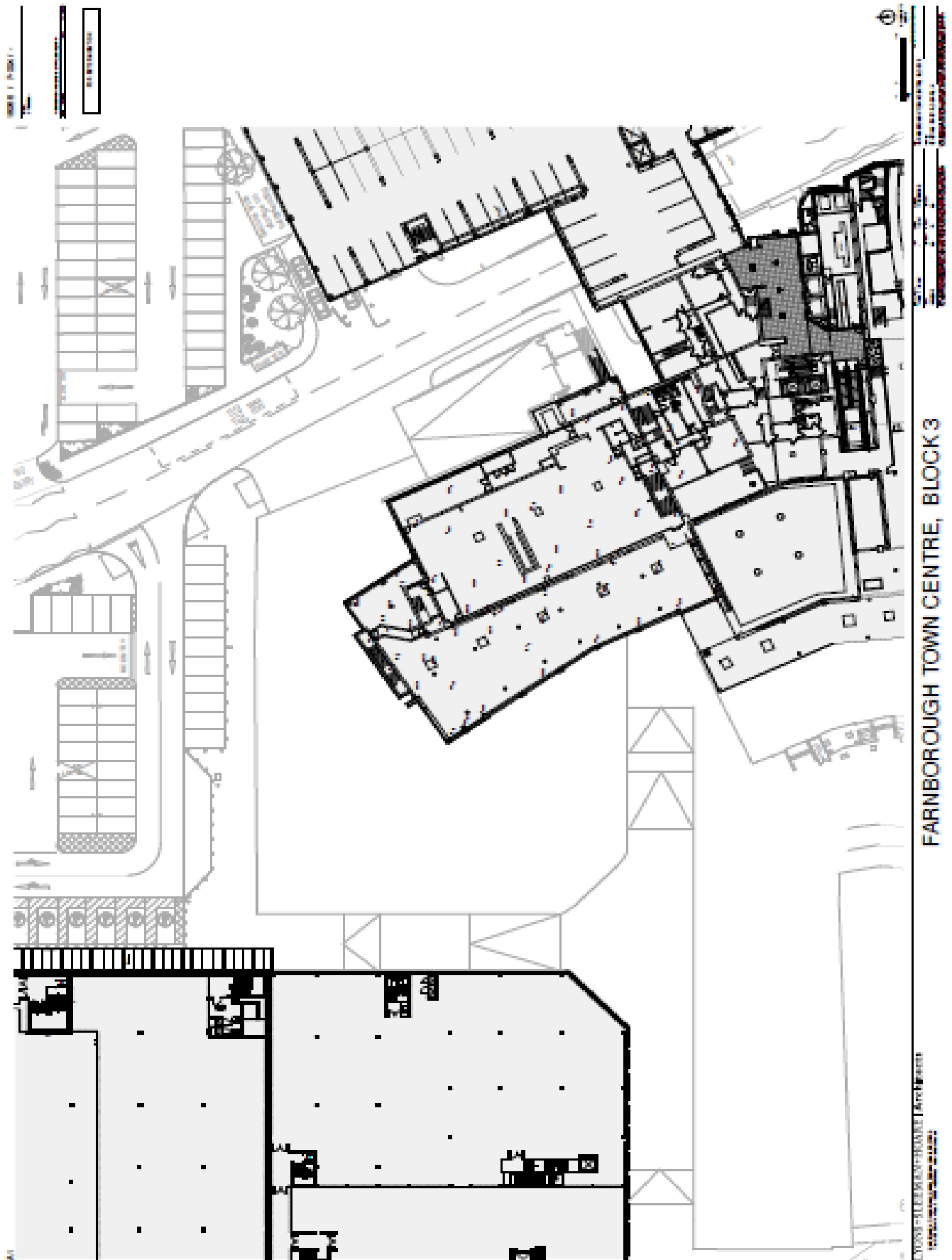
- 7 INFORMATIVE - The applicant is advised to contact the Recycling and Waste Management section at Rushmoor Borough Council on 01252 398164 with regard to providing bins for refuse and recycling. The bins should be: 1) provided prior to the occupation of the properties; 2) compatible with the Council's collection vehicles, colour scheme and specifications; 3) appropriate for the number of occupants they serve; 4) fit into the development's bin storage facilities.
- 8 INFORMATIVE - The planning permission hereby granted does not authorise the applicant, or his agents, to construct a new/alterd access to, or other work within, the public highway. A separate consent for works within the highway must first be obtained from the highway authority who may be contacted at the following address:- Hampshire County Council Highways Sub Unit, M3 Motorway Compound, Hook, Hampshire, RG27 9AA.
- 9 INFORMATIVE - Measures should be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway throughout the construction period.
- 10 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.
- 11 INFORMATIVE - The applicant is reminded that the premises should be made accessible to all disabled people, not just wheelchair users, in accordance with the duties imposed by the Equality Act 2010. This may be achieved by following recommendations set out in British Standard BS 8300: 2009 "Design of buildings and their approaches to meet the needs of disabled people - Code of Practice". Where Building Regulations apply, provision of access for disabled people to the premises will be required in accordance with Approved Document M to the Building Regulations 2000 "Access to and use of buildings". The Rushmoor Access Group would welcome the opportunity to give further advice and guidance.
- 12 INFORMATIVE - The applicant is advised that there may be a need to comply with the requirements of the Party Wall (etc.) Act 1996 before starting works on site. The Party Wall (etc.) Act is not enforced or administered by the Council but further information can be found on the Planning Portal website <https://www.gov.uk/guidance/party-wall-etc-act-1996-guidance> and you are able to download The party Wall Act 1996 explanatory booklet.
- 13 INFORMATIVE - It is a legal requirement to notify Thames Water of any proposed connection to a public sewer. In many parts of its sewerage area, Thames Water provides separate public sewers for foul water and surface water. Within these areas a dwelling should have separate connections: a) to the public foul sewer to carry waste from toilets, sinks and washing machines, etc, and b) to public surface water sewer for rainwater from roofs and surface drains. Mis-connections can have serious effects: i) If a foul sewage outlet is connected to a public surface water sewer this may result in pollution of a watercourse. ii) If a surface water outlet is connected to a public foul sewer, when a separate surface water system or soakaway exists, this may cause overloading of the public foul sewer at times of heavy rain. This can lead to sewer flooding of properties within the locality. In both instances it is an offence to make the wrong connection. Thames Water can help identify the location of the nearest appropriate public sewer and can be contacted on 0845 850 2777.

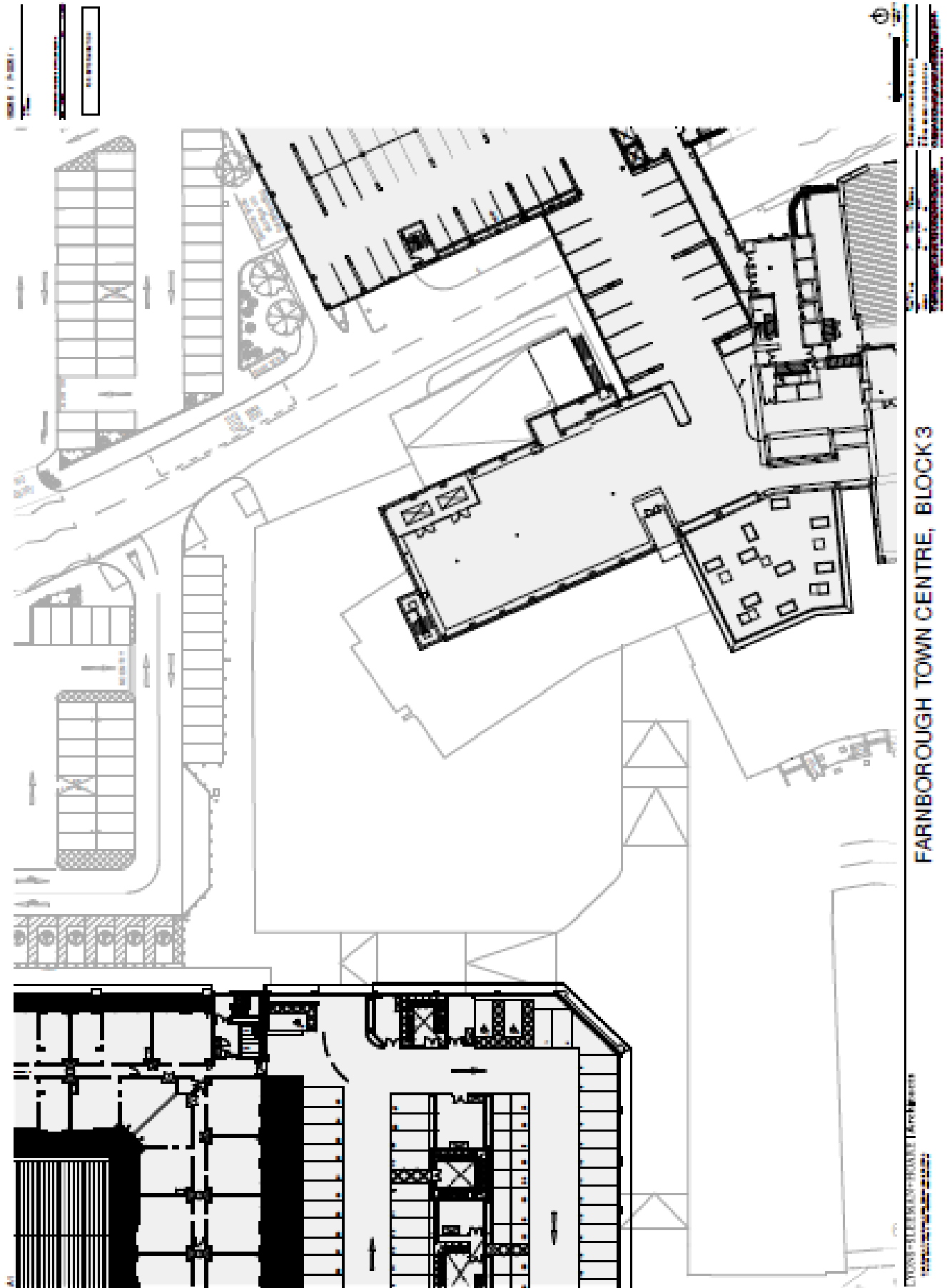
- 14 INFORMATIVE - The applicant is advised that during the demolition and construction phases of the development measures should be employed to contain and minimise dust emissions, to prevent their escape from the development site onto adjoining properties. For further information, please contact the Head of Environmental Health.



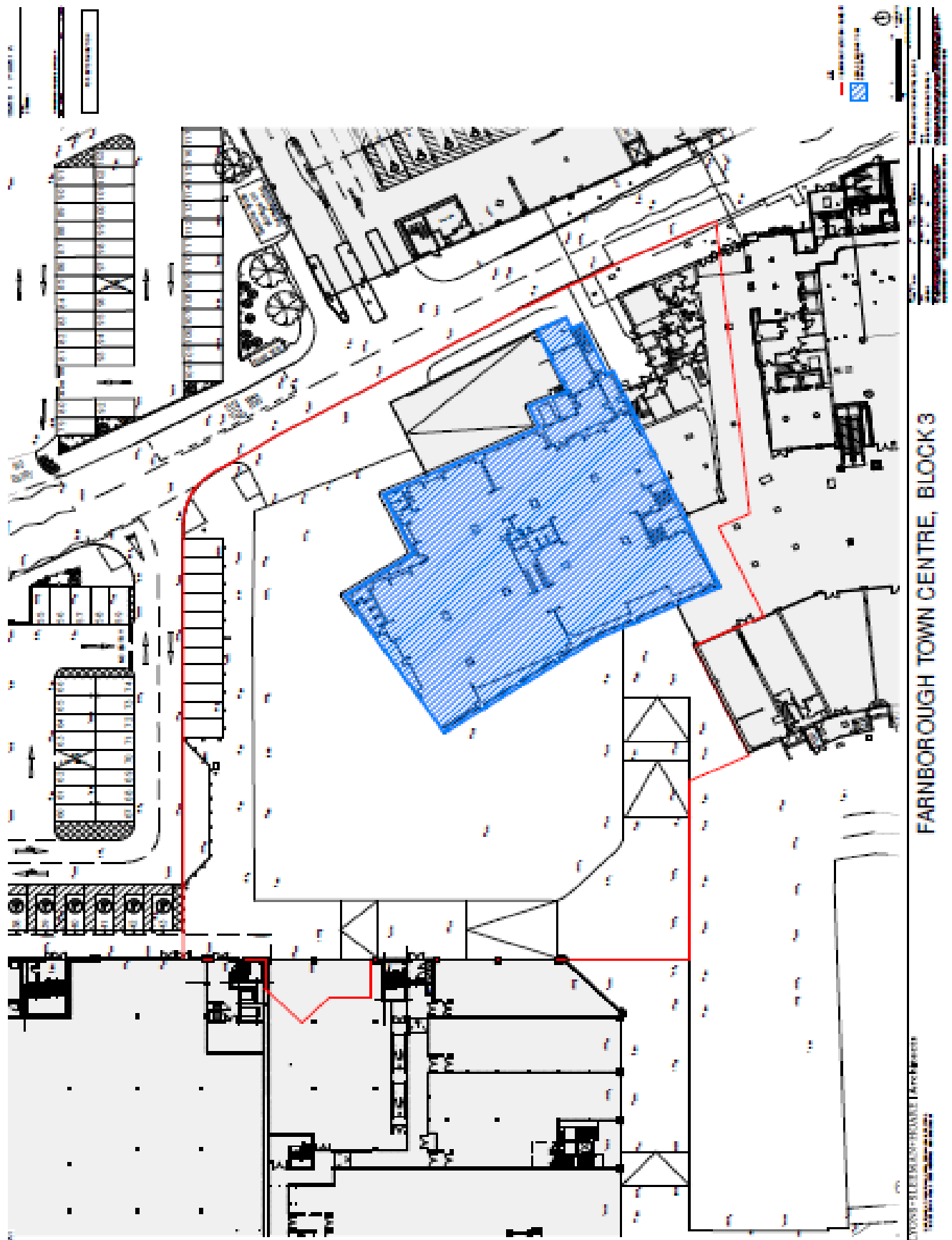


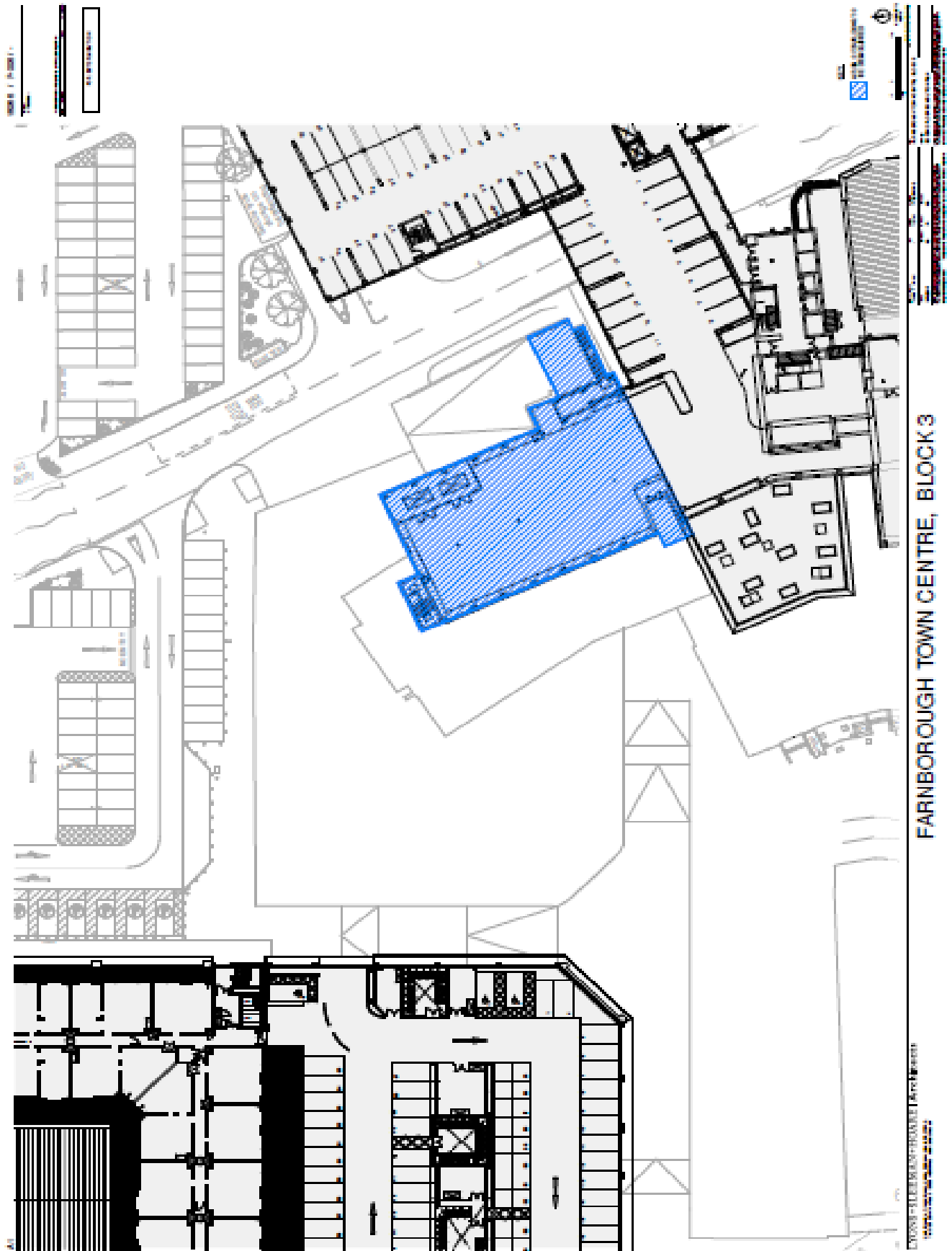
FARNBOROUGH TOWN CENTRE, BLOCK 3

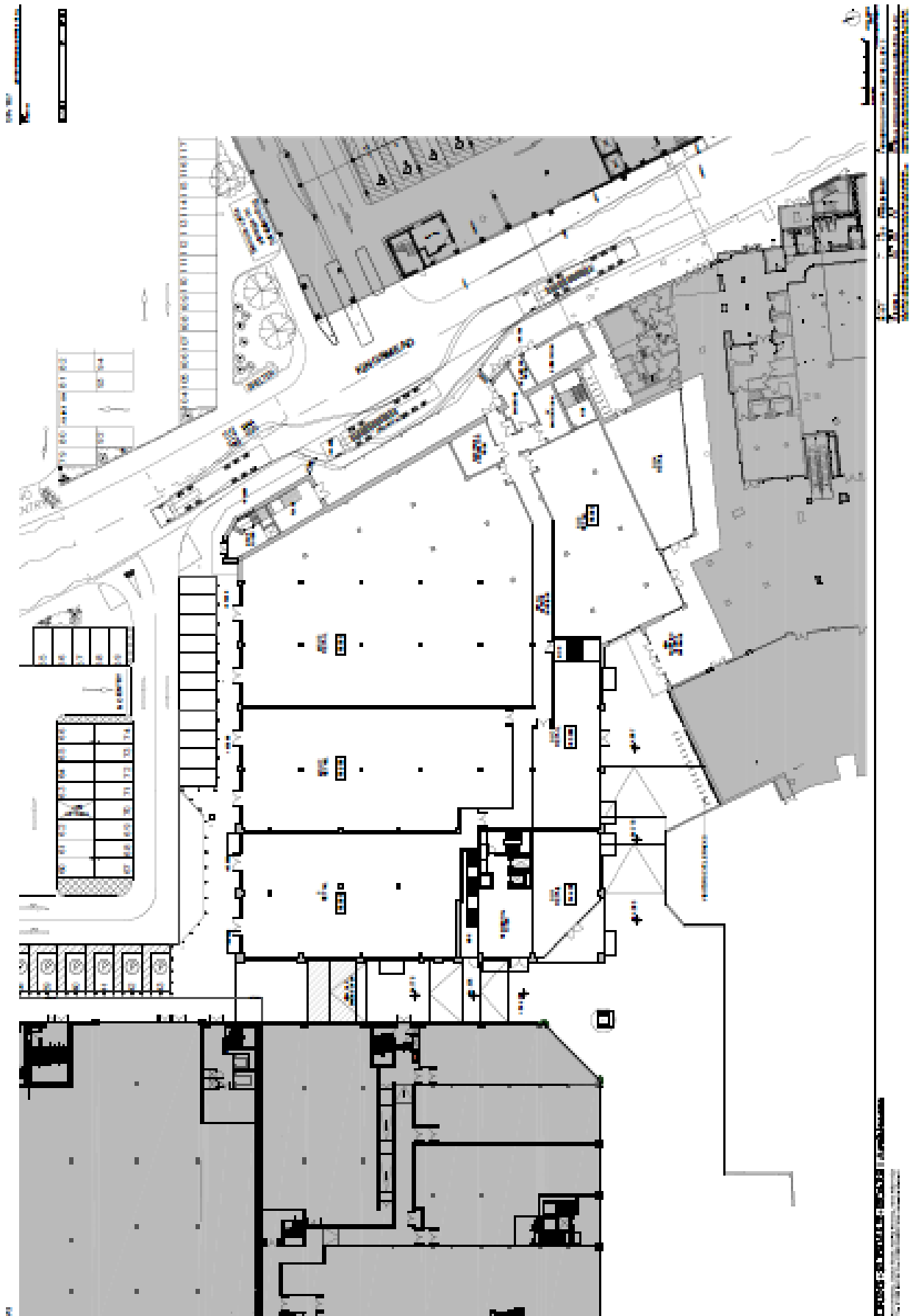


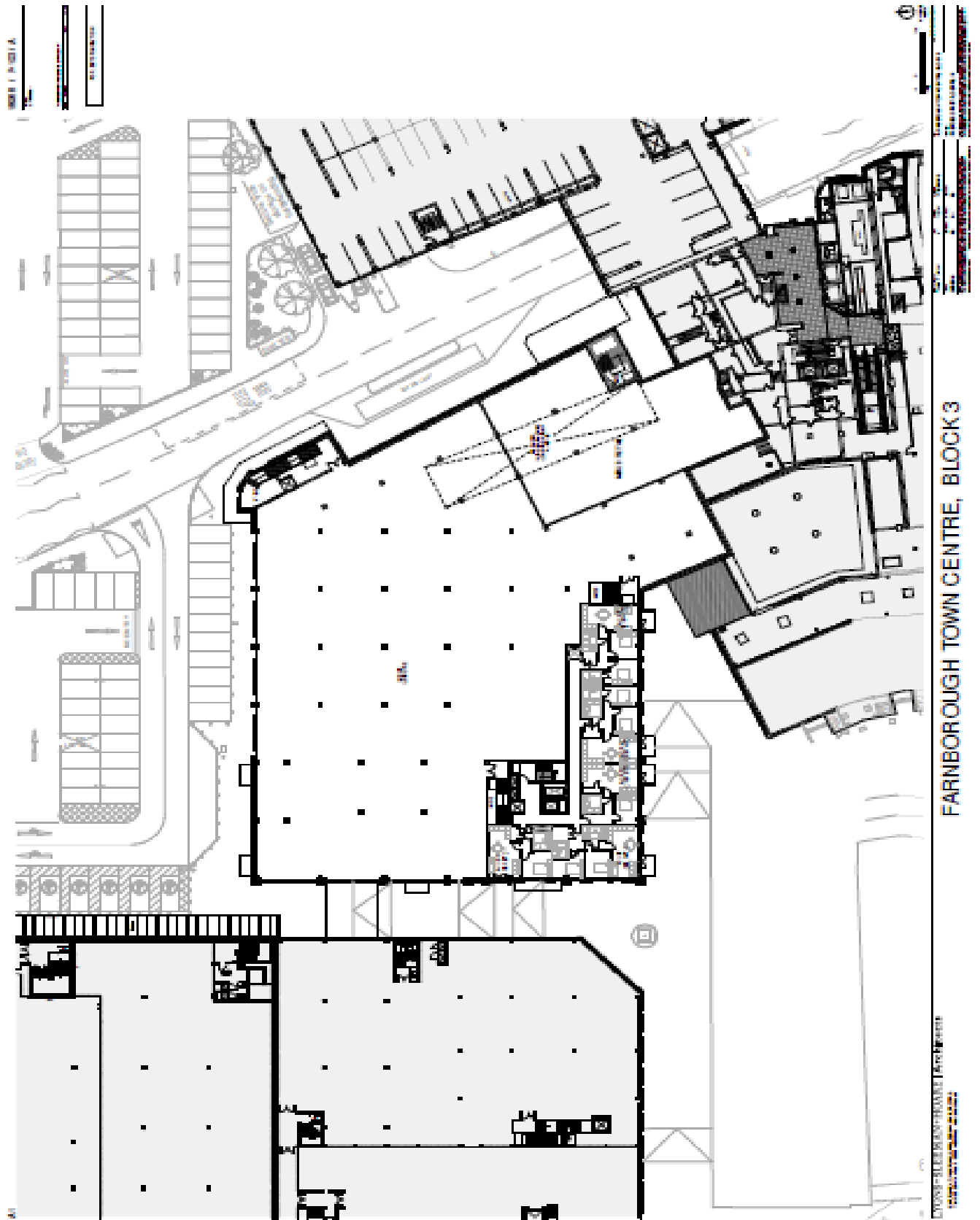


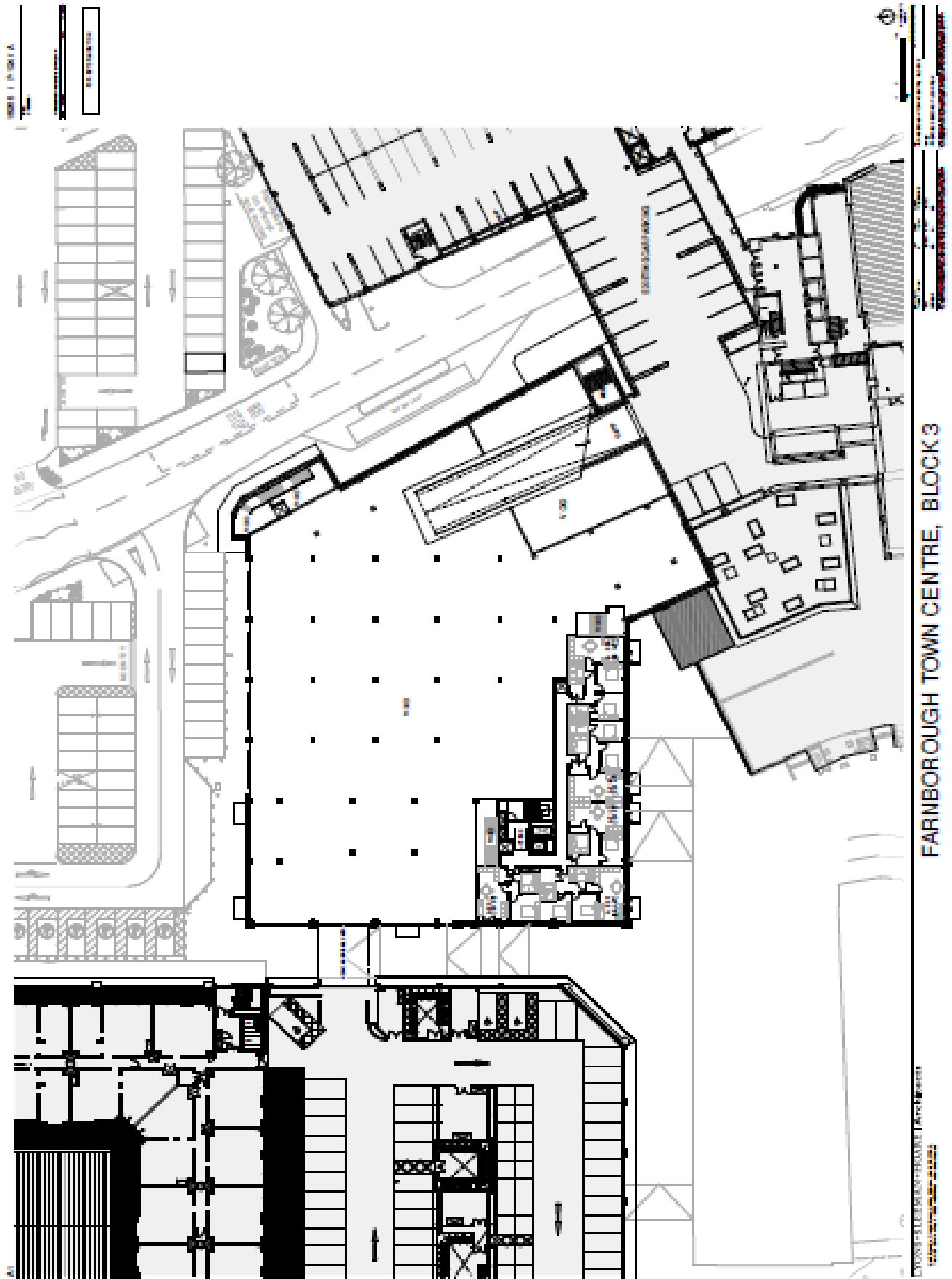
FARNBOROUGH TOWN CENTRE, BLOCK 3



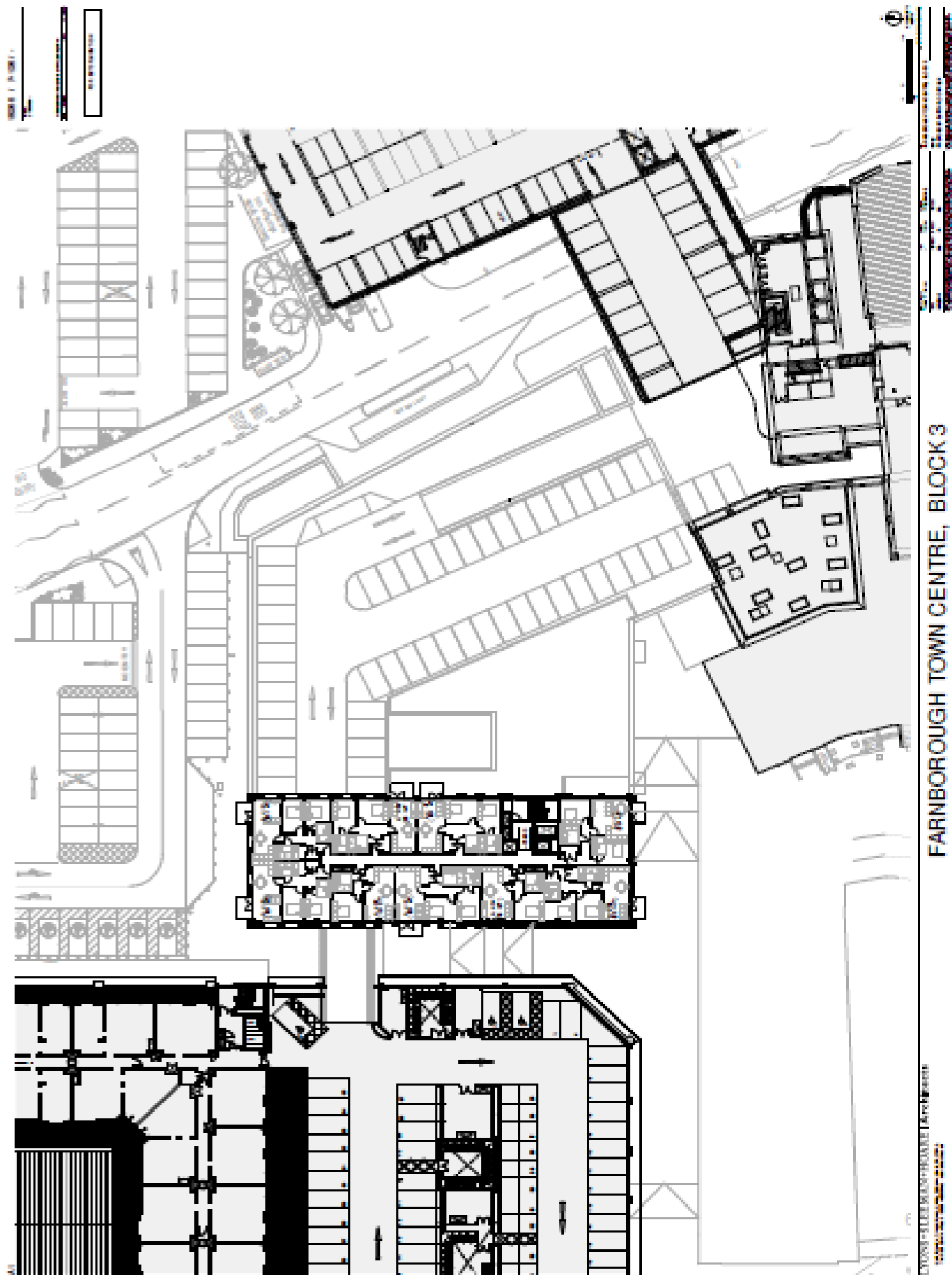


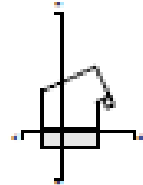
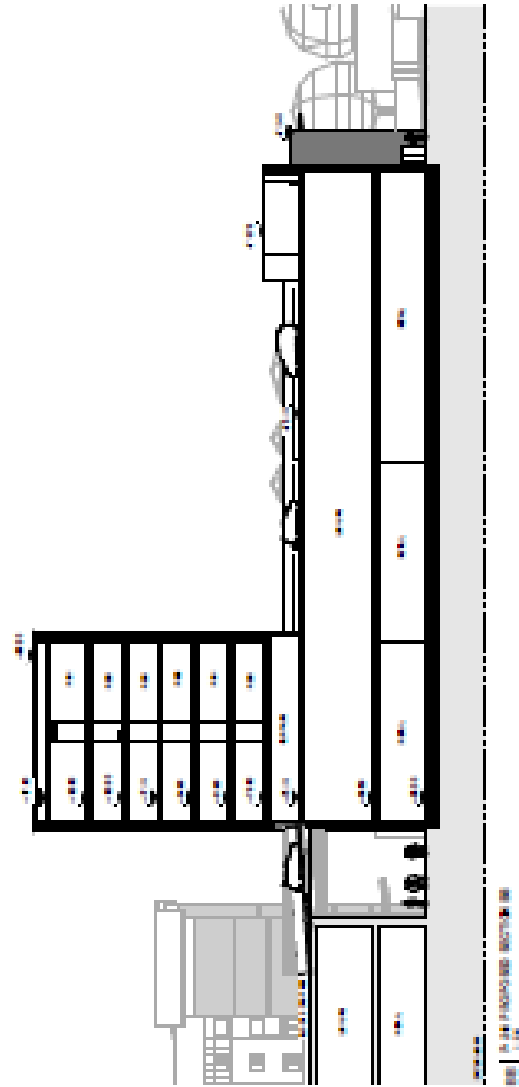
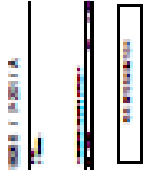
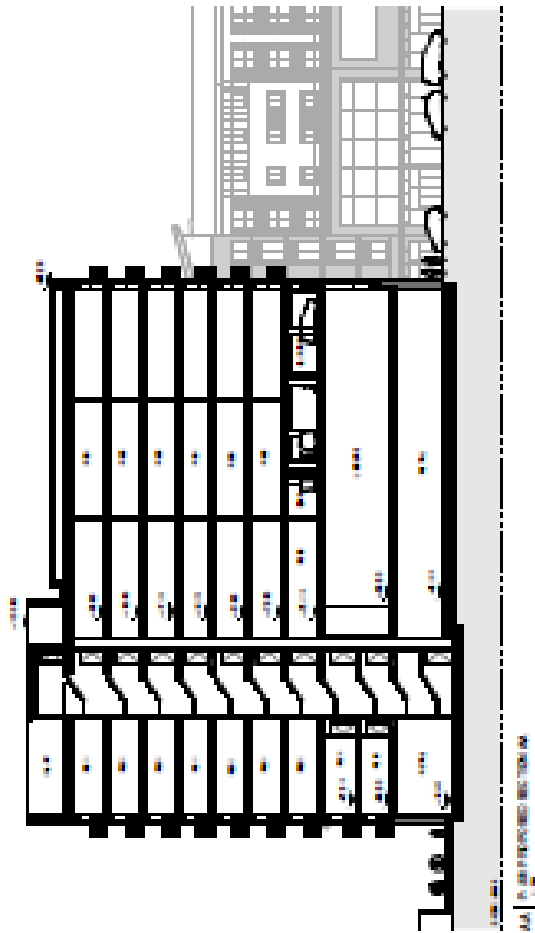








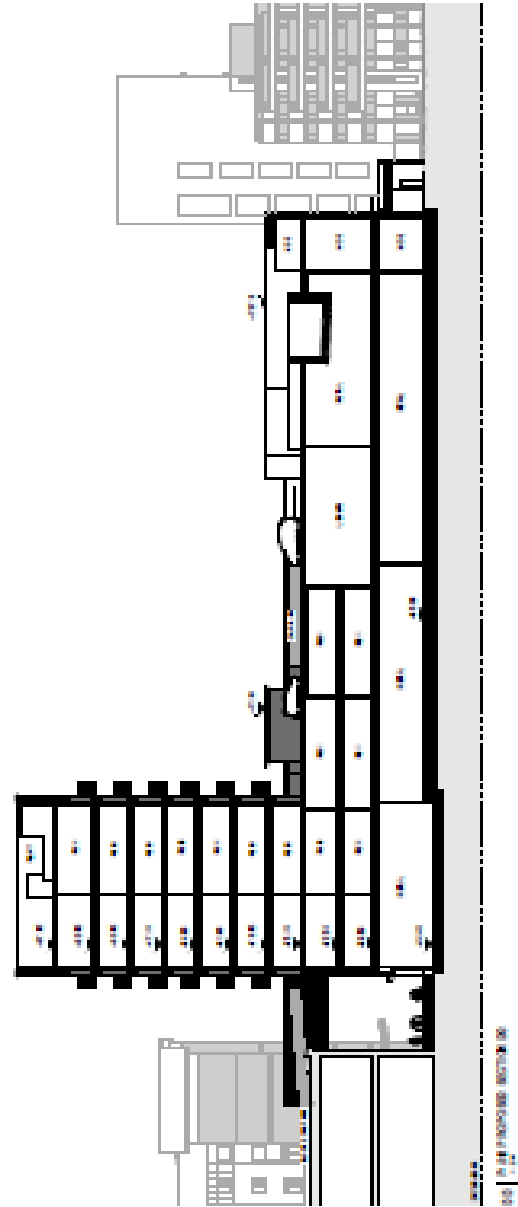
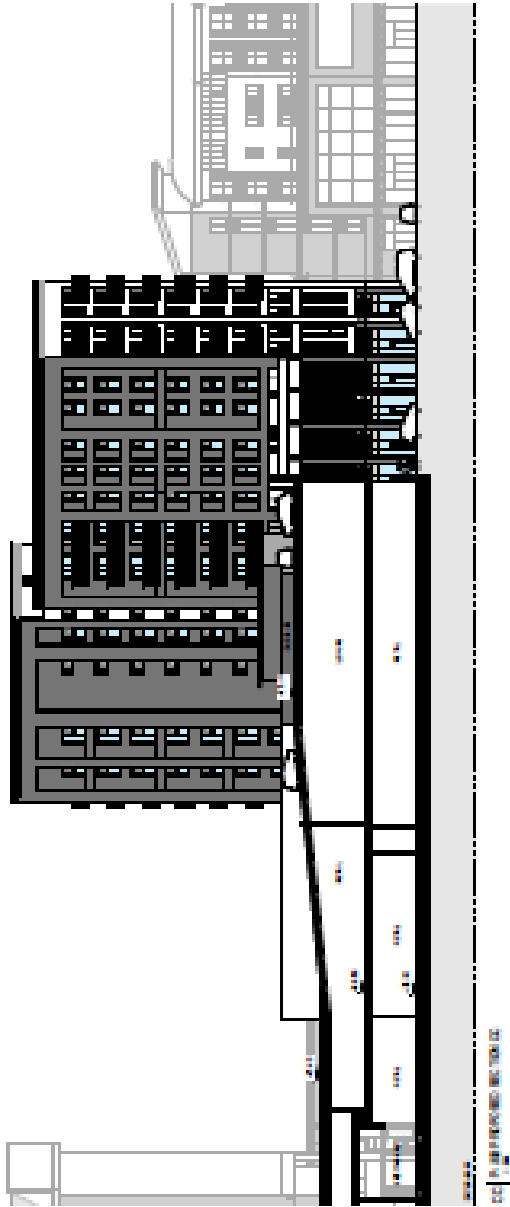




FARNBOROUGH TOWN CENTRE, BLOCK 3

DESIGN: FARNBOROUGH TOWN CENTRE
ARCHITECT: FARNBOROUGH TOWN CENTRE
DATE: 2020







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See *Journal of Clinical Investigation*, 1994, 94:1037-1044.

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Section D

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

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

Application No	16/00069/CONDPP	Ward: Manor Park
Applicant:	Bugler Developments Ltd	
Decision:	Conditions details approved	
Decision Date:	05 April 2018	
Proposal:	Submission of details to comply with condition 5 (boundary treatment) attached to planning permission 15/00194/FULPP dated 25 August 2015 in respect of the erection of a part two, part three storey building to provide 29 one, 3 two and 2 three bedroom residential units (34 in total) for disabled or vulnerable veterans with their dependents, shared common room, staff accommodation, car and cycle parking, refuse storage, landscaping and associated works	
Address	Christmas Lodge Evelyn Avenue Aldershot Hampshire GU11 3QB	

Application No	17/00951/FULPP	Ward: Wellington
Applicant:	Alan Chitson	
Decision:	Permission Granted	
Decision Date:	10 April 2018	
Proposal:	Alterations to existing carriageway and footway, new landscaping scheme and replacement trees (Queen's Avenue Highways Works Phase 2).	
Address	Aldershot Urban Extension Development Site At Queens Avenue Aldershot Hampshire	

Application No	17/00979/CONDPP	Ward: Wellington
Applicant:	C/o Agent	
Decision:	Permission Granted	
Decision Date:	29 March 2018	
Proposal:	Submission of details in respect of McGrigor Zone D, part pursuant to condition 13 (surface water drainage) of hybrid outline planning permission 12/00958/OUT dated 10th March 2014.	
Address	Zone D - McGrigor Aldershot Urban Extension Alisons Road Aldershot Hampshire	

Application No	17/00984/CONDPP	Ward: Wellington
Applicant:	C/o Agent	
Decision:	Permission Granted	
Decision Date:	05 April 2018	
Proposal:	Submission of details in respect of McGrigor Zone D, part pursuant to condition 19 (ground levels) of hybrid outline planning permission 12/00958/OUT dated 10th March 2014.	
Address	Zone D - McGrigor Aldershot Urban Extension Alisons Road Aldershot Hampshire	

Application No	17/00990/ADVPP	Ward: Empress
Applicant:	Scanlite	
Decision:	Permission Granted	
Decision Date:	26 March 2018	
Proposal:	Installation of Scanlite digital electronic display on front elevation.	
Address	Unit 2 Horizon Retail Park Solartron Road Farnborough Hampshire GU14 7GY	

Application No	18/00021/FULPP	Ward: Manor Park
Applicant:	Mr Adem Coskun	
Decision:	Permission Granted	
Decision Date:	06 April 2018	
Proposal:	Change of use from Chicken takeaway (Use Class A5) to Bar-Lounge (Use Class A4)	
Address	93 Victoria Road Aldershot Hampshire GU11 1JE	

Application No	18/00024/TPOPP	Ward: Cherrywood
Applicant:	Mr R Podmore	
Decision:	Permission Granted	
Decision Date:	10 April 2018	
Proposal:	One Oak (T12 of TPO 277) encroaching on rear boundary, reduce branches back to the boundary by no more than two metres. One Oak (T9 of TPO 277) remove lower epicormic growth	
Address	St Clements Court Meadow Road Farnborough Hampshire GU14 8HP	

Application No	18/00033/REVPP	Ward: Fernhill
Applicant:	Welltower Inc.	
Decision:	Permission Refused	
Decision Date:	20 March 2018	
Proposal:	Minor Material Amendment : amendment to approved phasing plan pursuant to Condition No.2 of planning permission 13/00343/FULPP dated 9 August 2013 to reflect that Abercorn House no longer forms part of the overall development approved with this planning permission	
Address	Gracewell Of Camberley Fernhill Road Blackwater Camberley Hampshire GU17 9HS	

Application No	18/00035/FULPP	Ward: Wellington
Applicant:	c/o Agent	
Decision:	Permission Granted	
Decision Date:	29 March 2018	
Proposal:	Erection of an electricity substation building	
Address	Zone E - Gunhill Aldershot Urban Extension Alisons Road Aldershot Hampshire	

Application No	18/00043/FUL	Ward: Wellington
Applicant:	SITA - Mr Ian Green	
Decision:	Permission Granted	
Decision Date:	29 March 2018	
Proposal:	Installation of emergency generator with base adjacent to multi-storey car park	
Address	Royal Pavilion Wellesley Road Aldershot Hampshire GU11 1PZ	

Application No	18/00047/TPOPP	Ward: St Mark's
Applicant:	Mr C Quicke	
Decision:	Permission Granted	
Decision Date:	20 March 2018	
Proposal:	Remedial tree works to be carried out as detailed in the attached Tree Condition Survey Report in relation to trees: 0839, 0854-0855, 0863-0864, 0867-0872, 0874, 0876, 0878 and 0879 only, plus group G1 within the sports area. All the protected trees on site are part of TPO 375	
Address	Salesian College 119 Reading Road Farnborough Hampshire GU14 6PA	

Application No	18/00057/CONDPP	Ward: North Town
Applicant:	Vivid Build Ltd.	
Decision:	Conditions details approved	
Decision Date:	22 March 2018	
Proposal:	Submission of details to comply with condition 2 (external materials) attached to planning permission 13/00081/FULPP dated 28 November 2014 for the demolition of 132 flats and erection of 34 one-bed dwellings, 131 two-bed dwellings, 59 3-bed dwellings and 2 4-bed dwellings (226 in total) with associated highway works, parking ,landscaping and amenity areas	
Address	North Town Redevelopment Site - Stage 2 - Land Bounded By Eastern Road And Denmark Square Pegasus Avenue Aldershot Hampshire	

Application No	18/00072/FUL	Ward: Cove And Southwood
Applicant:	Khimprasad Gauchan	
Decision:	Permission Granted	
Decision Date:	06 April 2018	
Proposal:	Conversion of existing garage to habitable room and formation of a bay window	
Address	11 Welbeck Close Farnborough Hampshire GU14 0HD	

Application No	18/00076/CONDPP	Ward: Empress
Applicant:	HEREF Farnborough Ltd	
Decision:	Conditions details approved	
Decision Date:	26 March 2018	
Proposal:	Submission of details to comply with condition 13 (construction method statement) attached to planning permission 17/00348/FULPP dated 14 September 2017 for the erection of a new car showroom with ancillary offices to be used for the sale and display of motor vehicles; an associated workshop for the repair, servicing and maintenance of motor vehicles together with associated car and cycle parking, access/highway works, drainage, bin store, landscaping, plant and ancillary works.	
Address	Farnborough Business Park Templer Avenue Farnborough Hampshire	

Application No	18/00086/FULPP	Ward: Manor Park
Applicant:	Brooks Leisure	
Decision:	Permission Granted	
Decision Date:	04 April 2018	
Proposal:	Change of use of part of the ground floor rear of 131 Victoria Road from Use Class D2 (Assembly and Leisure) to a flexible use of either Use Class D2 or Adult Gaming Centre (AGC) to include link access via the rear of 127 Victoria Road	
Address	131 Victoria Road Aldershot Hampshire GU11 1JW	

Application No	18/00087/FULPP	Ward: West Heath
Applicant:	Mrs Audrey Pitkin	
Decision:	Permission Granted	
Decision Date:	28 March 2018	
Proposal:	Erection of a single storey front extension	
Address	60 Blunden Road Farnborough Hampshire GU14 8QW	

Application No	18/00089/TPO	Ward: Empress
Applicant:	Carol Wake	
Decision:	Permission Granted	
Decision Date:	26 March 2018	
Proposal:	Two Beech trees (T3 and T4 of TPO 327) crown thin by no more than 20%	
Address	Land Affected By TPO 327 Ship Lane Cemetery Access Farnborough Hampshire	

Application No	18/00097/FULPP	Ward: Rowhill
Applicant:	Mr Chris Long	
Decision:	Permission Granted	
Decision Date:	28 March 2018	
Proposal:	Replacement of seven timber windows with white UVPC frames	
Address	20 Lansdowne Road Aldershot Hampshire GU11 3ER	

Application No	18/00099/REVPP	Ward: Cove And Southwood
Applicant:	Mr LAWS	
Decision:	Permission Granted	
Decision Date:	05 April 2018	
Proposal:	Variation of condition 19 of planning permission RSH03890 dated 28th November 1983 to allow the formation of a dormer to rear and three roof lights to front to facilitate a loft conversion	
Address	14 Briars Close Farnborough Hampshire GU14 0PB	

Application No	18/00105/TPOPP	Ward: Cove And Southwood
Applicant:	BMW	
Decision:	Permission Granted	
Decision Date:	27 March 2018	
Proposal:	Fell one dead Birch (T25 of TPO 418), fell one dead Oak (T18 of TPO 418), fell two Alder (part of group G1 of TPO 418) numbered T116 and T117 on submitted plan. Also remedial works to various trees on site as per submitted tree survey and plan	
Address	Summit ONE Summit Avenue Farnborough Hampshire GU14 0FB	

Application No	18/00106/TPO	Ward: Rowhill
Applicant:	Mrs Sarah Jamieson	
Decision:	Permission Granted	
Decision Date:	27 March 2018	
Proposal:	One Oak tree (T1 of TPO 171) crown thin by no more than 20%	
Address	Land Affected By TPO 171 - Between Rhyll Gardens, Innisfail Gardens And Rowhill Avenue Aldershot Hampshire	

Application No	18/00109/FULPP	Ward: Wellington
Applicant:	Tesco Stores Ltd	
Decision:	Permission Granted	
Decision Date:	04 April 2018	
Proposal:	Proposed extension to Dotcom Home Delivery Yard	
Address	5 Wellington Avenue Aldershot Hampshire GU11 1SQ	

Application No	18/00123/FULPP	Ward: Aldershot Park
Applicant:	Mr & Mrs Phillips	
Decision:	Permission Granted	
Decision Date:	29 March 2018	
Proposal:	Erection of a single storey side and rear extension and formation of a rear dormer window	
Address	20 Gillian Avenue Aldershot Hampshire GU12 4HT	
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Application No	18/00126/TPO	Ward: Empress
Applicant:	Mr David Lipscombe	
Decision:	Permission Granted	
Decision Date:	06 April 2018	
Proposal:	One Sycamore (T1 of TPO 108) remove three lowest branches overhanging 70 Chingford Avenue	
Address	185 Rectory Road Farnborough Hampshire GU14 8AJ	
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Application No	18/00130/FULPP	Ward: Manor Park
Applicant:	Mr & Mrs S Eagar	
Decision:	Permission Granted	
Decision Date:	05 April 2018	
Proposal:	Erection of a single storey side and rear extension and replace side lean-to roof with flat roof. (Variation to planning permission 17/00929/FULPP dated 5th December 2017)	
Address	40 Upper St Michaels Road Aldershot Hampshire GU11 3HA	
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Application No	18/00132/FULPP	Ward: West Heath
Applicant:	Mr & Mrs Harbour	
Decision:	Permission Granted	
Decision Date:	20 March 2018	
Proposal:	Erection of a single storey front and rear extension	
Address	13 Riverside Close Farnborough Hampshire GU14 8QT	

Application No	18/00137/NMA	Ward: Wellington
Applicant:	Grainger (Aldershot) Ltd & Secretary Of St	
Decision:	Permission Granted	
Decision Date:	29 March 2018	
Proposal:	Non-material Amendment to application 16/00133/REMPP dated 7th March 2017 comprising adjustments to the position of 8 parking spaces, a bin store and associated landscaping within Gunhill Development Zone E.	
Address	Zone E - Gunhill Aldershot Urban Extension Alisons Road Aldershot Hampshire	

Application No	18/00138/COND	Ward: Wellington
Applicant:	Jack Johnson	
Decision:	Permission Granted	
Decision Date:	05 April 2018	
Proposal:	Submission of details part pursuant to condition 5 (bespoke accessible wheelchair unit) of part reserved matters 16/00757/REMPP dated 7th March 2017 (Corunna B1 & B2).	
Address	Zone B - Coruna Aldershot Urban Extension Alisons Road Aldershot Hampshire	

Application No	18/00145/FUL	Ward: Manor Park
Applicant:	Mr Michael Burke	
Decision:	Permission Granted	
Decision Date:	13 April 2018	
Proposal:	Erection of timber framed hobby room and car shelter	
Address	104 Church Lane East Aldershot Hampshire GU11 3HN	

Application No 18/00146/TPO Ward: Knellwood

Applicant: Mr John Hordley

Decision: **Permission Granted**

Decision Date: 12 April 2018

Proposal: One Oak (T11 of TPO 432A) crown reduction of no more than 3.5 metres and removal of lowest limb to the south. One Beech (T12 of TPO 432A) crown reduction of no more than 3.5 metres. One Beech (part of group G5 of TPO 432A) remove limb hanging over entrance to property. One Oak (part of group G5 of TPO 432A) crown thin by no more than 10% and reduce overhang on building aspect by no more than 2 metres. One Beech (part of group G4 of TPO 432A) crown thin by no more than 10%

Address **55 Avenue Road Farnborough Hampshire GU14 7BJ**

Application No 18/00149/REXPD Ward: Aldershot Park

Applicant: Mrs M Tsiotova

Decision: **Prior approval is NOT required**

Decision Date: 20 March 2018

Proposal: Removal of existing rear lean to extension and erection of a single storey rear extension measuring 6m metres from the original wall of the house x 3 metres to the height of the eaves with an overall height of 4 metres

Address **12 Morland Road Aldershot Hampshire GU11 3SB**

Application No 18/00154/FULPP Ward: Aldershot Park

Applicant: Mr Stanley

Decision: **Permission Granted**

Decision Date: 05 April 2018

Proposal: Erection of a two storey side extension, single store rear extension, formation of a rear dormer window to facilitate a loft conversion

Address **24 Lower Farnham Road Aldershot Hampshire GU12 4EA**

Application No	18/00155/FULPP	Ward: Empress
Applicant:	Ms Katherine Cork	
Decision:	Permission Granted	
Decision Date:	28 March 2018	
Proposal:	Erection of a two-storey side extension with part single-storey rear extension	
Address	11 Pierrefondes Avenue Farnborough Hampshire GU14 8NA	

Application No	18/00156/PDCPP	Ward: Knellwood
Applicant:	Mr & Mrs Slimmon	
Decision:	Development is Lawful	
Decision Date:	28 March 2018	
Proposal:	Formation of a dormer window to rear to facilitate a loft conversion and roof lights to front	
Address	82 Rectory Road Farnborough Hampshire GU14 7HU	

Application No	18/00158/FULPP	Ward: Cherrywood
Applicant:	Mr P Gregor	
Decision:	Permission Granted	
Decision Date:	28 March 2018	
Proposal:	Erection of a single storey rear extension	
Address	17 Bracklesham Close Farnborough Hampshire GU14 8LP	

Application No	18/00165/PDCPP	Ward: Rowhill
Applicant:	Mrs Gillian West	
Decision:	Development is Lawful	
Decision Date:	05 April 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	
Address	19 Luke Road Aldershot Hampshire GU11 3BW	

Application No	18/00168/FULPP	Ward: Cove And Southwood
Applicant:	Mr John Rhodes	
Decision:	Permission Granted	
Decision Date:	28 March 2018	
Proposal:	Erection of a single storey front extension	
Address	31 Ively Road Farnborough Hampshire GU14 0JP	
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Application No	18/00169/FUL	Ward: Rowhill
Applicant:	Mr Craig Costello	
Decision:	Permission Granted	
Decision Date:	26 March 2018	
Proposal:	Erection of a single storey side extension	
Address	11 Rowhill Avenue Aldershot Hampshire GU11 3LU	
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Application No	18/00170/COND	Ward: Aldershot Park
Applicant:	Vivid Build Ltd.	
Decision:	Conditions details approved	
Decision Date:	21 March 2018	
Proposal:	Submission of details required pursuant to Condition No.12 (energy performance certification) of planning permission 16/00305/FULPP dated 18 November 2016	
Address	Garages At Junction With Lyndhurst Avenue Selborne Avenue Aldershot Hampshire	
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Application No	18/00180/FULPP	Ward: St Mark's
Applicant:	Vivid FAO Mr Daniel Leavesley	
Decision:	Permission Granted	
Decision Date:	05 April 2018	
Proposal:	Replacement of existing windows and retention of previous alteration/replacements	
Address	4 To 11 Peel Court And 31-37 And 41 Lynchford Road And 1 To 1A Winchester Street Farnborough Hampshire	

Application No	18/00188/FULPP	Ward: Cove And Southwood
Applicant:	Mr Andrew Sykes	
Decision:	Permission Granted	
Decision Date:	05 April 2018	
Proposal:	Erection of a single storey front extension	
Address	37 Hunter Road Farnborough Hampshire GU14 0AX	
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Application No	18/00189/NMA	Ward: Rowhill
Applicant:	Mr K Gurung	
Decision:	Permission Granted	
Decision Date:	06 April 2018	
Proposal:	Non-Material Amendment: Alterations to scheme approved with planning permission 17/00232/FULPP dated 13 November 2017 comprising (a) additional door and window on rear elevation; (b) alterations to fenestration, bin and cycle storage and design of external staircase in rear yard; (c) removal of remaining two chimneys; and (d) removal of existing tiled finish from ground floor street elevations and its replacement with painted render to match the remainder of the building	
Address	The White Hart 84 Queens Road Aldershot Hampshire GU11 3JU	
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Application No	18/00190/NMA	Ward: Empress
Applicant:	Clockhouse Developments Holdings Limit	
Decision:	Permission Granted	
Decision Date:	06 April 2018	
Proposal:	Non-Material Amendment: Retrospective alterations to development approved by planning permission 16/00490/FULPP dated 11 August 2016 as amended by non-material amendments 17/00213/NMAPP dated 2 May 2017, 17/00661/NMAPP dated 23 August 2017 and residential conversion planning permission 17/00656/FULPP dated 26 September 2017 comprising revised (a) layout of pedestrian access steps and pathways from the car park and communal garden; (b) layout of the private garden area for Flat No.1; (c) layout and access to the communal bin and bicycle storage facilities; (d) position and type of fencing within the site; and (e) arrangement of parking space No.12	
Address	Harwood House 2 Clockhouse Road Farnborough Hampshire	

Application No	18/00192/FUL	Ward: Aldershot Park
Applicant:	Mr K Crockford	
Decision:	Permission Granted	
Decision Date:	05 April 2018	
Proposal:	Retention of a corrugated plastic roof and timber structure over patio area	
Address	59 Lower Farnham Road Aldershot Hampshire GU12 4EP	
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Application No	18/00193/FULPP	Ward: Cove And Southwood
Applicant:	Mr & Mrs Coombs	
Decision:	Permission Granted	
Decision Date:	05 April 2018	
Proposal:	Erection of a single storey side and rear extension	
Address	16 Nash Close Farnborough Hampshire GU14 0HL	
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Application No	18/00196/FULPP	Ward: Knellwood
Applicant:	Mr W D'Mellow	
Decision:	Permission Granted	
Decision Date:	10 April 2018	
Proposal:	Erection of a two storey side extension	
Address	104 Woburn Avenue Farnborough Hampshire GU14 7EQ	
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Application No	18/00201/FULPP	Ward: Knellwood
Applicant:	Mrs Emily Walsh	
Decision:	Permission Granted	
Decision Date:	10 April 2018	
Proposal:	Erection of two storey side extension	
Address	3 The Garth Farnborough Hampshire GU14 7BP	

Application No	18/00202/ADVPP	Ward: Empress
Applicant:	The Royal Bank of Scotland Group PL	
Decision:	Permission Granted	
Decision Date:	10 April 2018	
Proposal:	Display of one internally illuminated fascia sign along front elevation and one internally illuminated projection sign, two internally illuminated window logo signage, new ATM surround along with other non-illuminated signage	
Address	31 - 37 Victoria Road Farnborough Hampshire GU14 7NR	

Application No	18/00203/FULPP	Ward: Empress
Applicant:	Royal Bank of Scotland group PLC	
Decision:	Permission Granted	
Decision Date:	05 April 2018	
Proposal:	Minor external alterations to the frontage of the premises to include replacement of existing shop front glazing and formation of new main entrance doors	
Address	31 - 37 Victoria Road Farnborough Hampshire GU14 7NR	

Application No	18/00204/FULPP	Ward: Rowhill
Applicant:	Mr Ted Hawkins	
Decision:	Permission Granted	
Decision Date:	10 April 2018	
Proposal:	Erection of a first floor rear extension and a single storey side extension	
Address	Hartbury 46 Church Lane West Aldershot Hampshire GU11 3LW	

Application No	18/00207/FUL	Ward: North Town
Applicant:	Mr Steven Hooker	
Decision:	Permission Granted	
Decision Date:	05 April 2018	
Proposal:	Erection of a single storey side and rear extension following removal of existing extension	
Address	26 Farm Road Aldershot Hampshire GU12 4UQ	

Application No	18/00212/FULPP	Ward: Knellwood
Applicant:	Mr David O'Connell	
Decision:	Permission Granted	
Decision Date:	10 April 2018	
Proposal:	Erection of a two storey rear extension, timber framed car-port to front along with new retaining walls with associated landscaping	
Address	Fairlight 181 Sycamore Road Farnborough Hampshire GU14 6RF	

Application No	18/00214/FULPP	Ward: St John's
Applicant:	Mr Dhimiter Sadikaj	
Decision:	Permission Granted	
Decision Date:	10 April 2018	
Proposal:	Erection of a 2 storey side and rear extension	
Address	48 Fernhill Road Farnborough Hampshire GU14 9RZ	

Application No	18/00216/NMAPP	Ward: Cove And Southwood
Applicant:	Mr & Mrs Kinsella	
Decision:	Permission Granted	
Decision Date:	22 March 2018	
Proposal:	Non material amendment to planning application 17/00064/FULPP dated 21st July 2017 to include roof alterations to the garage, additional side door and rear window to garage, additional ground floor window in southern bungalow elevation, two windowless box dormers in southern bungalow roof slope and light tunnel to utility room, change rear French doors and to bi-folding doors and an additional roof light to norther bungalow roof slope	
Address	126 Ively Road Farnborough Hampshire GU14 0LJ	

Application No	18/00221/FULPP	Ward: Aldershot Park
Applicant:	Mr Gale	
Decision:	Permission Granted	
Decision Date:	10 April 2018	
Proposal:	Extension of existing dropped kerb access from the highway and excavation of existing sloping front driveway and garden to provide a levelled parking space along with retaining walls with railings and a platform step-lift to provide wheelchair access to the main house	
Address	114 Lower Farnham Road Aldershot Hampshire GU12 4EJ	

Application No	18/00223/REV	Ward: Empress
Applicant:	Mr C Bateman	
Decision:	Permission Granted	
Decision Date:	10 April 2018	
Proposal:	Relief of Condition 7 attached to planning permission RSH/03621/1 dated 20 May 1985 (Erection of 40 Dwellings) to allow the conversion of the attached garage to a habitable room	
Address	42 Newton Road Farnborough Hampshire GU14 8BN	

Application No	18/00228/NMAPP	Ward: Wellington
Applicant:	Mr Sam Sandhu	
Decision:	Permission Granted	
Decision Date:	12 April 2018	
Proposal:	Non material amendment to application 17/00069/FULPP dated 3rd May 2017 to allow shop front design alterations	
Address	36 Union Street Aldershot Hampshire GU11 1EW	

Application No	18/00233/NMA	Ward: West Heath
Applicant:	Mr J Ball	
Decision:	Permission Granted	
Decision Date:	26 March 2018	
Proposal:	Non Material Amendment to planning permission 16/01000/FULPP dated 05 January 2017 to change external finish to dormer from tiles to timber cladding	
Address	7 Mason Road Farnborough Hampshire GU14 9DZ	

Application No	18/00280/NMA	Ward: St John's
Applicant:	Mr J Demjan	
Decision:	Permission Granted	
Decision Date:	10 April 2018	
Proposal:	Non Material Amendment to planning permission ref: 18/00080/FUL dated 27th February 2018 to replace proposed windows in rear facing elevation with french doors and the insertion of French doors within the side facing elevation	
Address	76 Chiltern Avenue Farnborough Hampshire GU14 9SG	

Development Management Committee
25th April 2018

Head of Planning
Report No. PLN1811

Enforcement and possible unauthorised development

1. Introduction

This report considers current matters of enforcement and possible unauthorised development. The taking of planning enforcement action is delegated to the Head of Planning in consultation with the Chairman. Therefore, only a few matters that require Committee decision to take formal action are reported to Committee.

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

2. Policy

The Council's Policy on Planning Enforcement is set out in the adopted Planning Enforcement Charter. The essential thrust of the Policy is that We will not condone wilful breaches of planning law but we will exercise our discretion about taking enforcement action if it is considered expedient to do so. The principal enforcement policies are:

Policy PE2

Immediate planning enforcement action will be taken against any unauthorised development that unacceptably affects public amenity or causes harm to land or buildings.

Policy PE3

Formal enforcement action will not normally be taken where a trivial or technical breach of planning control has occurred that causes no material harm

Policy PE24

Where development is being carried out which is considered to be significantly different from the approved plans and the changes cause serious harm to public amenity, immediate enforcement action may be taken, including the issue of a Stop Notice or Enforcement Injunction to stop the unauthorised development. However, where no material harm is being caused or where the works are "de-minimus", no further action will be taken.

3. Items

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

This report relates to:

Item 1 Former Lafarge Site and adjoining land at Hollybush Lane North, south of North Camp Railway Station.

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

4. Human rights

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

5. Financial implications

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

Keith Holland
Head of Planning

BACKGROUND PAPERS

Rushmoor Local Plan Review (1996-2011)

Rushmoor Core Strategy (October 2011)

Planning Enforcement - Policies And Procedures

National Planning Policy Framework (NPPF)

Item 1 : Update

SITE LOCATION	Former Lafarge Site and adjoining land at Hollybush Lane North, south of North Camp Railway Station.
ALLEGED BREACH	Unauthorised material change of use of land to: (a) commercial car spares/car sales use; and (b) storage of scrapped cars; both with associated development comprising construction of bunds, hard-surfaces, roads, fences and siting of structures on the land.
RECOMMENDATION	Report be NOTED

1. INTRODUCTION

- 1.1 This report has been prepared to update Members with progress towards compliance with the Enforcement Notice upheld at appeal that relates specifically to the former Lafarge concrete batching plant. This is land that is surrounded by the fishing lakes to the north, east and south and bound by Hollybush Lane to the west.
- 1.2 The land lies within the Blackwater Valley green corridor (formerly a strategic gap) identified as 'countryside' by the Rushmoor Core Strategy. It is also land within Flood Zones 2 and 3, land at intermediate and high risk of fluvial flooding. The land is lies adjacent to the Ramillies Park Site of Importance for Nature Conservation (SINC), which is to the south.

2. RELEVANT HISTORY

- 2.1 Members may recall that the Council's Enforcement Notice served in September 2015 was subject to appeal heard at a Public Inquiry held in October 2016. The appeal was dismissed by two subsequent Inspector's decisions dated 30 November 2016 and 23 August 2017 and the Enforcement Notice upheld with some variations and an amended Notice Plan. The amended Enforcement Notice took effect from 23 August 2017 and imposes the following staged requirements:-

“(A) Cease using any part of the land for:-

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

(B) Remove from the land:-

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

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

2.2 The timescales for the staged compliance with the requirements of the Enforcement Notice are set from the date when the Notice took effect and are, as a result:-

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

2.3 The amended Enforcement Notice Plan identifies the area of land to which the Notice relates and is attached at the end of this report.

3. THE CURRENT SITUATION

3.1 An inspection of the site was undertaken on 6 April 2018 as a check at an intermediate stage on the landowner’s progress towards compliance with the requirements of the Enforcement Notice. This has revealed that substantial progress has been made in meeting Requirements A and B of the Notice. Indeed, the site is now largely empty. All the uses of the site which were required to be ceased have ceased; the land has largely been cleared of cars, car parts, portable buildings, and assorted plant and materials; the concrete

hardstanding annotated “H” on the Notice Plan has been broken up; and the camera gantry and ‘watchtower’ kiosk removed. What remains to be removed from the land at this stage is as follows:-

- (a) A quantity of assorted building materials, plant, equipment, motor vehicles, skips and storage containers that belong to a Building Company that the landowner has allowed to store such items on the land. The landowner indicates that these items should have been removed by now, but the Building Company has been having difficulties finding a replacement storage site.
- (b) Portable toilet/canteen blocks and a small number of waste skips/containers, pallets and containers : the landowner has advised that these are being retained on site for the time being to provide facilities for the workers operating at the site and for the clean-up of the site that will be needed to implement the Notice requirements C;
- (c) The tarmac car parking area stippled black and annotated “C” on the Notice Plan;
- (d) Lamp columns : although the light units have been removed, the remainder of these installations still need to be removed;
- (e) A pile of waste/scrap wood;
- (f) A stack of metal sheet piles;
- (g) A small garden-type shed;
- (h) The support structure for the camera ‘watchtower’; and
- (i) Scaffolding surrounding the former concrete plant hopper tower : the landowner advises that this scaffolding is in place in order to undertake maintenance of the hopper tower, although no such works are apparent.

- 3.2 The next compliance date of the Notice is now 23 August 2018, by which time Requirements C of the Notice comprising the taking down of the bunds annotated “Y-Y” on the Notice Plan and the spreading of this material over the site and the landscape planting of the land where the bunds were located should have been completed. The landowner is making preparations to undertake this remedial work.

4 COMMENTARY

- 4.1 Unauthorised development took place on a scale that could not be ignored by the Council despite the land involved being isolated from the remainder of the Borough and with limited visibility from publicly-accessible places. The Enforcement Notice appeal decisions have established that clear-cut planning harm arose from the unauthorised development on the land and that that planning permission would be needed for any use of the land. Furthermore, any future use of the land would have to be compatible with the ‘countryside’ policy designation of the land and its flood risk status.
- 4.2 Once an Enforcement Notice has taken effect it remains effective in perpetuity providing a permanent prohibition of the breach(es) of planning control that are identified. Accordingly, any resumption of the breach(es) of planning control identified by an Enforcement Notice can be dealt with. Failure to comply with the requirements of an Enforcement Notice that has taken effect within the timescales that are specified by the Notice, or the resumption of

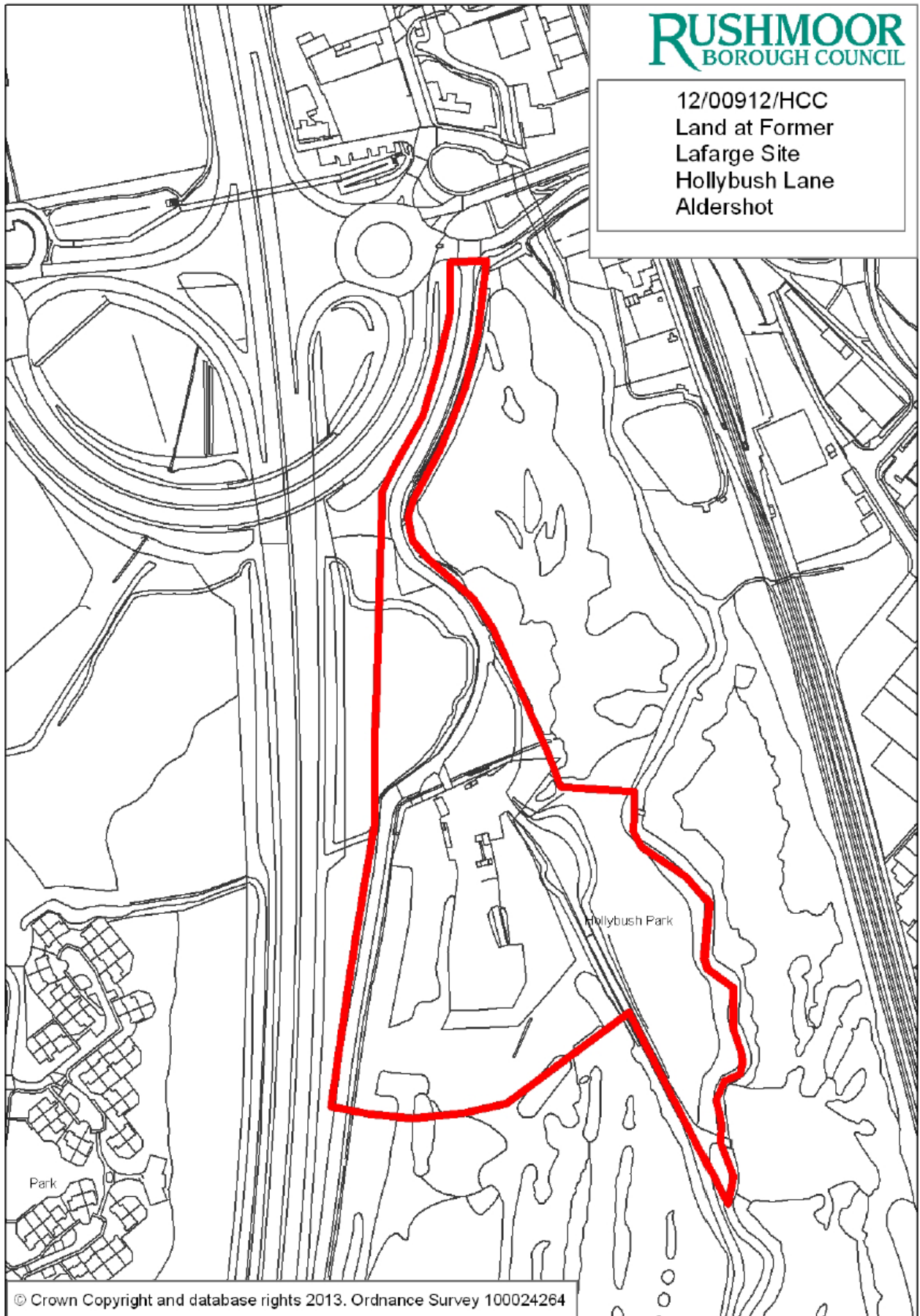
breach(es) identified by a Notice, results in an immediate offence being committed which it would be open to the Council to prosecute.

- 4.3 Whilst some further work is still need to be undertaken to comply with Notice requirements A & B, it is considered that substantial progress has been made towards meeting these requirements. The site is now largely cleared and the breaches of planning control mostly rectified. The landowner still has to undertake substantial further works at the site to comply with Notice requirements C by 23 August 2018 in respect of the taking down of the bunds enclosing the north, east and south margins of the Notice land. As a result, it is not currently considered expedient for the Council to commence prosecution proceedings in respect of the residual non-completion of the requirements A & B at this stage. The landowner is aware that there are some works to complete in this respect.

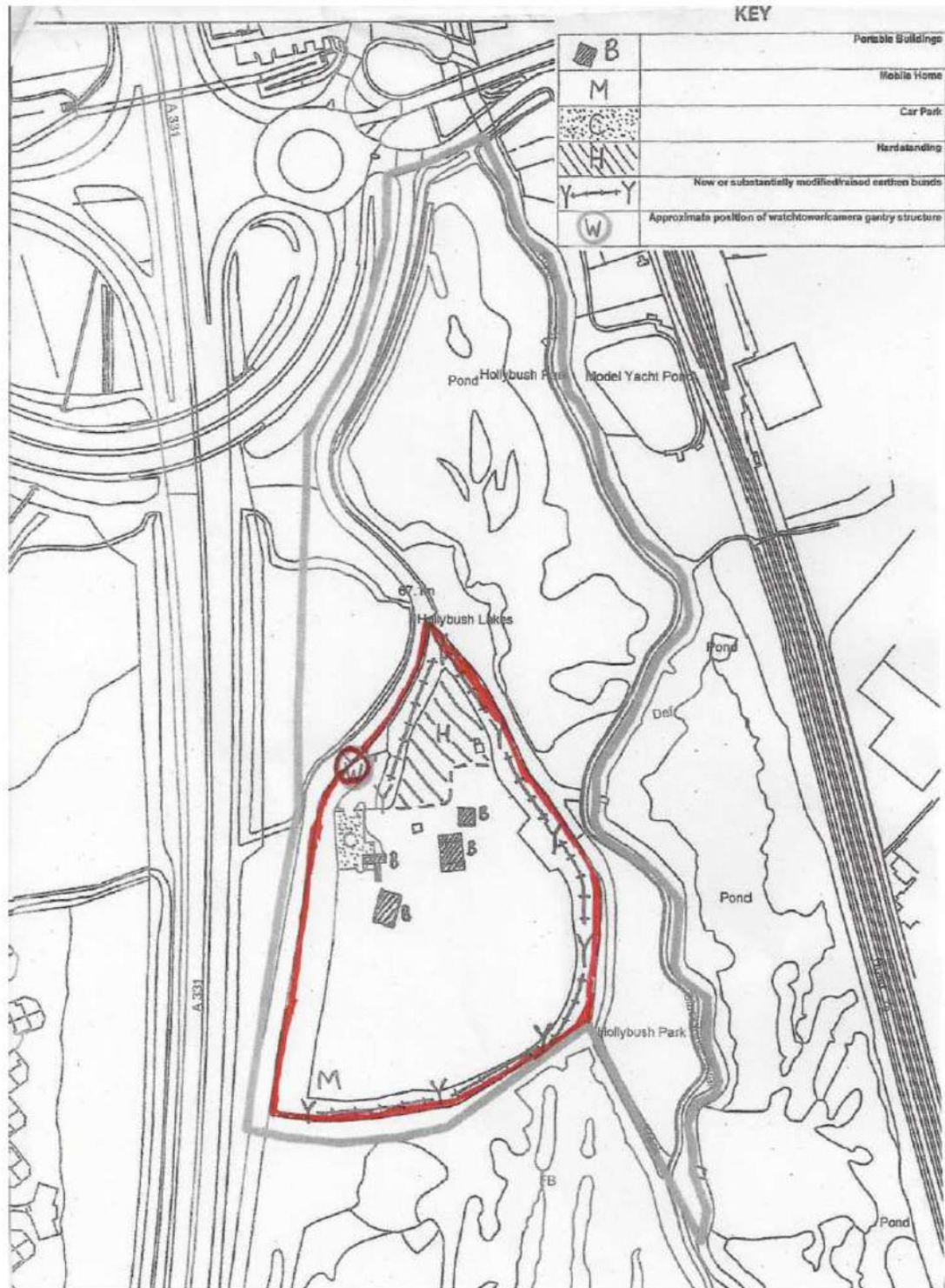
5 RECOMMENDATION

- 5.1 It is recommended that the report be NOTED.

12/00912/HCC
Land at Former
Lafarge Site
Hollybush Lane
Aldershot



Enforcement Notice Plan as modified by Appeals



Development Management Committee
25th April 2018

Planning Report No. PL1812

Appeals Progress Report

1. New Appeals

1.1 There are no new appeals to report.

2. Appeal Decisions

2.1 Written representations appeal 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 55 High Street from a shop (Class A1) to a use falling within Use Class C3 (dwellinghouses) namely two flats at **55 High Street Aldershot**, 17/00707/PRIOR.

Prior approval was required and refused under delegated powers for the following reasons:

- 1 The proposal does not make adequate parking provision to serve the proposed development. As a consequence the proposed development would be likely to give rise to conditions prejudicial to the safety and convenience of highway/pedestrian users which conflicts with the objectives of policy CP16 of the Rushmoor Core Strategy and "saved" local plan policy ENV17 and the Council's supplementary planning document Car and Cycle Parking Standards 2012
 - 2 It is considered the introduction of a residential use in this location and the lack of an active frontage will fail to maintain or enhance the vitality and viability of this part of the secondary shopping frontage. Furthermore, the piecemeal approach to the development of the site would fail to contribute to the regeneration strategy for Aldershot Town Centre. As such the proposal conflicts with "saved" local plan policy TC1 and policy SP3 of the Rushmoor Core Strategy and the objectives of the Aldershot Town Centre Prospectus supplementary planning document. Regard has also been had to policies SP1, SP1.2 and SP1.5 of the Rushmoor Local Plan Draft Submission 2017.
 - 3 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 disagreed with the Council with regard to the provision of car parking advising that:

“The proposal does not provide any on-site parking. However the site is within Aldershot town centre and there is no dispute that it is conveniently located for a wide range of shops, services, facilities and public transport. The Council’s Car and Cycle Parking Standards Supplementary Planning Document November 2017 (SPD) recognises that a reduction from the normal parking provision may be acceptable in exceptional circumstances where development involves the re-use of buildings within the defined town centre and where suitable alternative off-street or on-street parking is available within 200m.

The appellant has identified a number of opportunities for on- and off-street parking in the vicinity of the site. The Council advises that the High Street car park may no longer be available. However, based on the appellant’s evidence, this would still leave more than 1500 spaces in car parks as well as on-street parking. Although the Council also states that some of the car parks are not in its control, there is nothing to suggest that they would not be available for use by future occupiers of the proposed dwellings. It also points out that the proposal is not supported by a parking stress survey. However, there is no substantive evidence to show that, collectively, the number and range of parking opportunities in the area could not accommodate the parking demand generated by two studio flats.

Moreover, there is nothing to suggest that parking arrangements in the area have led to highway safety issues.”

The Inspector did not agree with the Council with regard to the impact on the shopping frontage advising that:

“With regard to sub-paragraph (d)(ii), the parties disagree over whether the appeal site falls within a ‘key shopping area’. This term is not defined in the GPDO or the Framework. Whilst not directly analogous, the Framework classifies ‘Primary Shopping Areas’ as defined areas where retail development is concentrated and which generally comprise the primary and those secondary frontages which are adjoining and closely related to the primary shopping frontage.

Policies TC1 of the Rushmoor Local Plan Review (2000) (LPR), SP3 of the CS and SP1 of the Draft Submission Rushmoor Local Plan (DSLPR) seek to maintain the vitality and viability of the town centre, whilst Policy SP1.2 of the DSLPR sets out measures for secondary frontages and Policy SP1.5 seeks the redevelopment of Union Street East. This scheme is also promoted in the Aldershot Town Centre Prospectus Supplementary Planning Document.

The LPR pre-dates the Framework and does not define primary and secondary frontages. Rather, the appeal site is within the Town Centre, but outside of the Shopping Core, as defined by the Plan. The DSLPR has been informed by the findings of the Rushmoor and Hart Retail, Leisure and Town Centres Study (2015) (the Study) and follows the Framework’s approach. The appeal site is within a secondary frontage for the purposes of this Plan. The Study defines the primary frontage based on the main shopping circuit through the Wellington Centre, Union Street (east side) and the north part of Wellington Street.

This circuit comes closest to the appeal site at the junction of Union Street and Wellington Street. However, the appeal site is detached from it by the corner of Wellington Street and High Street and the unit at 57 High Street. I saw on the site visit that this results in a marked change in the character of the area. Compared with Union Street and Wellington Street, there appears to be significantly less foot-fall in the High Street, there is less evidence of recent investment and a much greater proportion of vacant units. Of the units which are occupied, a smaller proportion is in Class A1 use.

Consequently, I consider that the appeal site does not fall within a 'key shopping area' for the purposes of Class M of the GPDO. As such, the impact of the proposal on the sustainability of the shopping area is not a matter for determination in this appeal. In reaching this conclusion I have had regard to the Framework and relevant provisions of the LPR, CS and DSLP."

With regard to the issue of the Thames Basin Heaths Special Protection Area, the Inspector did not uphold the Council's objection advising that:

"Regulation 75 provides that it is a condition of any permission granted by a general development order that development which is likely to have a significant effect on a European site must not be begun until the developer has received written notification of the Local Planning Authority's approval under Regulation 77. If, as in this case, the condition has not been complied with, Regulations 75-78 allow for it to be discharged through a separate process. This is the approach which the appellant seeks to follow. The application must be made before any development granted under an application for prior approval begins. As such, a prior approval application can be approved, but it would be subject to the condition in Regulation 75 that a separate application is made under Regulation 77 before works commence".

DECISION : APPEAL ALLOWED

3 Recommendation

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

Keith Holland
Head of Planning

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Development Management Committee
25th April 2018

**Directorate of Community and
 Environment**
Planning Report No. PLN1813

**Planning (Development Management) summary report for the quarter
 Jan-Mar 2018 and for the financial year 2017-2018**

1. Introduction

- 1.1 The purpose of this report is to update Members on the position with respect to Performance Indicators for the Development Management Section of Planning, and the overall workload of the Section. This report covers the quarter from 1st January to 31st March 2018 and provides summary figures for the financial year 2017-2018.

2. Planning Applications

- 2.1 The three tables below set out figures relating to Major, Minor and 'Other' planning applications for the fourth quarter. We are required to provide the government with statistical returns in relation to these categories. It should be noted that the returns required by government do not include a number of application types including applications for certificates of lawfulness, applications for prior approval for larger householder extensions, certificates of lawful development, applications for the approval of details pursuant to conditions and applications to fell or carry out works to TPO trees. These applications however constitute a significant source of demand on our service numbering 85 cases in the quarter and are included in the total figures reflecting workload set out at 3.1 below.

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

2016/2017 Total	Decisions in quarter	Jan/Mar 2018	Government Target	2017/2018 Total
93.25%	3	66.6%	60%	95.2%

Minor (Non householder) Applications determined within 8 weeks/PPA target

2016/2017 Total	Decisions in quarter	Jan/Mar 2018	Government Target	2017/2018 Total
73%	18	72%*	65%	71%

Whilst 5 of the applications were determined after the 8 week period, they were the subject of agreed extensions of time by the applicants and therefore recorded as in time for government returns.

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

2016/2017 Total	Decisions in quarter	Jan/Mar 2018	Government Target	2017/2018 Total
88.5%	91	94.5%	80%	94.9%

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

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

2016/2017 Total	2017/2018 Total	Government Target	Jan/Mar 2018	Appeal Decisions
20%	11%	40% max	25%	4

3. Workload

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

Departmental Work Demand Jan-Mar 2018

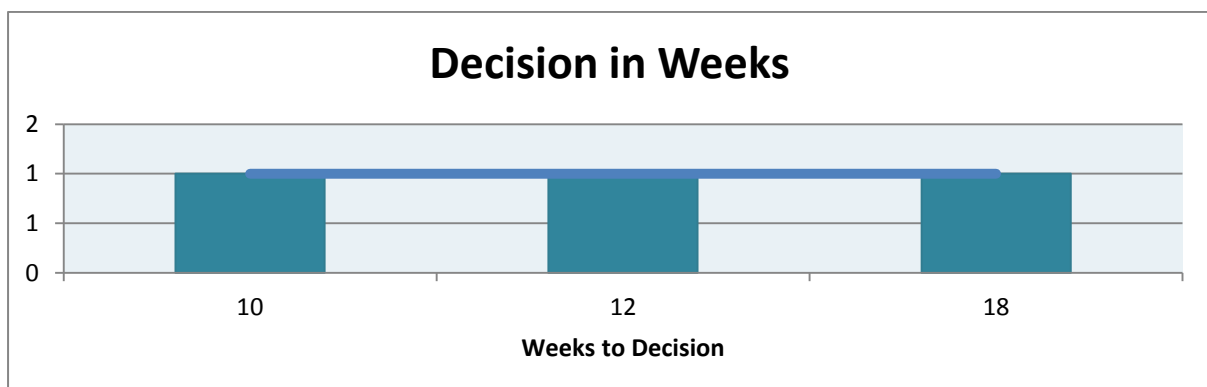
Applications Submitted (All types)	Pre-Application Cases	Incoming Telephone Calls	Applications Determined (All types)	Appeals Submitted
258	99	*	226	1

Departmental Work Demand Apr 2017-Mar 2018

Applications Submitted (All types)	Pre-Application Cases	Incoming Telephone Calls	Applications Determined (All types)	Appeals Submitted
1,032	368	*	975	8

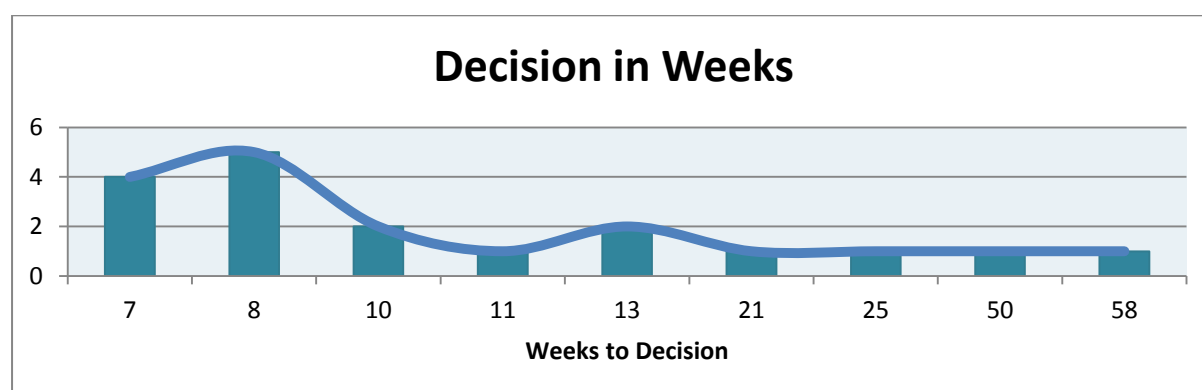
3.2 The following graphs present the time period being taken to determine different types of application in the fourth quarter of the 2017-18 financial year.

Major and small-scale majors Total 3



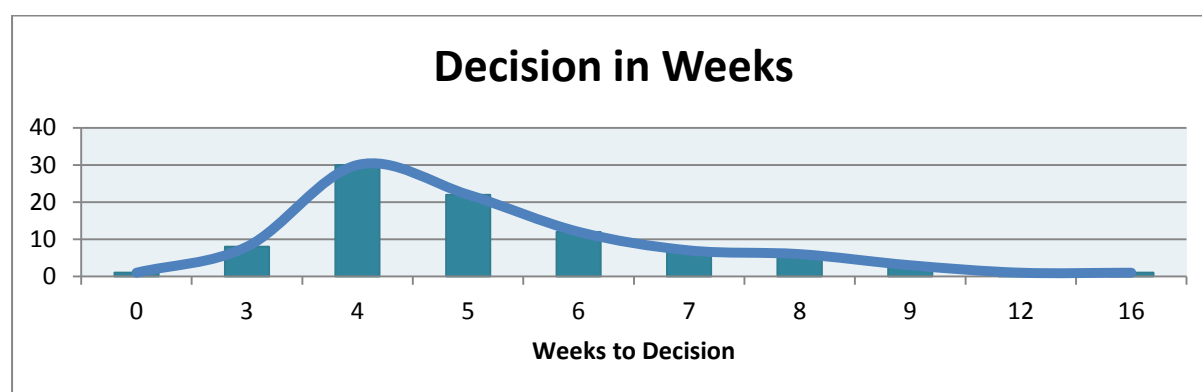
3.3 Two of the three Major applications were determined within the statutory 13 week period.

Minor (Non householder) applications Total 18



- 3.4 This second graph illustrates the determination times for minor applications, 72% of which were determined within the statutory date.

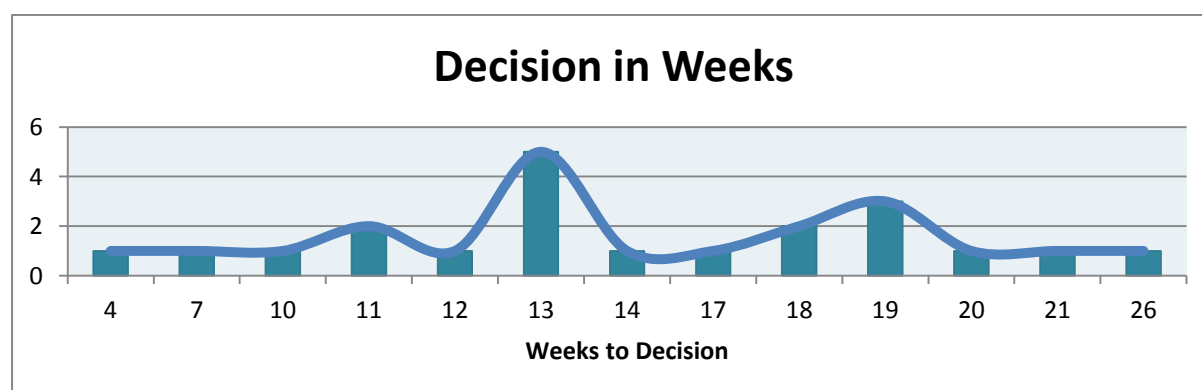
'Other' (Including Householder) applications Total 91



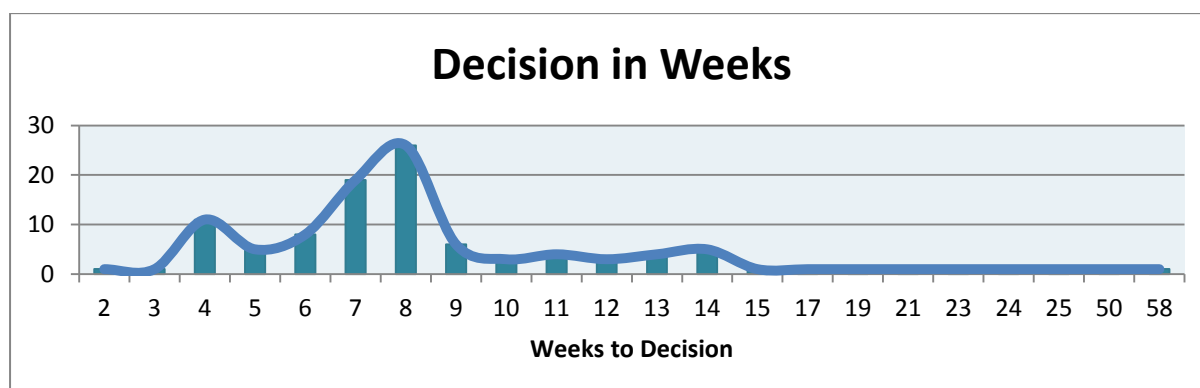
- 3.5 This third graph shows that in the final quarter of this financial year the majority of householder applicants continued to receive decisions in the third and fourth weeks after their validation date.

- 3.6 The following graphs represent the determination times for the same categories of application over the full financial year 2017-18.

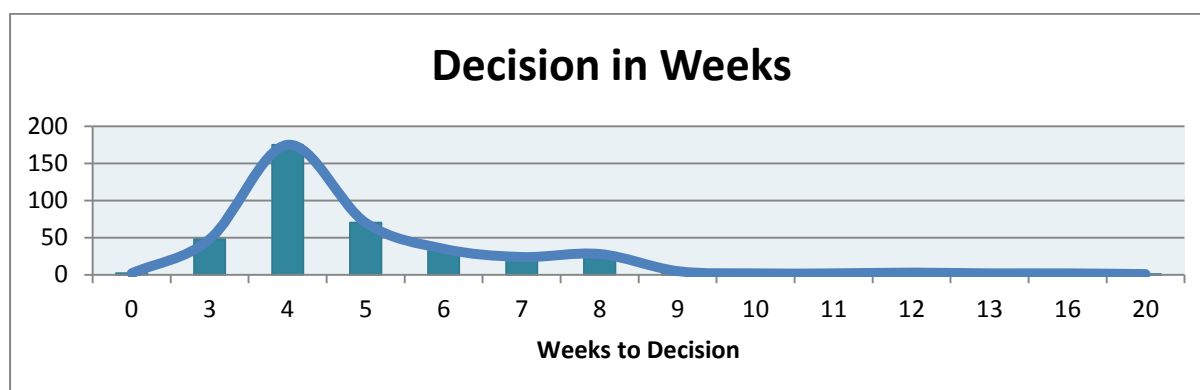
Major and small-scale majors Total 21



Minor applications Total 105



'Other' (Including Householder) applications Total 399



4. Fee Income

4.1 The total amount of planning fee income received for the quarter was £215,505.

4.2 The total amount of planning fee income received for the year was £494,072.

5. Section 106 contributions

5.1 Information in this section relates to financial contributions secured by way of section 106 planning obligations. It should be noted that the allocation of capacity in the Hawley meadows, Southwood II and Rowhill Copse SANGs is now almost complete. Collection of contributions in respect of these projects will therefore soon cease and will no longer form part of these reports.

Section 106 contributions received	Jan-Mar 2018	Apr 2017- Mar 2018
Contributions received (Rushmoor and Hampshire) apportioned as set out below~	£160,993.84	£1,641,649.40
Open Space (specific projects set out in agreements)	£151.00	£139,845.82
SANGS a) Hawley Meadows * b) Southwood II c) Rowhill	a) £11,130.00 b) £0 c) £0	a) £415,690.44 b) £509,990.00 c) £72,930.00
SAMM* a) Hawley Meadows b) Southwood II c) Rowhill d) Wellesley Woodland e) Bramshot Farm (Hart)	a) £1,237.00 b) £0 c) £0 d) £0 e) £0	a) £94,035.00 b) £55,799.00 c) £8,977.00 d) £0 e) £0
Transport (specific projects set out in agreements)*	£101,354.84	£1,114,659.20

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

*Contributions relating to the Hawley Meadows SANG and SAMM contributions and Transport are paid to Hampshire County Council. (Sang payments to Hart DC in respect of Bramshot Farm are not secured by S.106 agreement.)

Eight new undertakings/legal agreements were signed in the period January-March 2018. A total of 43 were signed in the year.

6. Comment on workload for this quarter and year

6.1 This fourth quarter saw sustained application levels and fee income with the number of applications received exceeding 1000 for the third year in succession. Total income in the form of planning fees has exceeded the yearly estimate of £325,000.00 by just over £169,000.00

6.2 MHCLG have as yet not notified the Council of the New Homes Bonus grant for 2016-17.

- 6.3 Charging for pre-application discussions and meetings commenced on 1st February 2017. A review of the practice after one year of operation was reported to Cabinet in March 2018. This revealed total receipts of £29,070.00 against a budget estimate of £30,000.00. The income from this source for the full financial year was £31,136.00. The Cabinet also agreed to increase pre-application charges by 20% to £720 for major schemes; £240 for small to medium sized developments; and £40 for householder and minor developments, in line with the nationally approved increase in planning fees. The estimated receipts for the new financial year are £36,000.00

7. Wellesley

- 7.1 Progress on the first residential phases of Wellesley continues and the Maida Development Zone A is almost complete. This zone will provide 228 units. To date 225 units are occupied.
- 7.2 The construction of the Western Primary School on the corner site of Queen's Avenue and Alison's Road is nearing completion. The school is due to open in September 2018.
- 7.3 Permission has recently been granted for improvement works at Queen's Avenue between the junctions of Hope Grant's Road and Alison's Road. This area will serve the Western Primary School and proposed Neighbourhood Centre. The works represent Phase 2 of planned highways improvements to Queen's Avenue. Phase 1 was approved in March 2015 and has been implemented alongside the delivery of the new residential dwellings at Maida Development Zone A.
- 7.4 Works are progressing on Phases B1 and B2 of the Corunna Development Zone (227 residential units). This zone is opposite Maida on the west side of Queen's Avenue. A Reserved Matters Application was received in February for the construction of a further 456 residential dwellings (including six supported housing units) together with associated landscaping, access and parking, in the remainder of in Development Zone B (Corunna B3 and B4).
- 7.5 Construction work is in the early stages at Gunhill Development Zone E (107 residential units). This zone is directly west of the Cambridge Military Hospital Development Zone.
- 7.6 The freehold transfer to the Council of the open land and sports pitches to the west of the A325 to provide public open space for the residents of the Wellesley development was secured as part of the S.106 agreement attached to the planning permission. This will provide sports pitches, funding for a new pavilion, and additional informal recreational land. The terms of the agreement are expected to trigger the land transfer in the next 18 months. Detailed

negotiations in anticipation of this have commenced. It is further expected that the construction of a new pedestrian crossing on the A325 at the junction of Farnborough Road and Pennyfathers Road (also required by the S.106 agreement) will receive detailed design approval from HCC highways and can therefore be constructed to provide a safe link between this area, the adjacent Wellesley Woodland SANG and the new housing.

8. Recommendation

8.1 That the report be NOTED

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

BACKGROUND PAPERS: There are no background papers.

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