

Public Document Pack



RUSHMOOR BOROUGH COUNCIL

DEVELOPMENT MANAGEMENT COMMITTEE

*at the Council Offices, Farnborough on
Wednesday, 16th August, 2017 at 7.00 pm*

To:

VOTING MEMBERS

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

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

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

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

NON-VOTING MEMBERS

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

STANDING DEPUTIES

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

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

A G E N D A

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

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

2. **MINUTES – (Pages 3 - 10)**

To confirm the Minutes of the meeting held on 19th July, 2017 (copy attached).

3. **PLANNING APPLICATIONS – (Pages 11 - 120)**

To consider the Head of Planning's Report No. PLN1728 on planning applications recently submitted to the Council (copy attached).

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

Item	Reference Number	Address	Recommendation
1	16/00837/FULPP	The Crescent, Southwood Business Park, Summit Avenue, Farnborough	For information
2	16/00981/FULPP	Aldershot Bus Station, 3 Station Road, Aldershot	For information
3	17/00241/ADJ	Hartland Park, Bramshot Lane, Fleet	For information
4	17/00348/FULPP	Farnborough Business Park, Templer Avenue, Farnborough	For information
5	17/00494/REMPP	McGrigor Zone D Wellesley, 116 Dwellings	For information
6	17/00495/LBC2PP	McGrigor Zone D Wellesley, Listed Building Consent	For information

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

Item	Reference Number	Address	Recommendation
7	17/00264/FULPP	Building 4.2, Frimley Business Park, Frimley	Grant

8	17/00447/FULPP	The Beehive, 264 High Street, Aldershot	Grant
9	17/00554/FULPP	6 Woodlands Road, Farnborough	Grant
10	17/00575/REVPP	24-26 Church Lane East, Aldershot	Grant

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

4. **PLANNING (DEVELOPMENT MANAGEMENT) SUMMARY REPORT FOR THE QUARTER APRIL - JUNE 2017 – (Pages 121 - 126)**

To receive the Head of Planning's Report No. PLN1729 (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 April to 30th June, 2017.

MEETING REPRESENTATION

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

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

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Development Management Committee
16th August 2017

Head of Planning

Declarations of interest

Name: Cllr _____

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

Agenda Item No.	Planning Application No.	Application Address	Reason

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DEVELOPMENT MANAGEMENT COMMITTEE

Meeting held on Wednesday, 19th July, 2017 at the Council Offices, Farnborough at 7.00 pm.

Voting Members

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

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

20. DECLARATIONS OF INTEREST

There were no declarations of interest.

21. MINUTES

The Minutes of the Meeting held on 21st June, 2017 were approved and signed by the Chairman.

22. PLANNING APPLICATIONS

RESOLVED: That

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

* 17/00544/FUL (Flat 4, No. 11 Netley Street,
Farnborough);

- (ii) the following application be deferred pending consideration at a future meeting:

* 16/00837/FULPP (The Crescent, Southwood Business Park, Summit Avenue, 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. PLN1724, be noted;

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

- 16/00981/FULPP (Aldershot Bus Station, No. 3, Station Road, Aldershot);
- 17/00241/ADJ (Hartland Park, Bramshot Lane, Fleet);
- 17/00348/FULPP (Farnborough Business Park, Templer Avenue, Farnborough);
- 17/00447/FULPP (The Beehive, No. 264 High Street, Aldershot);
- 17/00494/REMPP (McGrigor Zone D Wellesley, 116 Dwellings);
- 17/00495/LBC2PP (McGrigor Zone D Wellesley, Listed Building Consent)

* The Head of Planning's Report No. PLN1724 in respect of these applications were amended at the meeting

23. REPRESENTATIONS BY THE PUBLIC

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

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

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

The Committee considered the Head of Planning's Report No. PLN1724 (as amended at the meeting) regarding the comprehensive redevelopment of the site comprising demolition of existing buildings and site clearance and erection of 159 residential units (Use Class C3) (comprising 9 x 1-bedroom flats, 27 x 2-bedroom flats, 26 x 2-bedroom houses, 2 x 3-bedroom flats, 79 x 3-bedroom houses and 16 x

4-bedroom houses), associated parking and servicing, hard and soft landscaping, public amenity space and play areas, formation of vehicular access onto Southwood Road and other associated works. Before considering the application in detail, the Committee received representations in accordance with the scheme for public representation from Mr. J. Sudbury against the application and Mr. C. Pearse in support of the application.

It was noted that the recommendation was to grant subject to the completion of a satisfactory Section 106 Planning Obligation.

On considering the application Members were supportive of the overall residential development but raised objections to the planned vehicular access onto Southwood Road, citing traffic and safety concerns, and felt that the applicants had failed to give due consideration to other options such as access via Apollo Rise and/or Summit Avenue. It was also noted that the current application did not include any electric car charging points when the provision of such facilities was a recommendation contained in the Council's 'Car and Cycle Parking Supplementary Planning Document'.

Nick Gammer, Senior Transport Engineer – Highways Development Planning (Hampshire County Council), outlined some of the analyses HCC had undertaken in respect of issues relating to the proposed vehicular access onto Southwood Road and confirmed that HCC had no objections to the current planning application.

RESOLVED: That consideration of Planning Application No. 16/00837/FULPP be deferred in order that the applicants be invited to consider alternative vehicular access instead of the proposed access onto Southwood Road.

25. **ENFORCEMENT AND POSSIBLE UNAUTHORISED DEVELOPMENT - BRIARLEES COURT, MORRIS, ROAD, FARNBOROUGH**

The Committee noted the decision to take no further action by the Head of Planning in accordance with the Council's Scheme of Delegation, more specifically specified in the Head of Planning's Report No. PLN1726.

26. **CAR AND CYCLE PARKING STANDARDS - REVIEW OF SUPPLEMENTARY PLANNING DOCUMENT**

The Committee received the Head of Planning's Report No. PLN1723 regarding the consultation on a draft Supplementary Planning Document (SPD) following a review by Cabinet of the Council's current Car and Cycle Parking Standards which had been adopted in April 2012. The Committee noted that Cabinet had proposed changes to the SPD at its meeting on 27th June, 2017 and that these changes were mainly focussed on providing clarity where the present guidance was unclear. The Committee was advised that the consultation period was open until 6th September, 2017, and any comments should be forwarded to Jim Pettitt, Transportation Strategy Officer, by that deadline.

RESOLVED: That the Head of Planning's Report No. PLN1723 be noted.

27. **APPEALS PROGRESS REPORT**

The Committee received the Head of Planning's Report No. PLN1725 concerning the following appeal decisions:

Application No.	Description	Decision
17/00067/FULP	Against the Council's decision to refuse planning permission for the erection of a detached garage block providing garaging for four cars with summer room and ancillary loft storage and games room at Friars Keep, 41 Manor Road, Aldershot.	Dismissed
16/00957/TPOPP	Against the Council's decision to refuse consent to fell a sweet chestnut tree subject to a TPO at 9 Leopold Avenue, Farnborough.	Dismissed

RESOLVED: That the Head of Planning's Report No. PLN1725 be noted.

28. **APPLICATION NO. 17/00182/MMA - NO. 34 CRANMORE LANE, ALDERSHOT**

The Committee received information regarding an urgent decision, made in consultation with the Vice-Chairman, to extend the deadline for the completion of the Section 106 Planning Obligation in respect of the retention of dwelling with four bedrooms, patio and amendments to elevations and parking at No. 34 Cranmore Lane, Aldershot.

Members were reminded that the Committee had resolved to grant planning permission on 21st June, 2017 for the above development, subject to the completion of a satisfactory Planning Obligation under Section 106 of the Town and Country Planning Act 1990 by 14th July, 2017.

It was reported that the applicants had been unable to complete the required obligation in accordance with the resolution due to them electing to pay the required financial contribution by personal cheque and the Solicitor to the Council being unable to seal the Planning Obligation until the cheque had cleared, which could not be verified until 26th July, 2017.

The extension of time for completion of the Planning Obligation after the deadline of 14th July, 2017 had required further authority to grant planning permission. Therefore, in accordance with Part 3 – 'Responsibility for Functions', Paragraph 6 of the Constitution, the Head of Planning, in consultation with the Vice-Chairman of the Development Management Committee, had amended the terms of the resolution of

21st June, 2017 to extend the deadline for the completion of the Planning Obligation under Section 106 until 27th July, 2017.

RESOLVED: That the report be noted and the action taken be endorsed.

The meeting closed at 8.50 pm.

CLLR B.A. THOMAS (CHAIRMAN)

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Development Management Committee
16th August 2017

Head of Planning
Report No.PLN1728

Planning Applications

1. Introduction

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

2. Sections In The Report

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

Section A – FUTURE Items for Committee

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

Section B – For the NOTING of any Petitions

Section C – Items for DETERMINATION

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

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

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

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

3. Planning Policy

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

4. Human Rights

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

5. Public Speaking

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

6. Late Representations

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

recommendation caveated accordingly.

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

7. Financial Implications

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

Keith Holland
Head of Planning

Background Papers

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

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Section A

Future items for Committee

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

Item	Reference	Description and address
1	16/00837/FULPP	<p>Comprehensive redevelopment of the site comprising demolition of existing buildings and site clearance and erection of 159 residential units (Use Class C3) (comprising 9 X 1-bedroom flats, 27 X 2-bedroom flats, 26 X 2-bedroom houses, 2 X 3-bedroom flats, 79 X 3-bedroom houses & 16 X 4-bedroom houses), associated parking and servicing, hard and soft landscaping, public amenity space and play areas, formation of vehicular access onto Southwood Road and other associated works</p> <p>The Crescent Southwood Business Park Summit Avenue Farnborough</p> <p>Following the deferment of this application at the last meeting, the applicants have instructed their Transport Consultants to undertake a detailed technical assessment of providing vehicular access for the development in Apollo Rise and Summit Avenue. A meeting has been arranged to discuss the findings shortly. There is already an agreed extension of time for the consideration of the application in place until 30 September 2017.</p>

2	16/00981/FULPP	<p>Demolition of existing bus station and re-development of site with the erection of a mixed use building comprising three ground floor commercial units with flexible use falling within Use Classes A1, A2, A3, A4, A5 or laundrette (sui generis); and upper floor residential use (Use Class C3) comprising 32 market residential flats (18 X 1-bedroom, 12 X 2-bedroom & 2 X 3-bedroom units) with associated on-site servicing and parking areas.</p> <p>Aldershot Bus Station 3 Station Road Aldershot Hampshire</p> <p>The Council has recently agreed to an extension of time for the determination of this application until 20 March 2018 to allow time for proposals for improvements to the adjoining Station forecourt to be more certain in terms of both design and timescales, and thereby to address representations lodged in respect of this planning application.</p>
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3	17/00241/ADJ	<p>Consultation from Hart District Council in respect of Hybrid Planning Application (part full, part outline) for a residential-led mixed use redevelopment comprising 1. Outline planning application with means of access (in part) to be determined (all other matters reserved for subsequent approval), for the erection of up to 1,500 dwellings (Use Class C3); a local centre including residential (Use Class C3 within the up to 1,500 dwellings) and up to 2,655m2 (GEA) of retail, commercial and/or community floorspace (Use Classes A1 to A5, B1, D1 and D2); a primary school (Use Class D1); drainage works including balancing ponds; on and off-site SANG mitigation; creation of landscaping, open space and ecological habitats; car and cycle parking; demolition of existing buildings; site clearance; earthworks; site remediation; provision of utilities infrastructure; off-site highway works; and all other ancillary and enabling works. 2 Full planning application for the erection of 189 dwellings (Use Class C3); access; drainage works including balancing ponds; creation of landscaping, open space and ecological habitats; car and cycle parking; earthworks; demolition of existing buildings; site remediation; provision of utilities infrastructure; off-site highway works; and all other ancillary and enabling works.</p> <p>Hartland Park Bramshot Lane Fleet</p> <p>This application has only recently been received and consultation is in progress.</p>
4	17/00348/FULPP	<p>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.</p> <p>Farnborough Business Park Templar Avenue Farnborough Hampshire</p> <p>This application has only recently been received and consultation is in progress.</p>

5	17/00494/REMPP	<p>APPROVAL OF RESERVED MATTERS: for construction / conversion of existing buildings to provide 116 dwellings (Use Class C3) in Development Zone D (McGrigor), together with associated access, parking and public open space, pursuant to Condition 4 (1 to 21), attached to Outline Planning Permission 12/00958/OUT dated 10th March 2014.</p> <p>McGrigor Zone Wellesley, 116 Dwellings</p> <p>This application has only recently been received and Consultation is in progress.</p>
6	17/00495/LBC2PP	<p>LISTED BUILDING CONSENT: for internal and external alterations, (including demolition of outbuilding to St Michaels House and courtyard walls to Cambridge House), to facilitate the conversion of Cambridge House and St Michaels House to provide 3 dwellings as part of a scheme for 116 dwellings (Use Class C3) in Development Zone D (McGrigor). (PLEASE SEE APPLICATION REFERENCE 17/00494/REMPP FOR DRAWINGS AND DOCUMENTS).</p> <p>McGrigor Zone Wellesley, Listed Building Consent</p> <p>This application has only recently been received and Consultation is in progress.</p>

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.	17/00264/FULPP
Date Valid	4th April 2017
Expiry date of consultations	12th June 2017
Proposal	Erection of a three storey Use Class B1/B2/B8 building with associated car parking and landscaping works
Address	Building 4.2 Frimley Business Park Frimley Camberley Hampshire GU16 7SG
Ward	Cherrywood
Applicant	AG Frimley GP Ltd
Agent	Bell Cornwell Partnership
Recommendation	GRANT

This application was considered by the Development Management committee on 21 June 2017. It was resolved to grant planning permission subject to the completion of a legal agreement by 27 July 2017 and in the event that the agreement was not completed, to refuse permission. The applicant did not complete the obligation by the specified date due to administrative issues. The applicant requested an extension of time for the determination of this application to 17 August 2017 to enable the legal agreement to be completed. This was agreed. The agreement was completed on 4 August 2017. The agreement of this committee to the extended deadline is required before permission can be granted, it therefore forms part of this agenda. No other matters relating to this application have changed since the June resolution.

Description

Frimley Business Park is located on the Surrey/Hampshire border. It contains a variety of two and three storey buildings which are in, or have permission, for B class purposes. Vehicular access to the business park is from the Frimley Bridges signalised roundabout on the Blackwater Valley Relief Road (A331). A spur from this roundabout provides access to junction 4 of the M3 going west. Access to the majority of the buildings within the business park is via a one way gyratory system with two lanes. The application site (0.47 hectares) occupies an area on the western side of the business Park. It comprises a hoarded area

which encloses a partially constructed basement car park originally intended to serve a proposed three storey Use B1a office building (to be known as 4.2), surface car parking, vehicular access onto the one way gyratory road, and land adjacent to and including the River Blackwater. To the west of the site there is a three storey Use Class B1a office building (4.1) which is occupied by Genesys Telecommunications. The surface car parking area to serve both approved office buildings has been laid out in full as has the landscaping and ancillary structures eg refuse enclosures. To the north of the site there is a landscape corridor which bounds the River Blackwater and bisects the business park. Beyond this there is a two storey office building and decked car parking which is occupied by Novartis. To the south there is the Reading - Guildford railway line with the Hawley Lane and Chancerygate industrial areas beyond. To the east there is a two storey office building (Unit 100). Footpath 19 extends from the A325 into the business park to the unmanned crossing over the railway line and continues into the Hawley Lane Industrial Estate. The closest residential properties are over 150 metres from the site in Princes Charles Crescent to the south and Hawley Lane to the west. These properties are largely screened from the site by existing industrial/commercial development.

The original planning permission for the business park was subject to a Section 52 legal agreement. The agreement covered a number of issues, including setting out that activities should comprise clean, non-polluting uses consisting of research, development, manufacturing, assembly, servicing, processing storage and dissemination of information services and training services, that office use should not exceed 50% in each building or group of buildings occupied by a single firm or occupancy, protecting the structural landscaping corridor adjacent to the River Blackwater from development, and the provision and implementation of a travel plan. This agreement was subject to subsequent deeds of variation which resulted in a request in 2005 to replace the existing section 52 agreement and amendments with a section 106 legal agreement. This agreement retained the provisions relating to the travel plan and the structural landscaping area. This was considered and agreed by the Development Control Committee in January 2006. The agreement was completed in February 2008.

Planning permission, 08/00205/FUL, was granted in June 2008 to demolish Unit 100 and erect a three storey B1 office building (4030 sq m) with undercroft and surface car parking providing a total of 128 spaces with associated landscaping and infrastructure. The time for the implementation of this permission was extended for a period of a further three years in March 2011, 10/00859/EXT, but has now expired.

In June 2008 planning permission was granted for the redevelopment of a larger site, which comprises the current application site and the curtilage of building 4.1, namely the demolition of the existing buildings (4602 sq m) and the erection of two three storey B1 office buildings with undercroft and surface car parking providing 209 spaces with associated access and landscaping having a total floorspace of 7273 sq m. This permission was implemented in respect of building 4.1, and the car parking provision for the development as a whole was provided.

The siting of the approved buildings reflected the meandering character of the River Blackwater in that they had curved footprints. The principal elevations for the buildings were of opaque and clear double glazed curtain walling, aluminium rain screen cladding and louvre screening. Access to both buildings was via elevated ground floor podiums with disabled access via ramps to the front of the buildings. Both main entrances had feature stairways and open void ventilation to the basement car parks screened by aluminium louvres. Ramps provided access to the undercroft/basement car parking areas. Both buildings had flat roofs and at roof level there are fully enclosed and open external plant

areas which are combined into unified elements with metal cladding. External escape stairs were located at each end of both buildings and were to be finished in painted steelwork. Both buildings were some 14 metres high with central sections which extended a further 3.6 metres above this to accommodate the plant areas.

There was no change to the access arrangements into the business park from the signalised roundabout on the A331. A single vehicular entrance was approved into the application site in a similar position to that existing. 209 car parking spaces were approved at a ratio of 1:35 sqm gross floor area. 11 disabled spaces were approved which were shown sited in front of both main entrances with ramped pedestrian access to both buildings. Parking for 64 cycles was also approved.

This permission was subject to a legal agreement which secured the submission, approval and future operation of a travel plan to include appropriate provision for further monitoring of the plan and a financial contribution of £90,160.00 in order to maximise opportunities for travel to and from the site by non car based transport and encourage the use of alternative modes of transport. The County Council has confirmed that the travel plans were submitted and the financial contribution paid in full (albeit that building 4.2 was not built)

The current application seeks permission for a three storey building with basement car park and roof mounted plant for uses falling within Use Class B1 (offices, research and development and light industrial), B2 (general industrial) and B8 (storage and distribution). The proposed gross external area of the building including the basement and roof structure is 5227 square metres. The general layout of the building approved in 2008 will be followed, re-using the existing undercroft car park and foundations to provide a complementary building next to unit 4.1. The proposed building will incorporate workshop or storage uses on the ground floor with office space above. It is designed as a curved block with a central core and entrance, book-ended by external screened fire stairs on each side. The plant area is set back and screened at roof level. The overall height of the building from ground level to the top of the roof plant enclosure is 19.5 metres with the roof parapet at 17 metres above the road level at the front entrance. The external materials comprise a combination of glass, aluminium cladding panels and metal louvres. The cladding panels are proposed to be silver with a pale blue accent colour that is to be used in combination with the window panels to create a striated pattern across the facades. The cladding panels have been arranged vertically in three horizontal bands, with the striation across these bands. To reflect the proposed workshop or storage use and to preclude damage by service vehicles such as fork lift trucks, the amount of glazing at ground floor is limited and the datum level of the windows raised to a metre above finished floor level. The two upper office levels are proposed to have a higher proportion of glazing.

The central core has a main entrance on the south-western side of the building where the existing surface car park and pedestrian links are. The basement car park would be entered via the existing ramp in the right hand side of the frontage. The ground floor space is accessible to service vehicles via a ramp on the left hand side.

Existing frontage landscaping will be supplemented. The existing landscaping along the River Blackwater corridor will be retained.

The lighting strategy includes the use of low level bollard lighting and access strip lighting to the front of the building and building/emergency lights fixed to the side elevations of the building. No external illumination is proposed between the rear elevation and the River Blackwater.

Vehicular access into the site remains unchanged. The 2008 planning permission included the provision of 209 parking spaces for the approved development as a whole. It is proposed to allocate 57 of the existing surface spaces to unit 4.2 plus 36 in the basement resulting in a provision of 93 spaces including 5 for use by disabled drivers. Secure cycle parking is provided in the basement with additional surface level spaces shared with unit 4.1.

The application is supported by a transport assessment and framework travel plan, a flood risk assessment, an utilities assessment, an arboricultural survey and impact assessment, a noise assessment, an ecological assessment, sustainability statement, a lighting strategy and an air quality assessment.

Consultee Responses

Environment Agency	raises no objection subject to condition.
Scottish & Southern Energy	provides details of electricity infrastructure in the area.
HCC Highways Development Planning	Raises no objection to the proposal subject to the submission and monitoring of a travel plan
Ecologist Officer	raises no objection to this application on the grounds of biodiversity subject to the recommendations in the ecology report being implemented in full.
Environmental Health	raises no objection subject to conditions and informatives.
Planning Policy	raises no objection to the proposal.
Surface Water Drainage Consultations	raises no objection subject to condition.
Highways Agency	raises no objection to the proposal in terms of the strategic network.
Transportation Strategy Officer	raises no objection to the proposal.
Arboricultural Officer	No adverse comments received.
Natural England	has no comment to make on this application.
TAG	raises no objection to the proposal.
Network Rail	raises no objection to the proposal but advises that the applicant must ensure that the development, both during construction and after completion of works does not imping/impact on Network Rail infrastructure.
Thames Water	raises no objection to the proposal in terms of sewerage infrastructure. It notes that public sewers cross or are close to the site and advises that Thames Water will usually refuse approval where building

would come within 3 metres of a public sewer. With regard to surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. It also advises that no piling shall take place unless a piling method statement has been approved.

Neighbours notified

In addition to posting a site notice and press advertisement, 23 individual letters of notification were sent to Chancerygate Way, Frimley Business Park and Hawley Lane.

Neighbour comments

No letters of representation have been received in respect of this proposal. It is noted that the applicant undertook consultation with existing tenants and owners on the business park prior to the submission of the application. The agent confirms that no adverse comments were received.

Policy and determining issues

The site lies within in the built up area of Farnborough adjacent to the River Blackwater. As such policies SS1 (The Spatial Strategy), CP1 (Sustainable Development Principles), CP2 (Design and Heritage), CP3 (Renewable Energy and Sustainable Construction), CP4 (Surface Water Flooding), CP8 (Supporting Economic Development), CP10 (Infrastructure Provision), CP11 (Green Infrastructure Network), CP15 (Biodiversity), CP16 (Reducing and Managing Travel Demand) and CP17 (Investing in Transport) and "saved" policies ENV5 (Green Corridors), ENV13 (Trees), ENV16 (Development on Major sites), ENV19-19.4 (Comprehensive landscape plans and long term maintenance), ENV21-22 (Adequate access and facilities/external areas), ENV43 flood risk and ENV52 (Light pollution) are relevant. The Council's supplementary documents on Car and Cycle parking standards (2012), Planning Contributions: Transport and Sustainable Design and Construction and the guidance contained in the National Planning Policy Framework are also relevant to the consideration of this proposal

The main determining issues are:

1. The principle of development;
2. Design and scale;
3. Impact on trees and landscape;
4. Impact on neighbours;
5. Flood risk and the water environment;
6. Nature conservation;
7. Transport and parking issues; and
8. Sustainable construction and renewable energy.

Commentary

1. The principle of the development -

The application site lies within an employment area wherein redevelopment would normally be permitted. This proposal completes the redevelopment of this part of the business park and continues to support B class uses. The proposal for a flexible multi-use employment space, comprising workshop or storage uses on the ground floor with two floors of office accommodation above, is considered to offer a variety of business opportunities to meet the needs of a range of potential occupiers and is therefore welcomed. Having regard to these comments and the extant planning permission it is considered that the proposal is acceptable in principle.

2. The design and scale of the buildings -

The approved building on this site has a contemporary curved design and is shown to be completed in modern materials including glazed curtain walling, rain screen cladding and louvres. The proposed footprint generally reflects this curved design with the proposed materials considered to be complementary to the existing building. It is noted that the proposed building is higher and has a slightly different design approach, for example with the use of striations. This will result in a different impact on the character of the area. However given the spacing around the building, the bulk and massing of existing and approved development and the similarities between the approved and proposed buildings the resultant impact is considered to be acceptable. As with the approved scheme the proposal would also allow for a more sustainable development in terms of material to be used and energy consumption. Subject to the imposition of conditions relating to external materials the proposal is considered to be an acceptable design solution for this site.

3. Impact on trees and landscape -

The site is adjacent to the River Blackwater which is also designated as a Green Corridor. The legal agreement completed in February 2008 retained the clause in the original agreement preventing development within structural landscaping area either side of the River Blackwater. The application is accompanied by an Arboricultural Survey and Impact Assessment. No trees are required to be removed to facilitate the development nor are any works required with the root protection areas of existing trees. It will be necessary to undertake some access facilitation pruning works on overhanging crowns of some trees. The Council's Arboricultural Officer has made no adverse comments in terms of direct implications for amenity trees worthy of retention. Subject to the imposition of conditions to protect and supplement the landscape character of the site during and following the completion of development the proposal is acceptable.

Part of the application site is within the structural landscaping area as defined by the legal agreement completed in February 2008. The use of a condition is considered to be an appropriate mechanism to prevent development on this land and a legal agreement is not required for this restriction. Subject to these conditions the proposal is acceptable in landscape terms.

4. Impact on neighbours -

As the site is within an established employment area no residents would be affected by this development. The closest building to the proposed development is building 4.1. An existing planning permission remains valid in respect of a three storey building in the same location

as the current proposal. No windows are proposed in the side elevation closest to building 4.1 with the enclosed external staircase being a main feature on this elevation. Whilst the proposed building will have an impact in terms of outlook and light, it is considered that having regard to the height, design and siting of the approved building, the proposed changes are not considered to result in material harm to the occupiers of building 4.1. Given the separation distances proposed between other buildings within the business park and also those on the other side of the railway line the proposal is not considered to have a significant impact on these occupiers.

Environmental Health has been consulted on this application and advises that:

"The submitted Environmental Noise Survey and Assessment Report has considered noise from building services plant but states that any such plant will only operate during the daytime period between 07:00 and 23:00. The report then recommends limits on cumulative plant noise emissions from the proposed development so that they do not exceed the background noise levels recorded at the nearest residential premises, when taking into account penalties for any distinguishing characteristics of the noise. Such an approach risks raising the background noise level at the residential facades so Environmental Health would advise that the limits suggested within the report be revised so rather than not just exceeding the existing background noise level, the limits should be set so that they are at least 5dB below the existing background noise levels.

In any event, the report has not considered the night time period, so either a condition should be attached to any permissions granted requiring that external plant be switched off between the hours of 23:00 and 07:00 hours, or a further assessment is undertaken to determine suitable noise limits for all external plant operational at night.

The only significant impact on local air quality from the development will be during the demolition and construction phases. Standard conditions should ensure that dust or noise emissions during this period is kept to a minimum. The air quality impacts during the operational phase of the development will be minimal due to the relatively low levels of traffic generated and will be no more than that already experienced from the site.

The only lighting information submitted appears to be in the form of the document "Ecological Advice for Lighting Strategy". This contains useful advice that would also benefit and minimise the potential impact on neighbouring sites. Given the location of the development in relation to the nearest residential premises Environmental Health do not consider it necessary to require additional details. However, we would advise that any lighting scheme be controlled by time clocks and photocells to ensure the lighting will only be operational during the times required"

Subject to the imposition of appropriate conditions no objection is raised to the proposal on amenity grounds.

5. Flood risk and the water environment -

The application has been considered by the Hampshire County Council as Lead Local Flood Authority (HCC), the Environment Agency (EA) and Thames Water. HCC raise no objection to the proposal subject to the imposition of a condition securing the design of the proposed drainage strategy including an implementation programme. The EA raises no objection to the proposal subject to the imposition of a condition to safeguard an 8 metre wide buffer zone around the River Blackwater. Thames Water raise no objection to the proposal subject to the imposition of a condition in the event that piling is used as a method

of construction for this development (Officer note the foundations for this building have already been completed as part of the original development therefore this condition is not required). Subject to the imposition of conditions to address these matters the proposal is considered to be acceptable in flood risk and drainage terms.

6. Nature conservation

The application is accompanied by a preliminary ecological appraisal and a lighting strategy. The Council's Ecologist confirms that he has no record of protected species on the site beyond those outlined in the ecological appraisal. The site will not directly impact on any designated sites of nature conservation value, although the River Blackwater flows through the eastern half of the site.

The ecology report found that the site is generally of low interest for biodiversity. However, significantly raised interest is provided by the River Blackwater. The submitted lighting strategy indicates that there would be no additional light spill onto the river corridor beyond what is already present.

The ecological appraisal makes a number of recommendations for precautionary mitigation and enhancement. He supports these recommendations. On this basis he raises no objection to the proposals on the grounds of biodiversity subject to the recommendations in the ecology report being implemented in full. Natural England raises no objection to the proposal in relation to statutory nature conversation sites.

7. Transport and parking issues -

The access arrangements to serve the development remain as existing. The County Highway Authority and Highways England are satisfied that the proposed development will not have a materially detrimental impact on the operation of the local highway network within Hampshire or on the wider strategic road network. No views have been received from Surrey Heath in relation to the impact on its highway network.

The proposal is to construct building Unit 4.2 to provide new gross external area of B1/B2/B8 space of 4013m² spread over three levels with workshop/ storage on the ground floor of 1347m² and two floors of offices above (1347m²). Planning permission was previously granted for buildings 4.1 and 4.2 with a shared parking area of 209 spaces. Only building 4.1 was completed and occupied, this proposal is to seek permission for development of the uncompleted site building 4.2 but with the same parking area.

A total of 93 parking spaces will be allocated to this proposed building 4.2 giving an overall ratio of 1 space for 43.5m² (or 1 space for 35.6m² when both buildings are considered) which meets the maximum standard for this mixed use. Five of the parking spaces will be identified and be of extra width for disabled drivers.

The proposal will also include more than 30 cycle parking spaces in secure locations in the basement which also offers weather protection which is acceptable in providing secure cycle storage.

A loading bay is required for the proposed use of the building and it has been satisfactorily demonstrated that it can be accessed by a 10m rigid vehicle.

Having regard to the above the Transportation Strategy Officer raises no objection to the proposal.

It is noted that the transport contribution for the development approved in 2008 has been paid in full. The County Highway Authority advises that given the likely level of sustainable modes demand is similar to the extant permission this contribution is considered adequate to mitigate the impact of the development.

Having regard to the extant permission and the proposed uses it is appropriate for a Travel Plan to be submitted for approval and future monitoring. The applicants have completed a legal agreement to secure this. Subject to the imposition of appropriate conditions relating to the provision of parking/construction management, no objection is raised to the proposal on transport or parking grounds.

8. Sustainable construction and renewable energy -

Policy CP3 seeks information relating to renewable energy and how they will incorporate sustainable construction standards and techniques into new development. A sustainability statement, including a BREEAM pre-assessment has been submitted with the application. This pre-assessment outlines how the proposed "Very Good" rating is likely to be achieved including in relation to energy monitoring, water consumption, water monitoring, responsible sourcing of materials and mitigating ecological impact. Subject to the imposition of a condition seeking a completion report which demonstrates that the target scores set out in the pre-assessment summary report have been met and a BREEAM Very Good standard achieved, no objection is raised to the proposal in terms of sustainable construction

In conclusion it is considered that the proposal will be a benefit to the business community, support the ongoing development of Frimley Business Park and reflect the objectives of the development plan policies and national guidance to encourage and guide development within the Borough.

Full Recommendation

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

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

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

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

Reason - To ensure satisfactory external appearance.*

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

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

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

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

- 5 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order, 1987, (or any other Order revoking or re-enacting that Order) the building shall be used only for the purposes of Use Classes B1, B2 and/or B8 and for no other purpose, without the prior permission of the Local Planning Authority.

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

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

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

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

- 7 No works shall start on site until the existing trees and hedges which are to be retained have been adequately protected from damage during site clearance and works in accordance with details which have first been submitted to and approved in writing by the Local Planning Authority and which shall include stout exclusion fencing located outside the perimeter of canopy spread.

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

- 8 The development hereby permitted shall be undertaken in accordance with the levels shown on the approved plans

Reason - To ensure a satisfactory form of development in relation to neighbouring property and drainage.*

- 9 The development hereby approved shall not be occupied until the parking facilities shown on the approved plans have been completed and made ready for use by the occupiers. The parking facilities shall be thereafter retained solely for parking purposes (to be used by the occupiers of, and visitors to, the development). *

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

- 10 Notwithstanding any information submitted with the application, no development shall take place until a scheme for the provision and management of a minimum buffer zone of 8m alongside the river Blackwater shall be submitted to and agreed in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved scheme. The buffer zone scheme shall be free from built development including lighting. The schemes shall include:

- a scaled plan clearly showing the extent and layout of the buffer zone in relation to the watercourse and the development;
- details of the planting scheme and/or seed mixes within the buffer zone (which should be of native species only);
- details of any footpaths and fencing within the buffer zone;
- details demonstrating how the buffer zone will be protected during construction; and
- details demonstrating how the buffer zone will be managed/maintained over the longer term.

Reason: In the interests of biodiversity, protection of habitat and the water environment.

- 11 The cycle parking hereby approved shall be provided and properly laid out prior to first occupation of the development and thereafter retained free of any impediment to its designated use unless otherwise agreed in writing by the Local Planning Authority*

Reason: To encourage access to the site by alternative modes of transport to the car

- 12 No spoil or materials shall be deposited or stored on that part of the site lying within the area of land liable to flood.

Reason: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity

- 13 No building materials shall be stored within 8 metres of the River Blackwater.

Reason: To maintain the character of the watercourse.

- 14 All plant and machinery shall be enclosed 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. All plant and machinery shall be switched off between the hours of 11pm and 7am.

Reason - To protect the amenity of neighbouring occupiers.*

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

- i) programme of construction work;
- ii) the provision of long term facilities for contractor parking;
- iii) the arrangements for deliveries associated with all construction works;
- iv) methods and phasing of construction works;

- v) access and egress for plant and deliveries;
- vi) protection of pedestrian routes during construction;
- vii) location of temporary site buildings, site compounds, construction materials and plant storage areas;
- viii) controls over dust, noise and vibration during the construction period;
- ix) provision for storage, collection and disposal of rubbish from the development during the construction period
- (x) lorry routing; and
- xi) provision for the on-site parking and turning of construction vehicles

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

Reason - To protect the amenities of neighbouring, to prevent pollution and to prevent adverse impact on highway conditions in the vicinity.*

- 16 No display or storage of goods, materials, plant, or equipment shall take place other than within the buildings.

Reason - In the interests of amenity.

- 17 No works shall start on site until details of the proposed means of surface water disposal including an implementation programme have been submitted to, and approved in writing by, the Local Planning Authority. Once approved the scheme shall be implemented in full in accordance with the approved details and thereafter retained.

Reason: In the interests of the proper drainage of the site having regard to policy CP4 of the Rushmoor Core Strategy.

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

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

- 19 The recommendations as set out in section 7 of the Preliminary Ecological Appraisal prepared by Middlemarch Environmental Ltd, report number RT-MME-123096-01 dated February 2017 shall be implemented in full prior to the first occupation of the development.

Reason - In the interests of amenity and biodiversity

- 20 The external illumination of the development shall take place in accordance with the Ecological Advice for Lighting Strategy - Frimley Business Park Frimley Surrey prepared by Middlemarch Environmental dated 1 March 2017 and the landscape lighting plan AHR-AR-FRM-PLN-00L005 rev B.

Reason: in the interests of biodiversity and amenity

- 21 No development shall take place between the rear elevation of the building and the River Blackwater.

Reason - In the interests of amenity and biodiversity

- 22 The permission hereby granted shall be carried out in accordance with the following approved drawings - AHR-AR-FRM-PLN-00L001 rev D, 00L002 rev B, 00L003 rev A, 00L004 rev B, 00L005 rev B, ELV-000001 rev E, 000002 rev B, 000003 rev D, PLN-00B000 rev E, 00G000 rev E, 001000 rev E, 001001 rev D, 002000 rev D, 00R000 rev E, SEC-000001 rev F and 000002 rev B

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

Informatives

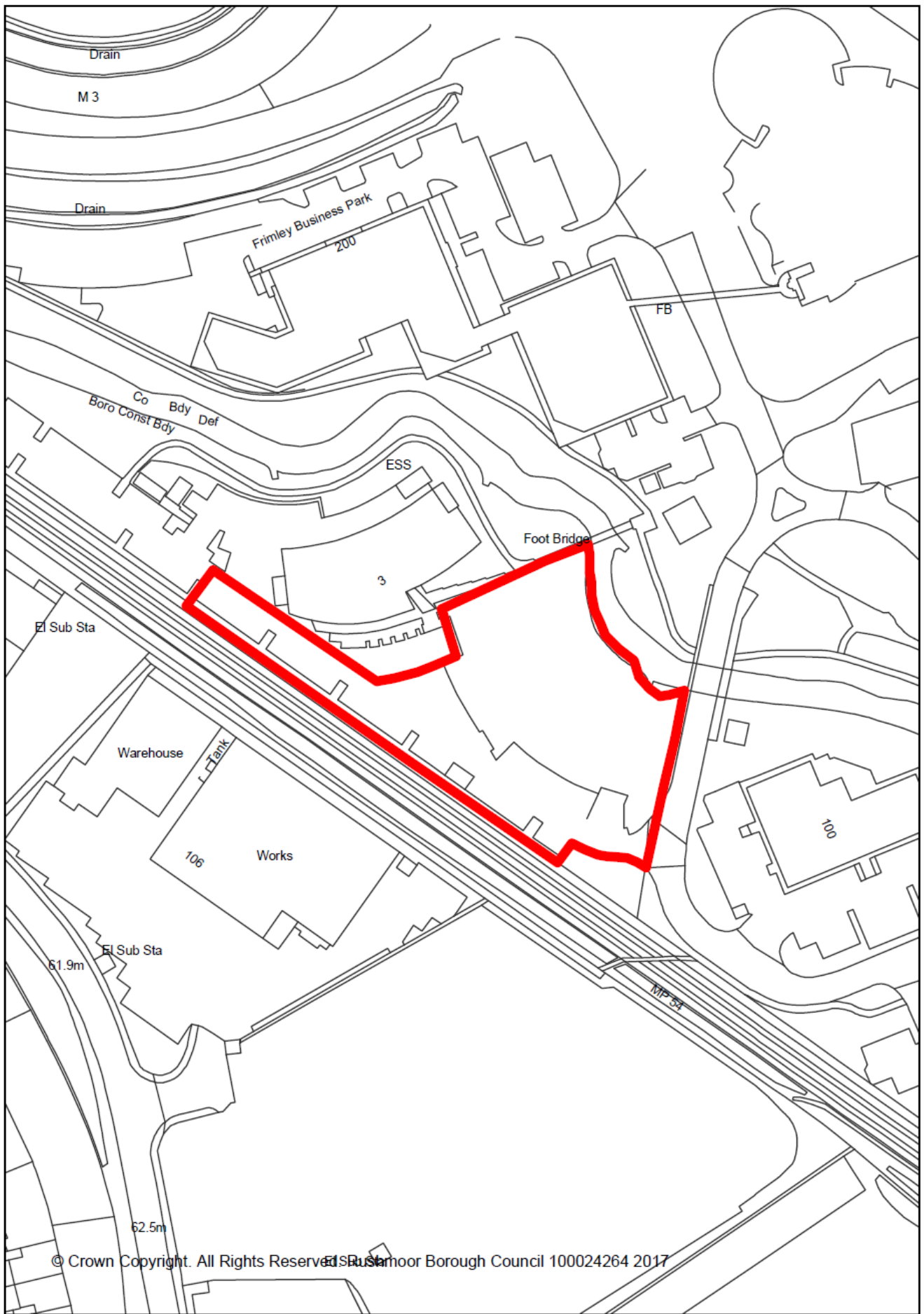
- 1 **INFORMATIVE** – The Local Planning Authority’s commitment to working with the applicants in a positive and proactive way is demonstrated by its offer of pre-application discussion to all, and assistance in the validation and determination of applications through the provision of clear guidance 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 will be a benefit to the business community, support the ongoing development of Frimley Business Park and reflect the objectives of the development plan policies and national guidance to encourage and guide development within the Borough.

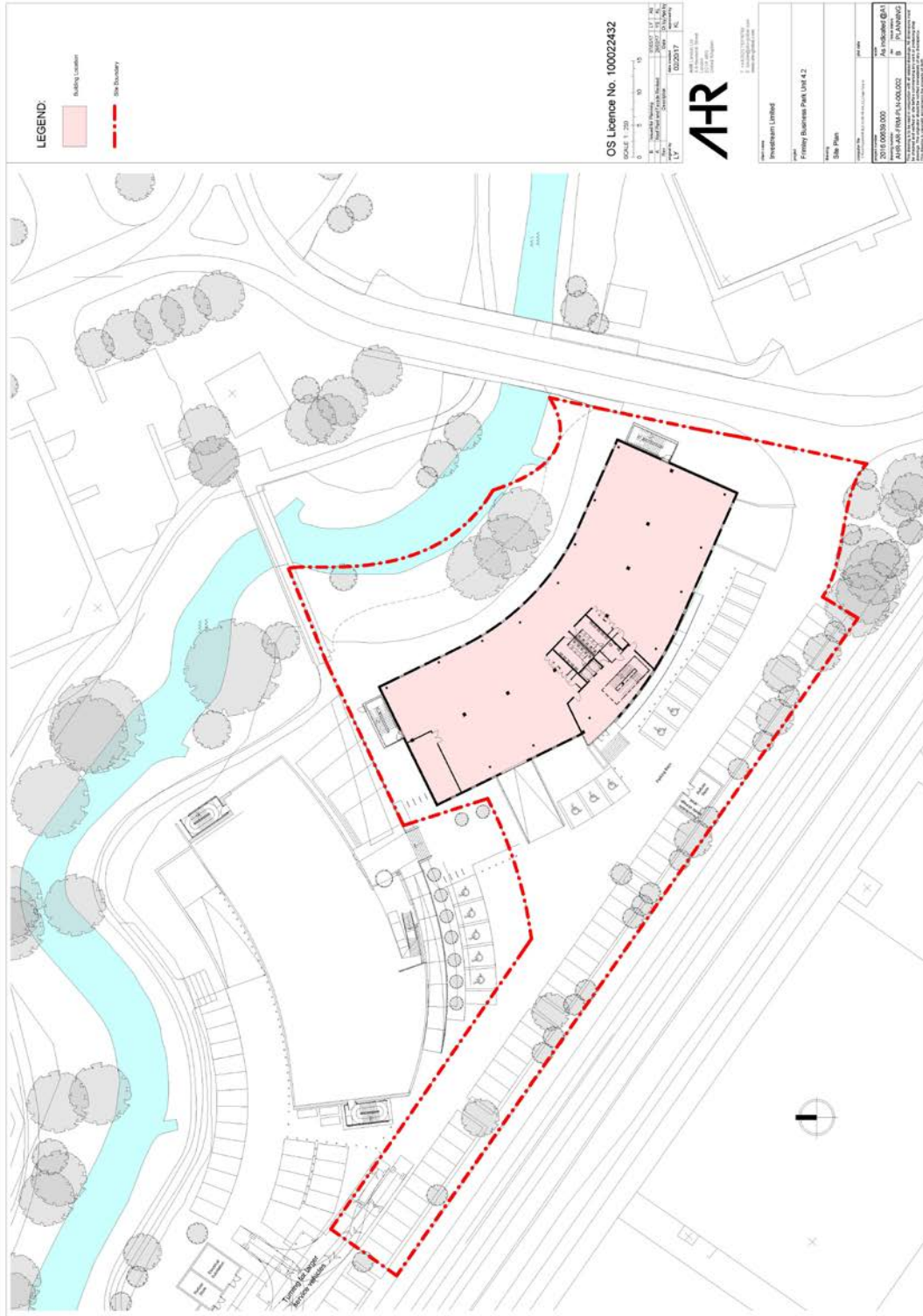
It is therefore considered that subject to compliance with the attached conditions, and taking into account all other material planning considerations, including the provisions of the development plan, the proposal would be acceptable. This also includes a consideration of whether the decision to grant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

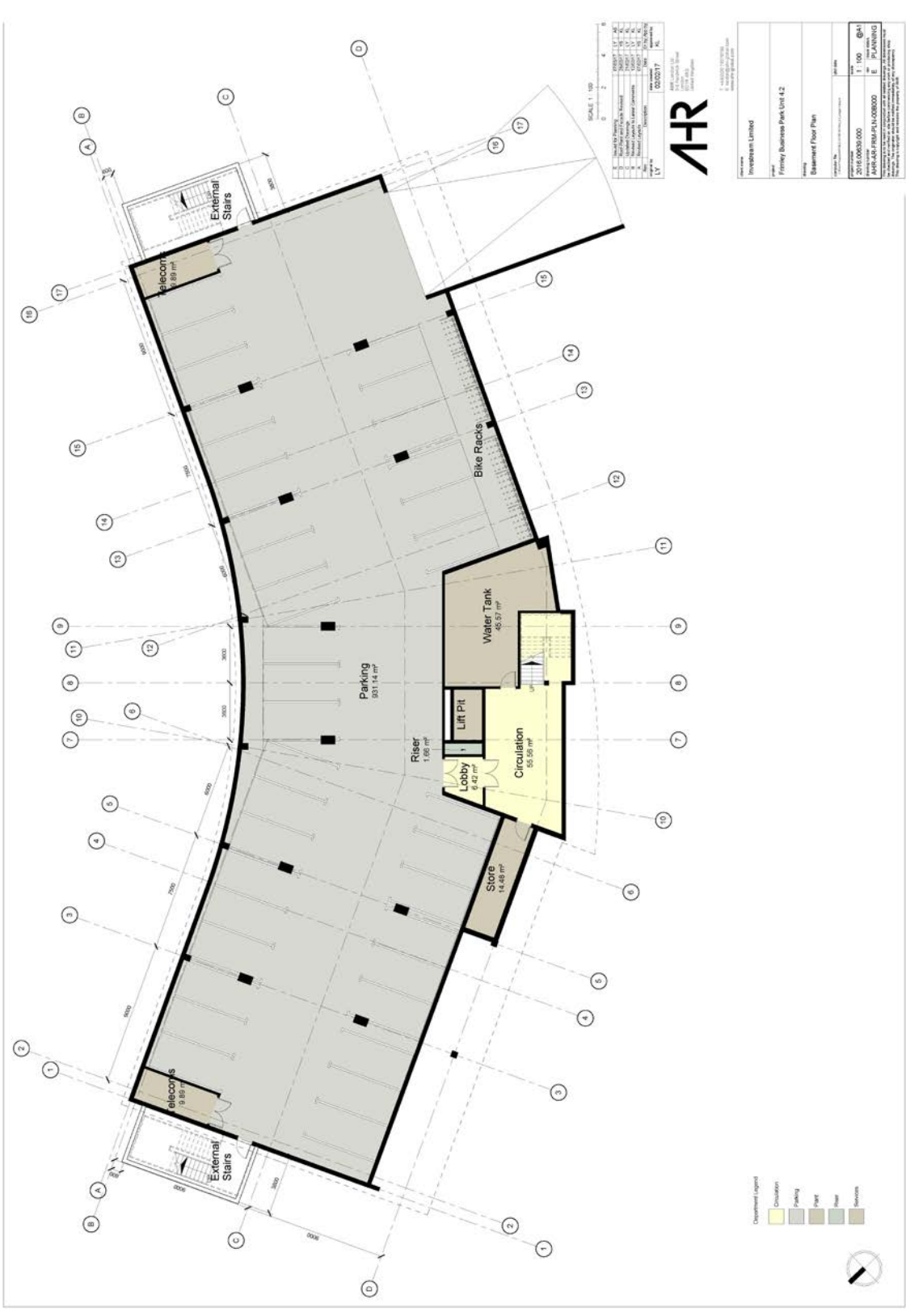
- 3 **INFORMATIVE -** Your attention is specifically drawn to the conditions marked *. These conditions require the submission of details, information, drawings etc. to the Local Planning Authority **BEFORE WORKS START ON SITE** or, require works to be carried out **BEFORE COMMENCEMENT OF USE OR FIRST 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 planning obligations 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 - Measures should be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway throughout the construction period.
- 7 INFORMATIVE - No materials produced as a result of site preparation, clearance, or development should be burnt on site. Please contact the Head of Environmental Health for advice.
- 8 INFORMATIVE - The applicant is 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.
- 9 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.
- 10 INFORMATIVE - In the UK all species of bats are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and under Schedule 2 of the conservation (Natural Habitats & c) Regulations 2004. The grant of planning permission does not supersede the requirements of this legislation and any unauthorised works would constitute an offence. If bats or signs of bats are encountered at any point during development then all works must stop immediately and you should contact Natural England.
- 11 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.
- 12 INFORMATIVE - The applicant is requested to bring the conditions attached to this permission to the attention of all contractors working or delivering to the site, in particular any relating to the permitted hours of construction and demolition; and where practicable to have these conditions on display at the site entrance(s) for the duration of the works.

- 13 INFORMATIVE – It is recommended that any lighting scheme shall be controlled by time clocks and photocells to ensure the lighting will only be operational during the times required.



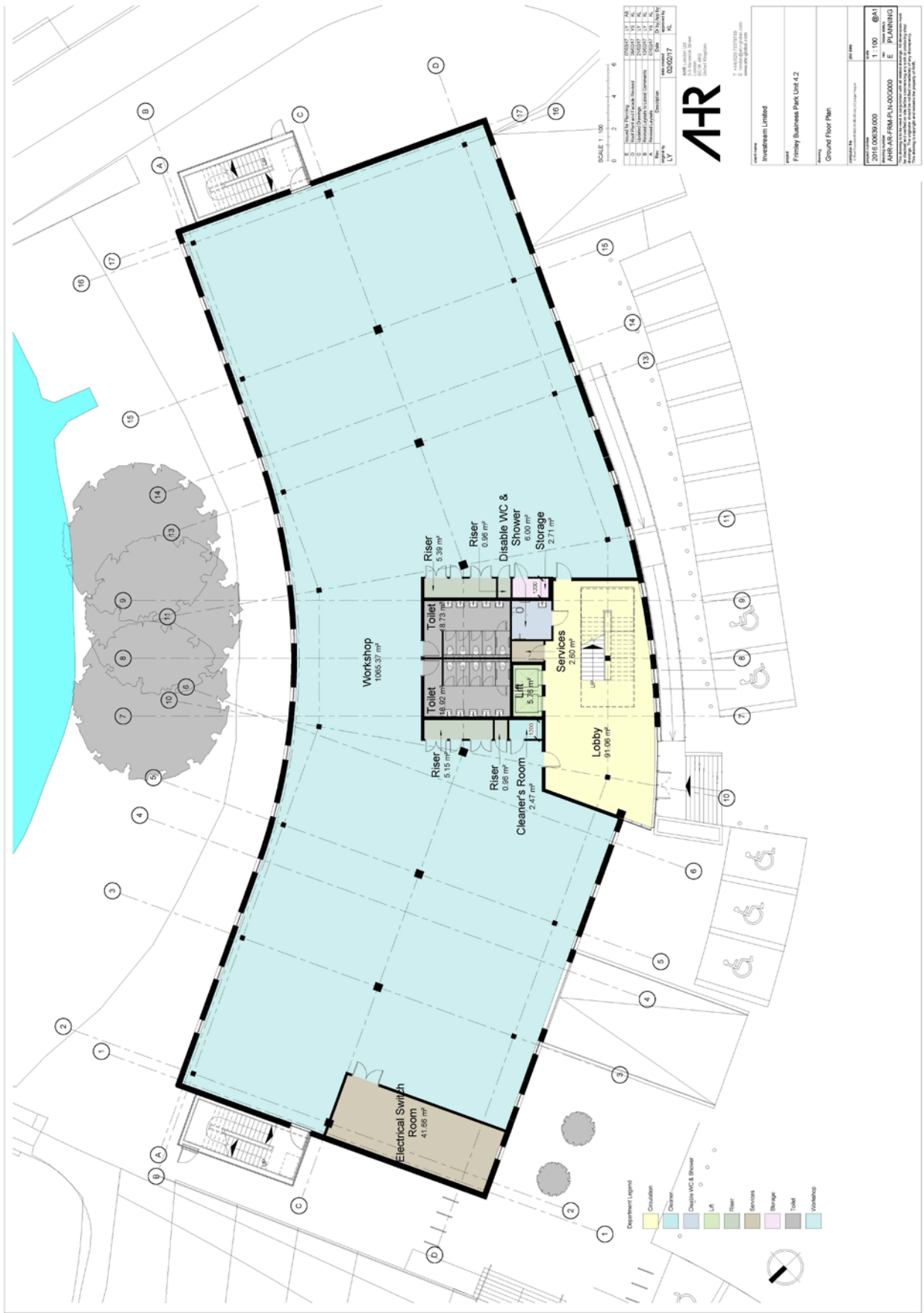




SCALE 1" = 10'	
1"	10'
1/2"	5'
3/8"	3.75'
1/4"	2.5'
3/16"	1.875'
1/8"	1.25'
1/16"	0.625'



Project Name	Firmly Business Park Unit 42
Client	Firmly Business Park Unit 42
Architect	Architectural Resources Group
Engineer	Engineers & Architects
Contract No.	2016-00000000
Revision	E PLANNING
Drawn By	ARR-AB-FRM-PLAN-000000
Checked By	
Scale	1" = 100'
Date	02/02/17
Sheet No.	02/02/17
Sheet Title	Basement Floor Plan

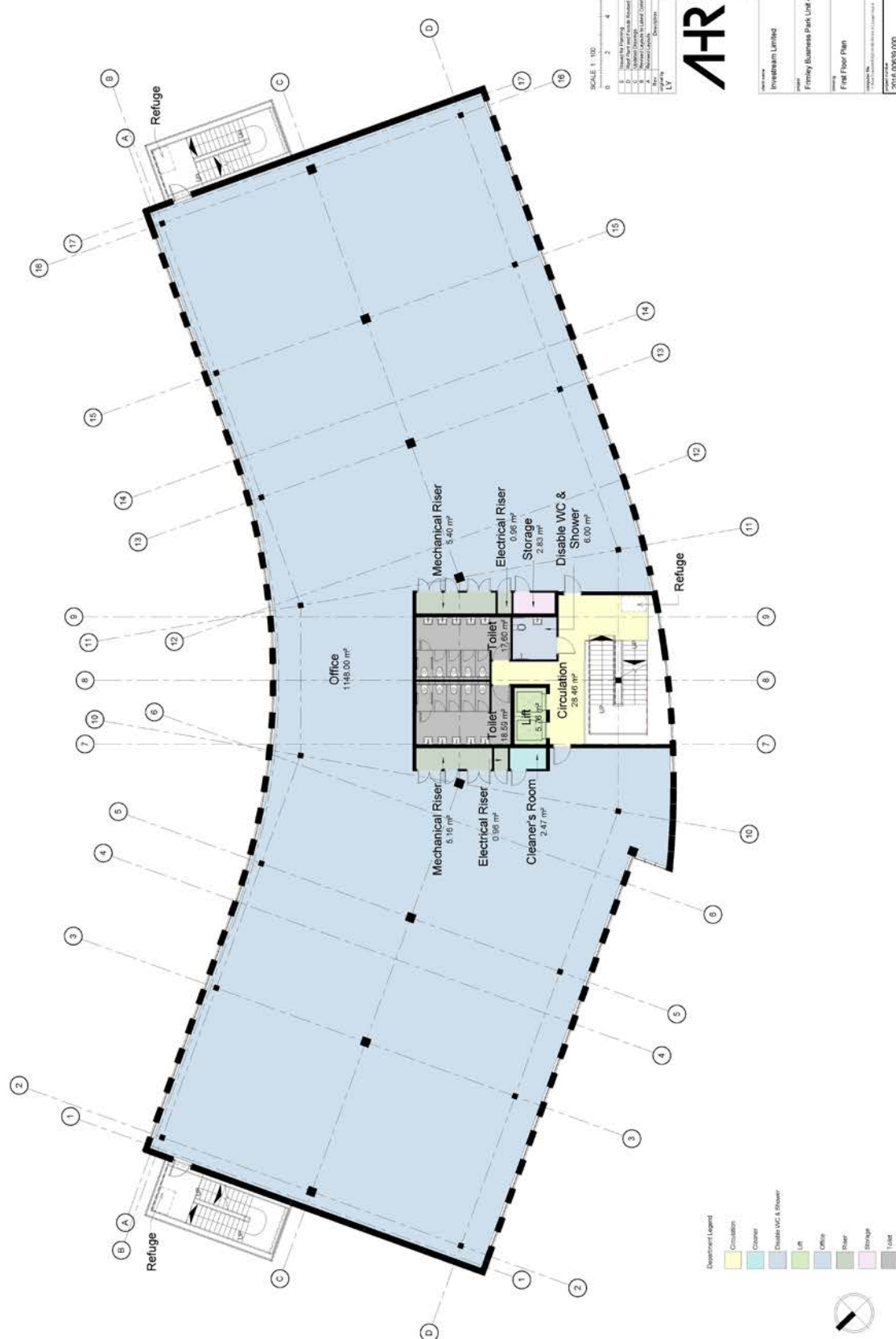


SCALE 1:100

Client	Fritham Ltd
Project	Fritham Business Park Unit 4.2
Phase	Final
Author	AL
Check	AL
Drawn	AL
Date	10/02/17
Scale	1:100
Sheet	01



Project Name	Fritham Business Park Unit 4.2
Client	Fritham Ltd
Phase	Final
Author	AL
Check	AL
Drawn	AL
Date	10/02/17
Scale	1:100
Sheet	01



SCALE 1:100
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REV	DATE	BY	CHKD	DESCRIPTION
1	15/01/2016	LV	AK	Issue for Planning
2	15/01/2016	LV	AK	Issue for Planning
3	15/01/2016	LV	AK	Issue for Planning
4	15/01/2016	LV	AK	Issue for Planning
5	15/01/2016	LV	AK	Issue for Planning
6	15/01/2016	LV	AK	Issue for Planning
7	15/01/2016	LV	AK	Issue for Planning
8	15/01/2016	LV	AK	Issue for Planning
9	15/01/2016	LV	AK	Issue for Planning
10	15/01/2016	LV	AK	Issue for Planning
11	15/01/2016	LV	AK	Issue for Planning
12	15/01/2016	LV	AK	Issue for Planning
13	15/01/2016	LV	AK	Issue for Planning
14	15/01/2016	LV	AK	Issue for Planning
15	15/01/2016	LV	AK	Issue for Planning
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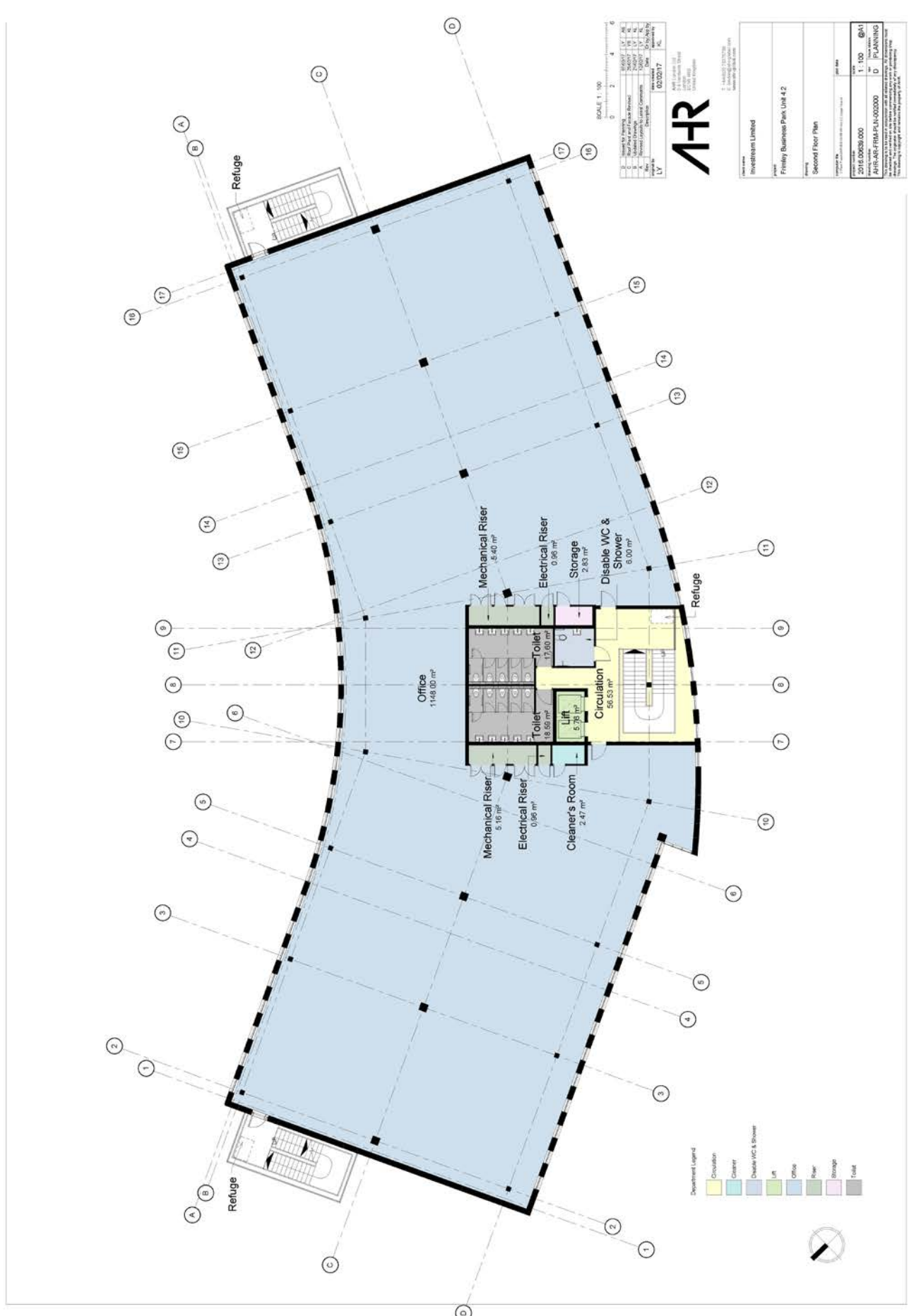


Project Name		Investram Limited	
Project		Primy Business Park Unit 4.2	
Floor Plan		First Floor Plan	
Scale	1:100	Sheet No.	01/1
Project No.	2016-00000000	Project Name	PLANNING
Client	AHR-AR-PM-PL-001000	Project No.	E

Department Legend

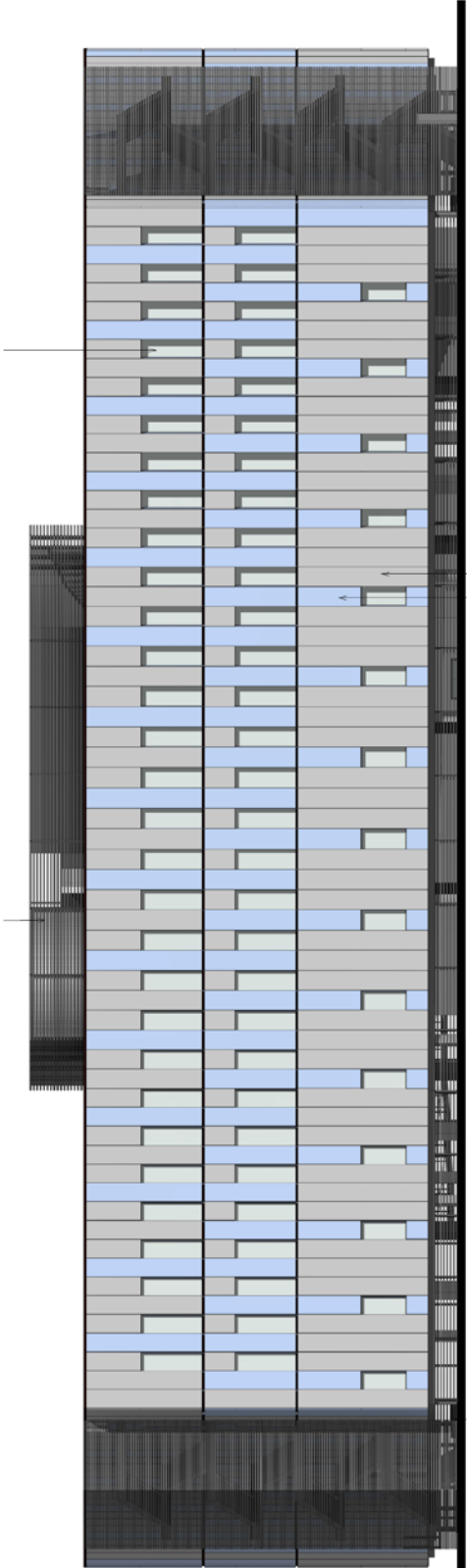
Circulation	Green
Cleaner	Blue
Disabled WC & Shower	Yellow
Lift	Purple
Office	Light Blue
Riser	Dark Blue
Storage	Pink
Toilet	Grey





GLAZING WITH ALUMINIUM FRAME

ALUMINIUM LOUVERS (GREY)



ALUMINIUM CLADDING PANEL (SILVER)

ALUMINIUM CLADDING PANEL (PALE BLUE)

ALUMINIUM LOUVERS (GREY)

- Top of Roof Panel
23,942.00
- Top of Panel
18,400.00
- Top of Roof
17,942.00
- 02. FFL, Second
13,940.00
- 01. FFL, First
8,395.00
- 00. FFL, Ground
3,130.00
- B1. Vehicle Clearance
3,130.00
- B1. FFL, Basement
500.00

SCALE 1:100

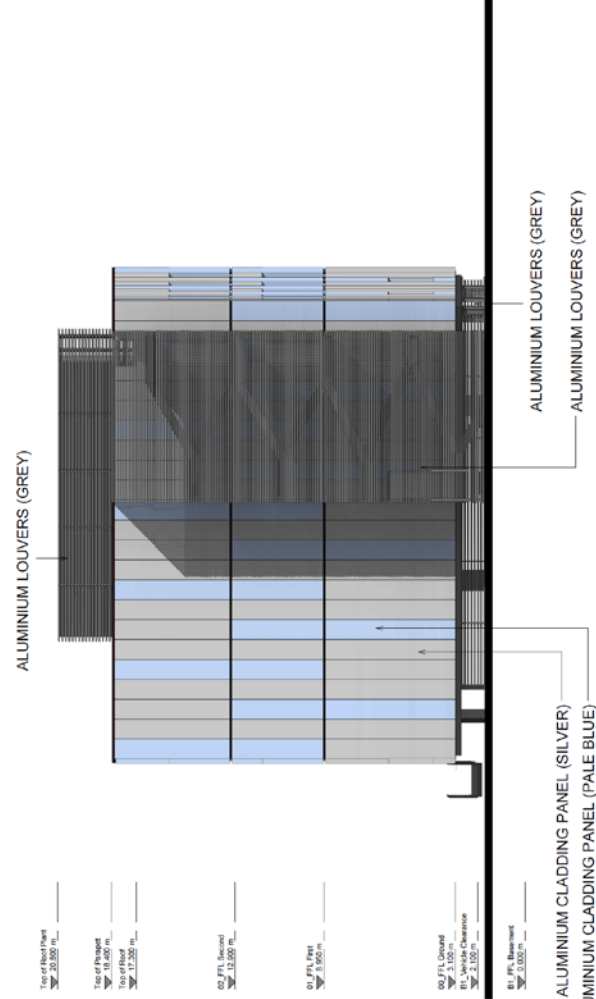
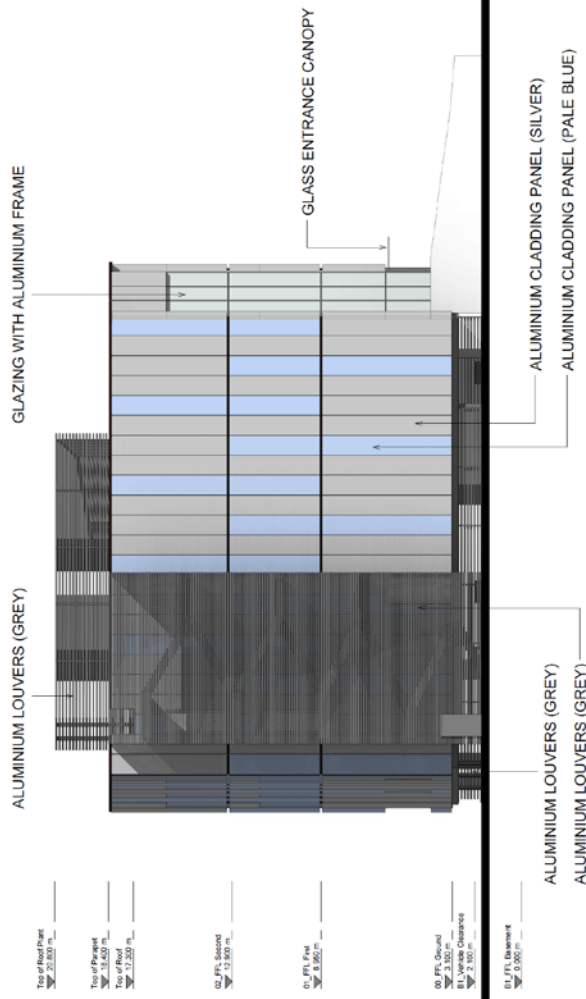
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NO.	REV.	DATE	BY	CHK.
1	1	20/05/17	KL	KL
2	2	20/05/17	KL	KL
3	3	19/07/17	KL	KL
4	4	19/07/17	KL	KL
5	5	02/21/17	KL	KL

AHR
 Architects
 100-1000
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Client Name	Investisiam Limited
Project Name	Trinity Business Park Unit 4.2
Phase	Final Elevation
Scale	1:100
Drawn By	KL
Checked By	KL
Project No.	100-1000
Client Reference No.	AHR-TRINITY-000002
Project Status	PLANNING



SCALE 1:100

NO.	REVISION	DATE	BY	CHECKED
1	ISSUED FOR PERMIT	2016/03/09	KL	KL
2	ISSUED FOR PERMIT	2016/03/09	KL	KL
3	ISSUED FOR PERMIT	2016/03/09	KL	KL
4	ISSUED FOR PERMIT	2016/03/09	KL	KL
5	ISSUED FOR PERMIT	2016/03/09	KL	KL
6	ISSUED FOR PERMIT	2016/03/09	KL	KL
7	ISSUED FOR PERMIT	2016/03/09	KL	KL
8	ISSUED FOR PERMIT	2016/03/09	KL	KL
9	ISSUED FOR PERMIT	2016/03/09	KL	KL
10	ISSUED FOR PERMIT	2016/03/09	KL	KL



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Client	Investisiam Limited
Project	Finley Business Park Unit 4.2
Scale	Site Elevations
Drawn	KL
Checked	KL
Date	2016/03/09
Project No.	2016.0039.000
Drawn No.	449-ABC-FM-EV-00003
Checked No.	
Scale	1:100
Sheet No.	@A1
Project Name	PLANNING

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

Case Officer	Chris Jones
Application No.	17/00447/FULPP
Date Valid	25th May 2017
Expiry date of consultations	20th June 2017
Proposal	Change of Use of The Beehive Public House to 8 flats, consisting of 6 x 1-bed units, 1 x 2-bed unit and 1 x studio, including erection of extensions at the rear and erection of new build at rear to create 2 x 1-bed units and 1 x 2-bed house
Address	The Beehive 264 High Street Aldershot Hampshire GU12 4LP
Ward	Manor Park
Applicant	Mr Mohammed Farooq Choudhary & Jan Mandozai
Agent	Ms Chantal Foo
Recommendation	GRANT subject to completion of S.106 Planning Obligation

Description

The site is located on the corner of Pound Road and High Street. Its lawful use is as a public house with ancillary letting accommodation and a staff flat. The public house use had ceased by April 2014 and it has remained closed since. The site is on sloping ground. Towards the rear at a higher level is a garden area.

In August 2014, a complaint was received that the upper floor of the building was being used as bedsits, that windows of the public house had been changed to modern uPVC windows, and that the attached outbuildings at the rear of the building were also being converted to residential accommodation. Contact was made with the applicants advising them that the works required planning permission and they were advised to stop. Works continued and the building was let as 7 bedsits on the upper floor and six self-contained flats at the rear.

An Enforcement Notice was served on 26 November 2015, alleging, without planning permission, the change of use of the land from use as a public house with ancillary bed and breakfast accommodation at first floor level to a seven bedroom house in multiple occupation with shared facilities on the upper floor and 6 self-contained studio flats in the rear part of the building. It required the owner to cease using the unauthorised use and to remove all dividing partitioning, kitchenettes and kitchens, bathrooms shower rooms and WCs (apart from customer and staff WCs and kitchen to serve the public house and two bathrooms and WCs

to serve the ancillary bed and breakfast accommodation) from the premises, including all materials and debris associated with the unauthorised use. Six months were given for compliance. An appeal was lodged but this was dismissed on 2 September 2016, with the Inspector upholding the Enforcement Notice - with corrections. The owners have complied with the requirements of the Enforcement Notice and the premises are now vacant.

The site contains the main public house building fronting the High Street and a two and single storey former stable block at the rear, together with a later, flat roofed extension. The proposal is to partially demolish the rearmost single-storey section of the stable block and to rebuild it to the same height as the rest of the block. The resulting building would then be converted to eight flats comprising six one-bedroom units, one two-bedroom unit and one studio unit. At the rear of the site, on the higher ground, two new buildings would be constructed comprising one two-bedroom detached house and two one bedroom flats. Seven parking spaces would be provided beneath and to the rear of these buildings, which would be served by a new vehicular entrance. A further six spaces would be provided to the front of the former stable block. The existing footway crossing would be widened to accommodate this. A communal bin storage area would be provided, together with cycle storage. The extensions and alterations to the existing building would be in matching materials, using recycled bricks from the partial demolition wherever practical. The new buildings would be constructed using a contrasting red brick, with natural slate roofs. Permeable block paving would be used for the parking areas and pathways.

Consultee Responses

Aldershot Historical & Archaeological Society	No response received.
County Archaeologist	No Objection.
Transportation Strategy Officer	No Highway Objections, subject to conditions.
Environmental Health	No Objection, subject to conditions and informatives.
Planning Policy	No objection to loss of public house. Further information required in respect of proposed surface water drainage system.
Community - Contracts Manager	No objections
Parks Development Officer	No objection, subject to a financial contribution towards public open space at St Michaels Gardens and basketball court refurbishment at Manor Park. (No contribution towards play spaces, due to pooling restrictions.)

Neighbours notified

In addition to posting a site notice and press advertisement, 32 individual letters of notification were sent to properties in Pound Road, High Street and Windmill Hill.

Neighbour comments

The occupant of Flat 7 273 High Street, Aldershot has written in support of the application, commenting that the proposal will provide much needed housing for the area, that he hopes will be available for rent, that the proposal will result in environmental improvements to the High Street and Pound Road and that it could create a few jobs.

The occupant of 4 York Lodge, Pound Road objects to the proposal on the grounds of insufficient parking. He comments that Pound Road has existing on-street parking problems which lead to congestion on the High Street and that these problems were exacerbated when the unauthorised flats and bedsits were occupied. He suggests that the former stables are used as a garage rather than as substandard bedsits and/or the garden area should be used to provide a car park.

The occupant of 1 Windmill Road has objected to the proposal on the grounds that the erection of buildings on the garden will block light into a garden and that privacy will be compromised. Concern is expressed about the proposed conversion of the public house into residential accommodation, as this is part of a trend of similar conversions in the area and there is now insufficient provision of such public houses to meet the needs of the community. It is questioned whether there is sufficient infrastructure to support the additional housing. The respondent objects to the loss of the public house on grounds of its historical importance and states that trees were removed from the site to avoid the possibility of having a Tree Preservation Order placed upon them. Concern is raised that development of the site may exacerbate an ongoing subsidence issue.

The occupant of 231 North Lane objects to the proposal on the grounds that it would result in the loss of a historic and listed public house, that the proposed dwellings would not meet local housing needs and that there is insufficient infrastructure to meet the needs of the additional dwellings.

Policy and determining issues

The site is within the built-up area of Aldershot. It is not in a Conservation Area, nor located adjoining a Listed Building. The building is not identified as a Building of Local it is not listed as an "Asset of Community Value" (ACV) under the Localism Act in May 2015.

The Rushmoor Core Strategy was adopted by the Council in October 2011 and has replaced the Rushmoor Local Plan Review (1996-2011) as part of the Development Plan for the area. Core Strategy Policies CP1 (Sustainable Development Principles), CP2 (Design and Heritage), CP3 (Renewable Energy and Sustainable Construction), CP4 (Surface Water Flooding), CP5 (Meeting Housing Needs and Housing Mix), CP10 (Infrastructure Provision), CP11 (Green Infrastructure Network), CP12 (Open Space, Sport and Recreation), CP13 (Thames Basin Heaths Special Protection Area), CP15 (Biodiversity), CP16 (Reducing and Managing Travel Demand) and CP17 (Investing in Transport) are relevant to the consideration of the current proposal. Saved Policies ENV16 (General Development Criteria), H14 (Amenity Space) and OR4/OR4.1 (Public Open Space) of the Rushmoor Local Plan Review remain relevant to the consideration of this application.

The Council's adopted Supplementary Planning Document (SPD) "Development Affecting Public Houses" formally adopted on 30 June 2015 is relevant to the consideration of this application. Also relevant are the Council's adopted SPDs "Housing Density and Design" and "Sustainable Design and Construction" both adopted in April 2006; 'Transport Contributions'

adopted in April 2008; and "Parking Standards" adopted in 2012. Since these documents were subject to extensive public consultation and consequent amendment before being adopted by the Council, some significant weight can be attached to them. The National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG) are also relevant.

The key determining issues are considered to be:

1. The Principle of the proposals;
2. Design and Visual Impact including impact on trees;
3. Impact on Neighbours;
4. The Living Environment Provided;
5. Highways Considerations;
6. Impact on Wildlife;
7. Drainage Issues;
8. Impact upon Historic Assets
9. Renewable Energy and Sustainability;
10. Public Open Space; and
11. Other Matters

Commentary

Commentary

1. Principle -

Core Strategy Policy CP10 (infrastructure provision) seeks the retention of community facilities unless specific circumstances can be shown to exist. Specifically the policy states that community facilities "...will be protected unless:

- (i) It can be proven that there is no longer term need for the facility, either for its original purpose or for another facility that meets the need of the community; or
- (ii) It is to be re-provided elsewhere to the satisfaction of the Council."

Although the Policy does not define a public house as being a 'community use', Paragraph 70 of the NPPF states, inter alia, that:-

"To deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

- Plan positively for the provision and use of shared space, community facilities (such as shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;
- Guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;"

The recognition of public houses as a community facility in the NPPF means that any policies in the Rushmoor Plan referring to community facilities should also cover Public Houses.

The National Planning Policy Framework and Guidance and Core Strategy Policy CP10 set out the context and justification within which the "Development Affecting Public Houses" SPD has been adopted by the Council. The SPD sets out a standard and consistent approach for an applicant seeking to demonstrate that there is no longer-term need for the Public House, including a further requirement to demonstrate that alternative Public Houses are readily accessible to serve the needs of the community. These matters must be considered and found acceptable before planning permission can be granted for proposals resulting in the

loss of a Public House.

The context for the consideration of this issue in respect of the current application is affected by the Inspector's decision with reference to the Enforcement. The Inspector's comments are repeated in full below:

"Part of the council's case relates to the loss of the public house as a local facility. In June 2015 the council evidently adopted a supplementary planning document on "Development Affecting Public Houses". This document supplements Policy CP10 of the Core Strategy, which aims to protect community facilities subject to various criteria. One criterion requires applicants to show that there is no longer-term need for the facility.

On this topic, there are flaws in the cases for both the appellant and the council. The appellant has not provided the sort of detailed trading, financial and marketing information specified in the supplementary planning document, and the attempts to dispose of the property as a pub would have been unlikely to succeed once the unauthorised development had occurred, especially without the potential for supplementary income from bed and breakfast accommodation. Bearing in mind the lack of detail about matters such as asking price and extent of advertising, I suspect that the marketing mentioned in the appellant's statement may have been little more than "going through the motions".

On the other hand, it is clear that many pubs like the Beehive have suffered a decline in trade for various reasons. There are other pubs not far away (a dozen or so within a ten minute walk) and the pub use of the Beehive cannot realistically be regarded as essential to meet the needs of local people. This is an instance where planning policy is partly outweighed by the practical effects of market forces. Giving the appellant the benefit of the doubt, I regard the council's objection on this issue has only supplementary weight, and by itself the benefit of protecting the pub use would probably not justify refusing planning permission."

To support the current application, the applicants have provided more information concerning their efforts to market the public house and while this is not wholly convincing, in the light of the Inspectors comments regarding the availability of other public houses in the area, it is considered that the proposal would not result in the loss of an essential community facility, contrary to Policy CP10 and the Development Affecting Public Houses SPD. Consequently, it is considered that the proposal to redevelop this site for residential purposes would be acceptable in principle, subject to normal development control criteria.

2. Design & Visual Impact - including impact upon trees -

The proposed new development is concentrated towards the rear of the site and there would be little change to the appearance of the site when viewed from the High Street. The extensions to the existing buildings would reflect the character and materials of the existing building. The new buildings at the rear of the site would be on higher ground and as a result, may be more visible, but this higher elevation reflects the existing ground levels of the area and the existing properties in Windmill Road. The development would be viewed against the background of the well-wooded slopes of the amenity area adjoining Windmill Road. Subject to conditions requiring appropriate materials, it is considered that the proposed development would have little adverse impact upon the character and amenity of the surrounding area. There are no trees of amenity value on the site and the development would not affect those growing on the adjacent land. The comment of the neighbour concerning removal of trees is noted but no trees on the site were subject to a Tree Preservation Order or located within a Conservation Area, and therefore no consent was required for their removal.

3. Impact upon neighbours -

Residential properties directly adjoin the site in Windmill Court and Windmill Road to the south and there are also residential properties on the opposite side of Pound Road - York Lodge and The Old Mint. It is considered that the proposed development would be sufficiently well separated from the windows of the flats in Windmill Court, York Lodge and The Old Mint such that there would be little material and adverse impact upon their light, outlook, amenity and privacy.

The residential properties most likely to be affected are Nos 1, 2 and 3 Windmill Road which adjoin the proposed new-build units at the eastern end of the site. In assessing the likely impact of the proposals on the outlook and amenity of these properties, it is necessary to give consideration to the way that ground levels change, both within the site and across the adjoining properties in Windmill Road are set at a substantially higher level than the application site and the roof ridge of the existing stable block is barely visible over the boundary fence when viewed from the garden and ground floor windows of 1 Windmill Road. The proposed extension to this block would have little impact upon light, outlook and amenity of these properties. The roof ridge of the proposed dwellinghouse would be approximately 3m higher than that of the extended stable block, but from the viewpoint of the properties in Windmill Road, this would be the equivalent of a single storey property erected on level ground to the rear. The building containing two flats would be a little higher still, but this is compensated for by the rising ground levels at 2 and 3 Windmill Road. The separation between the rear elevation of 1 Windmill Road and the new dwelling would be approximately 18-20m, while the equivalent distance between the flats and 2 and 3 Windmill Road would be 14-16m approximately and 15-16m respectively. While the proposal would undoubtedly alter the outlook of these adjoining properties, it is considered that the separation proposed and the relative heights of the new and existing properties would minimise any adverse impact upon light, outlook and amenity. In terms of impact upon the privacy of properties, the proposed flats would have their rear rooms served by high-level roof-lights and accordingly, would not result in any loss of privacy to adjoining residents. The windows proposed for the new dwelling are shown to be clear-glazed and fully opening. These would be 6m from the boundary with 1 Windmill Road and would be at a height which could cause some loss of privacy. This can be addressed by a condition requiring these windows to be fixed closed and obscurely glazed. This would not adversely affect the living environment of the units as one serves a staircase and the other is a secondary bedroom window. Windows in the western elevation of the new flat block are also clear glazed, but these face into the site and would only have oblique views over adjoining gardens.

4. Living Environment Provided -

One of the reasons given for serving the Enforcement Notice in respect of the previous unauthorised use and development was that the size of some of the units were very small, falling well below the minimum floor space requirements set out in the Government's Technical housing standards. Whilst that the Council does not currently have an adopted policy requiring compliance with these standards, the Inspector stated that under national policy (as set out in the National Planning Policy Framework), planning decisions should seek to secure a good standard of amenity for all existing and future occupants of buildings, and in his judgment this unauthorised development conflicted with that aim. He therefore agreed with the Council that the living conditions provided as a result of the unauthorised development were below an acceptable standard for permanent dwellings.

In the case of the current application, the proposed flats would meet the standards and it is therefore considered that each unit would provide a satisfactory living environment in terms of overall size, bedroom size, outlook, natural daylight and ventilation. Most of the units would not be provided with any external amenity area, although the new two-storey dwelling would have a small patio to the rear. Given the constrained nature of the site and its location next to an area of public amenity space, and the proximity to Manor Park, this is considered to be acceptable. The proposal also makes adequate provision for the storage and removal of refuse. It is therefore concluded that a satisfactory living environment would be provided.

5. Highways Considerations -

The proposal would provide car and cycle parking spaces for each unit in accordance with the adopted parking standards as set out in the Car & Cycle Parking Supplementary Planning Document. The Transportation Strategy Officer has therefore raised no objection to the proposal, subject to conditions requiring the submission of details of sight-lines for the new vehicular entrance from Pound Road, and a Construction Management Plan. The proposal is therefore considered to be acceptable in highways terms. It is considered that the proposed development is unlikely to generate more multi-modal trips than the authorised use of the premises as a public house with bed and breakfast accommodation. Therefore, a transport contribution pursuant to the Planning Contributions: Transport SPD and Policy CP10 is not justified.

6. Impact upon Wildlife -

The Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy comprises two elements. Firstly the maintenance of Suitable Alternative Natural Greenspace (SANG) at the Council's SANG schemes in order to divert additional recreational pressure away from the Thames Basin Heaths Special Protection Area (TBHSPA) and secondly the maintenance of a range of Strategic Access Management and Monitoring Measures to avoid displacing visitors from one part of the TBHSPA to another and to minimize the impact of visitors on the TBHSPA. The proposal meets the criteria against which requests to allocate capacity at the Rowhill Copse SANG will be considered.

The applicant is aware of this requirement and the need to make a financial contribution of £47023 to maintain the Rowhill Copse SPA mitigation scheme to be secured by way of a section 106 Planning Obligation. In this respect the applicant has contacted the Council's Legal Team to pursue this matter. Natural England raises no objection to proposals for new residential development in the form of Standing Advice provided that it is in accordance with the above strategy. Provided the applicants submit a satisfactory completed s106 Planning Obligation by no later than 18 August 2017, it is considered that they would have satisfactorily mitigated for the impact of their proposed development on the Thames Basin Heaths Special Protection Area in compliance with the requirements of Core Strategy Policies CP11 and CP13.

7. Drainage Issues -

Policy CP4 requires that new developments provide a sustainable urban drainage system (SUDS) to ensure that surface water discharge rates are returned to greenfield levels. For existing developed sites, the requirement is that existing runoff is not increased and is ideally reduced. Much of the existing site is covered by buildings or hard surfaced areas, apart from the garden area on the higher ground. The proposal would result in hard surfacing and buildings covering the whole of the site and therefore it is considered that this increase will need to be addressed. Because the existing boundaries with Pound Road will be altered to

provide footway crossing, with sloping drives, measures need to be incorporated to protect the occupants of the new properties from surface water runoff from the road. To address these issues, the application is accompanied by detailed surface water drainage plans and a Surface water strategy report to explain how the proposed would work. The details indicate that permeable paving would be used throughout, linked to attenuation tanks that are required due to the impermeable clay beneath the site, to allow water to infiltrate into the ground. Water butts would be provided to the new roofs, and drainage channels would be installed to the edge of the site in the parking areas to prevent runoff from the road into the site and into the proposed dwellings. In principle, the type of scheme proposed is acceptable but what is not clear is the extent to which it is required and how the volume of water stored within the tank will be controlled in terms of connecting into the existing surface water network associated with the public house. To satisfy the requirements of Policy CP4, details would need to be provided of the existing surface water run off rate from the site followed by the proposed surface water run off rate as a result of the development being proposed, followed by a scheme of mitigation to ensure that the flow is no worse than existing. Therefore, while it is considered that the type of SUDS scheme proposed is acceptable, further details are required to demonstrate that the capacity of the attenuation tank proposed will be sufficient. It is considered that this can be dealt with by a planning condition.

8. Impact upon Historic Assets -

Some of the objectors have argued that The Beehive is a historic public house, being one of the oldest in Aldershot and should therefore be preserved as part of the local heritage. It is understood that one of the oldest pubs in the town stood here, predating the arrival of the army in 1850. However, this is not the current building, which is neither listed or identified as a building of local importance in the relevant Supplementary Planning Document. The date of 1799 painted on the front of the building is the year that the brewery that formerly ran the pub (Greene King) was established, and is usually painted on their establishments. The County Archaeologist comments that the site is located within the historic core of Aldershot in an Area of High Archaeological Potential (AHAP). However, the small scale of the proposed development makes it very unlikely that groundworks associated with the proposal would expose any interpretable archaeological features. No archaeological issues are therefore raised in this instance.

9. Renewable Energy and Sustainability -

The application is accompanied by a sustainability assessment to address the requirements of Policy CP3. However following the Royal Assent of the Deregulation Bill 2015 (on 26 March 2015) the government's current policy position is that planning permissions should no longer be granted requiring or subject to conditions requiring compliance with any technical housing standards such as the Code for Sustainable Homes. This is other than for those areas where Councils have existing policies referring to the attainment of such standards. In the case of Rushmoor this means that we can require energy performance in accordance with Code Level 4 as set out in policy CP3 of the Rushmoor Core Strategy. Such measures may be secured by way of condition and on this basis no objection is raised to the proposal in terms of Policy CP3.

10. Public Open Space -

The Local Plan seeks to ensure that adequate open space provision is made to cater for future residents in connection with new residential developments. Core Strategy Policy CP10 and saved Local Plan Policies OR4 and OR4.1 allow provision to be made on the site, or in

appropriate circumstances, a contribution to be made towards upgrading facilities nearby. The policy does not set a threshold of a particular number of dwellings or size of site above which the provision is required. The site is not big enough to accommodate anything other than the development proposed and any associated landscape planting.

This is a circumstance where a contribution (in this case £14848 towards the off-site provision of public open space comprising: Public Open Space: £9,136 towards St. Michaels Gardens provision of bespoke seating and Sports Pitches and £5,712 towards Manor Park basketball refurbishment) secured by way of a Planning Obligation would be appropriate. Subject to the applicant satisfactorily completing the s106 Obligation in this respect no later than 18 August 2017, it is considered that the proposal would be acceptable within the terms of Core Strategy Policies CP10, CP11 and CP12 and saved Local Plan Policy OR4. However failure to do so would result in a further reason for refusal being advanced on the grounds of the scheme not addressing the requirements of Core Strategy Policies CP10, CP11 and CP12 and saved Local Plan Policy OR4.

11. Other Matters -

The owner of 1 Windmill Hill has advised of subsidence issues at that property, which it is feared may be exacerbated by construction works on the adjoining site. However, this not a matter that can be considered as part of this planning application.

Conclusion -

The proposals are therefore considered to be acceptable in principle, would have no material and harmful impact upon the visual character and appearance of the area, have no material and adverse impact on neighbours, would provide an acceptable living environment, and, are acceptable in highway terms. On the basis of the provision of a contribution towards the Rowhill Copse SPA mitigation and avoidance scheme, the proposals are considered to have no significant impact upon the nature conservation interest and objectives of the Thames Basin Heaths Special Protection Area. On the basis of the provision of a contribution towards the enhancement of existing public open space in the vicinity of the site, the proposals are considered to comply with the Council's policies concerning provision and enhancement of public open space. The proposals are thereby considered acceptable having regard to Policies SS1, CP1, CP2, CP5, CP10, CP11, CP12, CP13, CP15, CP16, and CP17 of the Rushmoor Core Strategy and saved Local Plan Policies ENV13, ENV16, TR10, OR4/OR4.1 and H14.

Full Recommendation

It is recommended that SUBJECT to the completion of a satisfactory obligation under Section 106 of the Town and County Planning Act 1990 by 18 August 2017 to secure:

A financial contribution of a financial contribution £47023 towards the Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy and £14848 towards offsite public open space works,

the Head of Planning in consultation with the Chairman be authorised to **GRANT** permission subject to the following conditions:

However, in the event that a satisfactory obligation is not completed and received by 18 August 2017 the Head of Planning, in consultation with the Chairman be authorised to **REFUSE** planning permission on the grounds that the proposal does not make satisfactory

provision for open space in accordance with Policy OR4 of the Rushmoor Local Plan, or make satisfactory arrangements to mitigate the potential impact upon the Thames Basin Heaths SPA as required by Core Strategy Policies CP11 and CP13.

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

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

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

EX-100 Rev A, PE-01 Rev E, Pe-02 Rev D, PE-03 Rev E, PE-04 Rev E, PE-05 Rev D, PP-VS-01 Rev a PP-00 Rev E, PP-01 Rev E, PP-02 Rev E, PP-03 Rev E, PP-04 Rev C, PP-05 Rev A, PS01 Rev C and PX-100 Rev B.

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

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

Reason - To ensure satisfactory external appearance.*

- 4 No works shall start on site until a schedule and/or samples of surfacing materials, including those to access driveways/forecourts to be used in the development have been submitted to, and approved in writing by, the Local Planning Authority. The development shall be completed and retained in accordance with the details so approved

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

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

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

- 6 Prior to the commencement of development, and notwithstanding any details submitted with the application, details of measures to achieve the energy performance standards 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 dwelling to which they relate and retained in perpetuity.

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

- 7 No works shall start on site until plans showing details of the existing and proposed ground levels, proposed finished floor levels, levels of any paths, drives, garages and parking areas and the height of any retaining walls within the application site have been submitted to and approved in writing by the Local Planning Authority. The development shall be completed and retained in accordance with the details so approved.

Reason - To ensure a satisfactory form of development in relation to neighbouring property.*

- 8 No works shall commence on site until visibility splays have been provided on both sides of any point of access in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The splays shall thereafter be kept free at all times of any obstruction including trees and shrubs exceeding one metre in height.*

Reason - To improve and maintain visibility for the safety of pedestrian and vehicular traffic.*

- 9 No works shall start on site until a fully detailed Construction Management Plan, to include details for the provisions to be made during construction for provision for construction contractors' staff parking on site, facilities for wheel washing of delivery vehicles, arrangements for delivery and storage of materials and the measures to be employed to minimise noise, vibration and dust from the works, has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason - To protect the amenities of residents and highway safety during construction. *

- 10 Notwithstanding the details shown on the submitted plans, the first floor windows in the south elevation of the one-bedroom dwellinghouse shall be obscure glazed in their entirety, and fixed closed with the exception of opening top-lights which shall have a minimum cill height of 1.7m above the internal floor level. All other windows shall be fitted and retained as shown on the approved plans.

Reason - To protect the amenities of neighbouring residential properties and the amenity of occupiers of the development.

- 11 No works shall start on site 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 development shall be completed and retained in accordance with the details so approved.

Reason - To safeguard the amenities of neighbouring property.*

- 12 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England), Order 2015 (or any Order revoking and re-enacting that Order), no development falling within Classes A, B, C and E of Part 1 of Schedule 2 and Class L of Part 3 of Schedule 2 shall be carried out without the prior permission of the Local Planning Authority.

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

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

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

- 14 No residential unit within the development shall be occupied until the parking spaces shown on the approved plans have been completed and allocated to specified individual properties in accordance with details which have first been submitted to and approved in writing by the Local Planning Authority. The spaces shall be retained for parking purposes thereafter.

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

Informatives

- 1 **INFORMATIVE** – The Local Planning Authority’s commitment to working with the applicants in a positive and proactive way is demonstrated by its offer of pre-application discussion to all, and assistance in the validation and determination of applications through the provision of clear guidance regarding necessary supporting information or amendments both before and after submission, in line with the National Planning Policy Framework.
- 2 **INFORMATIVE - REASONS FOR APPROVAL-** The Council has granted permission because it is considered that the proposal acceptable in principle, would have no material and harmful impact upon the visual character and appearance of the area, have no material and adverse impact on neighbours, would provide an acceptable living environment, and, are acceptable in highway terms. It would make satisfactory provision to mitigate its impact the Thames Basin Heaths Special Protection Area and for off-site improvements to public open space. The proposals are thereby considered acceptable having regard to Policies SS1, CP1, CP2, CP5, CP10, CP11, CP12, CP13, CP15, CP16, and CP17 of the Rushmoor Core Strategy and saved Local Plan Policies ENV13, ENV16, TR10, OR4/OR4.1 and H14. It is therefore considered that subject to compliance with the attached conditions, and taking into account all other material planning considerations, including the provisions of the development plan, the

proposal would be acceptable. This also includes a consideration of whether the decision to grant permission is compatible with the Human Rights Act 1998.

- 3 INFORMATIVE - Your attention is specifically drawn to the conditions marked *. These condition(s) require the submission of details, information, drawings etc. to the Local Planning Authority BEFORE WORKS START ON SITE or, require works to be carried out BEFORE COMMENCEMENT OF USE OR FIRST OCCUPATION OF ANY BUILDING. Development started, carried out or occupied without first meeting the requirements of these conditions is effectively development carried out WITHOUT PLANNING PERMISSION. The Council will consider the expediency of taking enforcement action against any such development and may refer to any such breach of planning control when responding to local searches. Submissions seeking to discharge conditions or requests for confirmation that conditions have been complied with must be accompanied by the appropriate fee.
- 4 INFORMATIVE - This permission is subject to a planning obligation under Section 106 of the Town and Country Planning Act 1990 (as amended).
- 5 INFORMATIVE - The applicant is recommended to achieve maximum energy efficiency and reduction of Carbon Dioxide emissions by:
 - a) ensuring the design and materials to be used in the construction of the building are consistent with these aims; and
 - b) using renewable energy sources for the production of electricity and heat using efficient and technologically advanced equipment.
- 6 INFORMATIVE - The applicant is advised to follow good practice in the demolition of the existing buildings on site including the re-use of all material arising from demolition as part of the redevelopment wherever practicable. Please contact Les Murrell, Strategy Co-ordinator (Sustainability) at Rushmoor Borough Council on 01252 398538 for further information.
- 7 INFORMATIVE - 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/altered access to, or other work within, the public highway. A separate consent for works within the highway must first be obtained from the highway authority who may be contacted at the following address:- Hampshire County Council Highways Sub Unit, M3 Motorway Compound, Hook, Hampshire, RG27 9AA.
- 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 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.
- 12 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.



PROPOSED FRONT ELEVATION AA
(HIGH STREET - SOUTH-WEST)
- Scale 1:100 @ A3

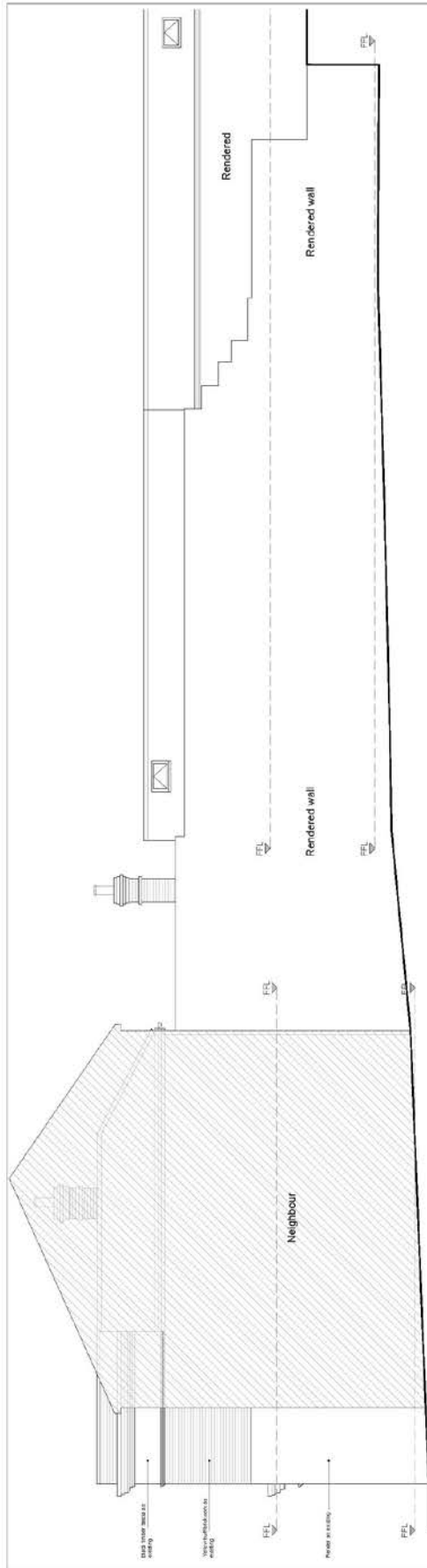


PROPOSED FRONT ELEVATION B-B
(POUND ROAD - NORTH-WEST)
- Scale 1:200 @ A3

SCALE 1:100
@ A3

Ref.	Revision	Date	By
A	Amendments to proposed scheme and new building layout	11-08-2016	EB
B	Amendments to proposed scheme elevations and labelling	28-09-2016	EB
C	Amendments to Eas 1&2 layout, external alterations and carpentry following pre-approvals	21-12-2016	EB
D	Amendments to ground section line elevations and project description	08-03-2017	EB
E	Addition of materials.	18-05-2017	EB

		11, LINDA ROAD LONDON E16 1JH 020 7081 2000 www.cfooassociates.co.uk
Project: Planning Application for Change of Use of the Public House to 9 flats, consisting of 6 x 1-bed units, 1 x 2-bed unit and 2 x 3-bed units at 304 High Street, Acreston, Hampshire, GU12 4LP	Scale: 1:100 & 1:200 @ A3	Date: 07-04-2016
Client: Mohammed Farooq Chaudhary & Jan Mohammed Mandozi	Job number: 14-2310	Drawing number: PE-01
		Drawn by: EB
		Revision: E



PROPOSED SIDE ELEVATION D-D
(SOUTH-EAST)
- Scale 1:100 @ A3



PROPOSED FRONT ELEVATION B-B
(POUND ROAD - NORTH-WEST)
- Scale 100 @ A3



Ref.	Revision	Date	By
A	Amendments to proposed scheme and new building layout	11-08-2018	EB
B	Amendments to proposed scheme elevations and labelling	28-09-2016	EB
C	Amendments to 1st, 1&2, layout, external attributes and comparing following pro spec school	21-12-2016	EB
D	Amendments to ground section line, elevations and project description	08-02-2017	EB

Client :	Mohammed Farooq Choudhary & Jan Mohammed Mardouh
Job number:	14-2310
Drawing number:	PE-05
Date:	07-04-2016
Scale:	1:100 @ A3
Drawn by:	EB
Revision:	D

Project: Planning Application for Change of Use of the Public House to 8 flats, consisting of 5 x 1 bed units, 1 x 2 bed unit and 2 x 3 bed units at rear of Pound Road and Beehive PH 264 High Street, Ackerhol, Hampshire, GU12 4LP

Scale: 1:100 @ A3

Job number: 14-2310

Drawing number: PE-05

Date: 07-04-2016

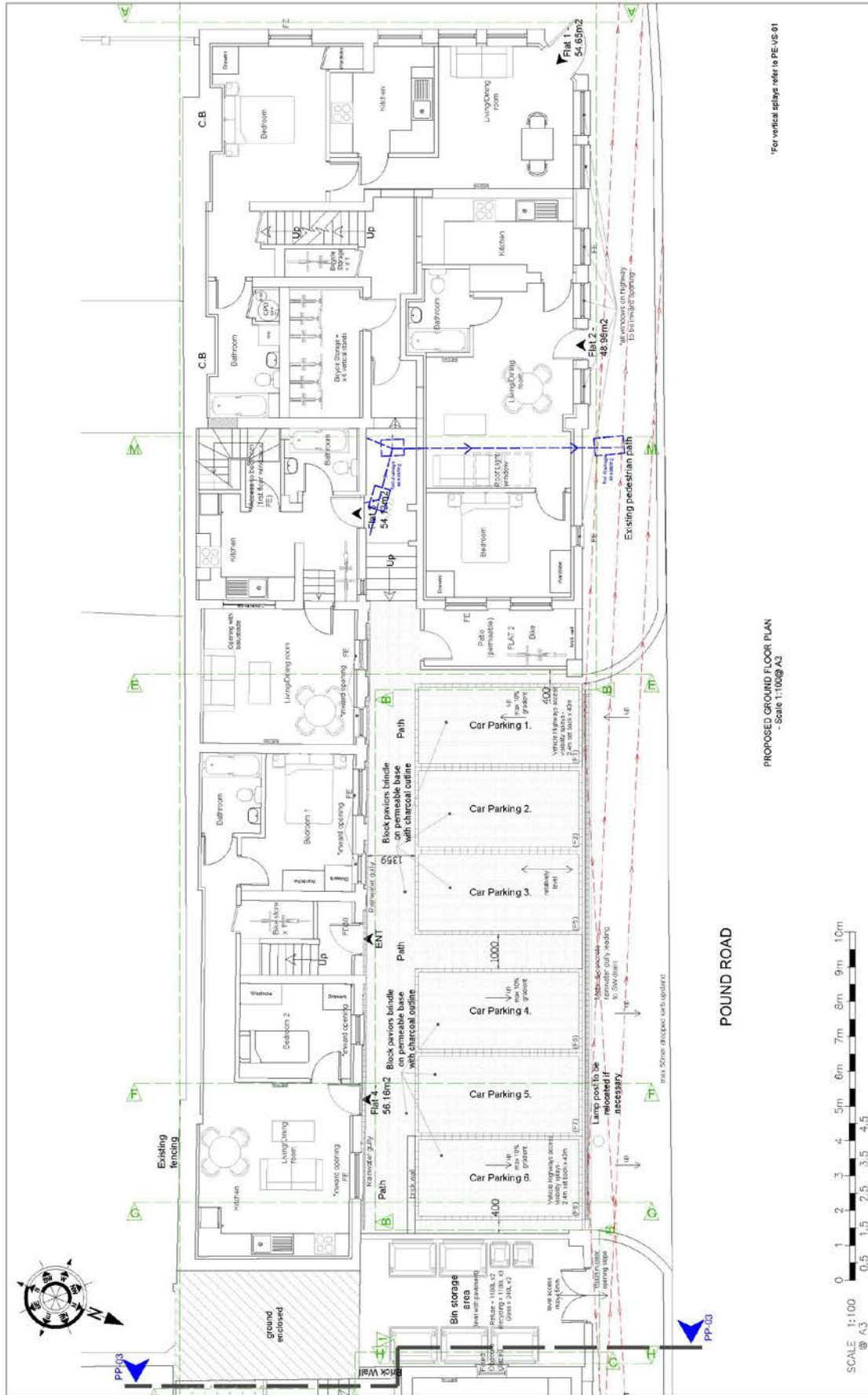
Drawn by: EB

Revision: D

CFoo Associates Limited
 Chartered Architect
 Energy Consultants

ALL DIMENSIONS TO BE CHECKED ON SITE.
 ALL WORK TO BE COMPLETED BY 15th NOVEMBER 2017.
 ALL WORK TO BE COMPLETED BY 15th NOVEMBER 2017.

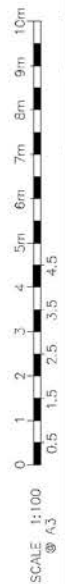
Client: Mohammed Farooq Choudhary & Jan Mohammed Mardouh



*For vertical spalls refer to PE-VS-01

PROPOSED GROUND FLOOR PLAN
Scale 1:100 @ A3

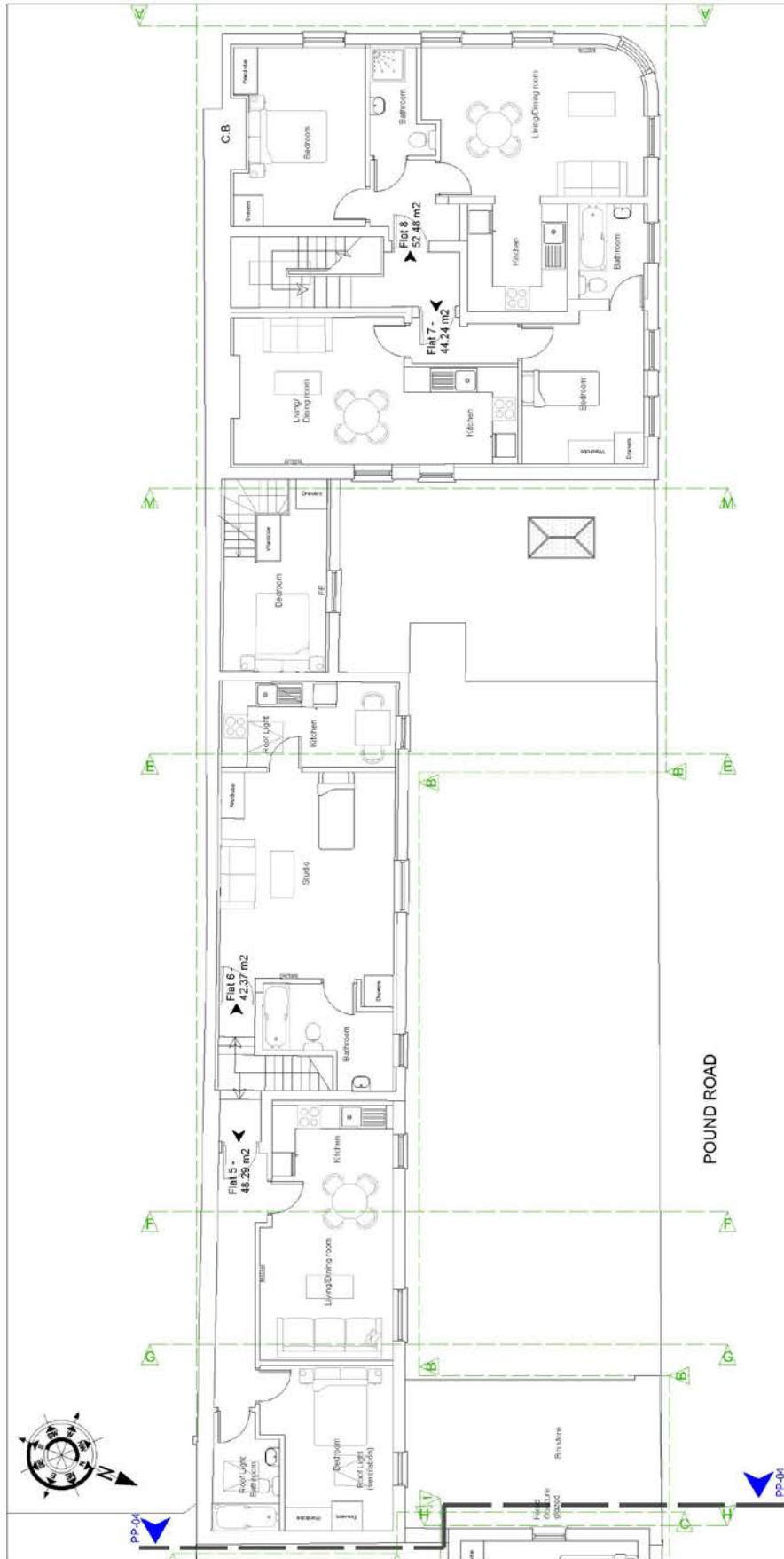
POUND ROAD



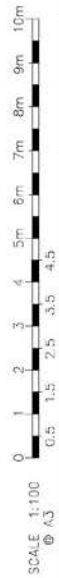
Ref.	Revision	Date	By
A	Amendments to proposed scheme and new building layout	11-05-2016	EB
B	Amendments to proposed scheme, new building layout and additional section lines	28-05-2016	EB
C	Amendments to site layout, external site works and car parking following pre-app notice	21-12-2016	EB
D	Amendments to project description and car parking block wall addition	09-05-2017	EB
E	Amendments to existing drainage bin store and addition of section line M.M	18-05-2017	EB

Project: Planning Application for Change of Use of the Public House to 6 flats, consisting of 6 x 1-bed units, 1 x 2-bed unit and 1 x 3-bed unit. To create 2 x 1-bed units & 1 x 2-bed house at rear of Pound Road and Barchie PH 264 High Street, Aderah, Harshere, GU12 4LP Scale: 1:100 @ A3 Date: 07-04-2016 Job number: 14-2310 Drawing number: PP-01 Drawn by: EB Revision: E	Client: Mohammed Farooq Cloudfury & Jan Mohammed Mandzhal
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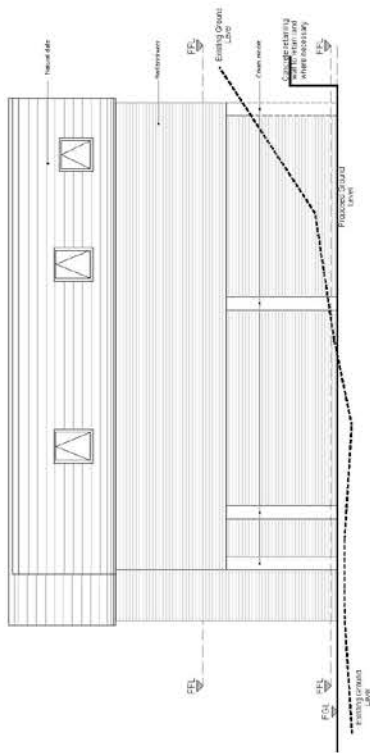


PROPOSED FIRST FLOOR PLAN
- Scale 1:100 @ A3

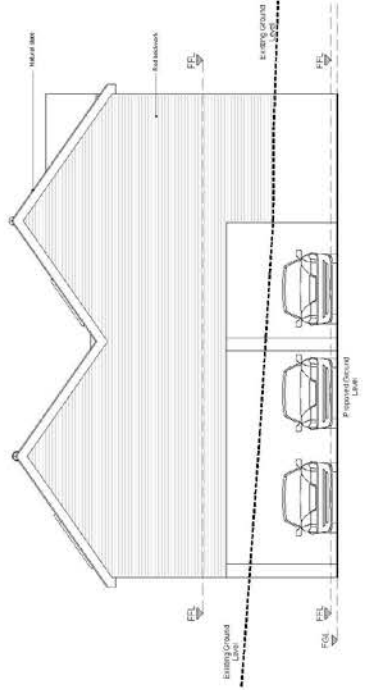


Ref.	Revision	Date	By
A	Amendments to proposed scheme and new building layout	11-08-2016	EB
B	Amendments to proposed scheme, new building layout and additional section lines	28-09-2016	EB
C	Amendments to flat layouts, external alterations and carparking following pre-lease advice	21-12-2016	EB
D	Amendments to project description and car parking 6 brick wall addition	08-03-2017	EB
E	Addition of section line M.M	18-05-2017	EB

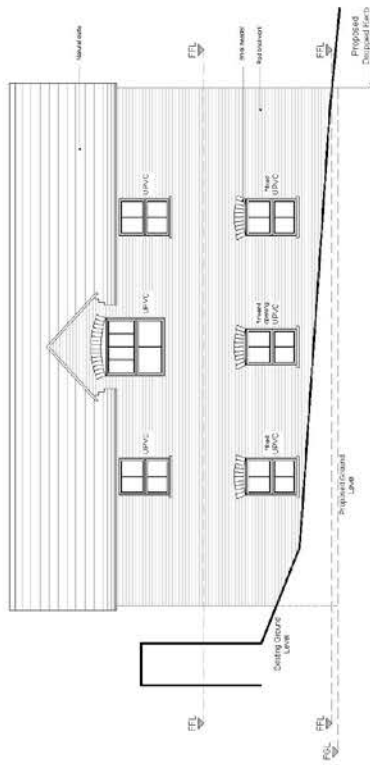
<p>CFoo Associates Limited Chartered Accountants Energy Consultants</p>	<p>11, LONDON ROAD MILNERS COURT MILNERS ROAD LONDON E14 3AF</p>	<p>Project: Planning Application for Change of Use of the Public House to 6 flats, consisting of 6 x 1-bed units, 1 x 2-bed unit, 1 x 3-bed unit, 1 x 4-bed unit, and 1 x 5-bed unit, and additional section lines to create 2 x 1-bed units & 1 x 3-bed house at: Flat at Pound Road and Berne Pt. 264 High Street, Aldershot, Hampshire, GU12 4LP</p>
<p>Scale: 1:100 @ A3</p>	<p>Date: 07-04-2016</p>	<p>Drawn by: EB</p>
<p>Job number: 14-2310</p>	<p>Drawing number: pp-02</p>	<p>Revision: E</p>
<p>Client: Mohammed Farooq Chaudhary & Jan Mohammed Mandoraj</p>		



PROPOSED ONE-BED FLATS AT THE REAR
- REAR ELEVATION B-1 (NORTH-EAST)
- Scale: 1:100 @ A3



PROPOSED ONE-BED FLATS AT THE REAR
- SIDE ELEVATION K-K (NORTH-EAST)
- Scale: 1:100 @ A3



PROPOSED ONE-BED FLATS AT THE REAR
- FRONT ELEVATION B-2 (NORTH-WEST)
- Scale: 1:100 @ A3

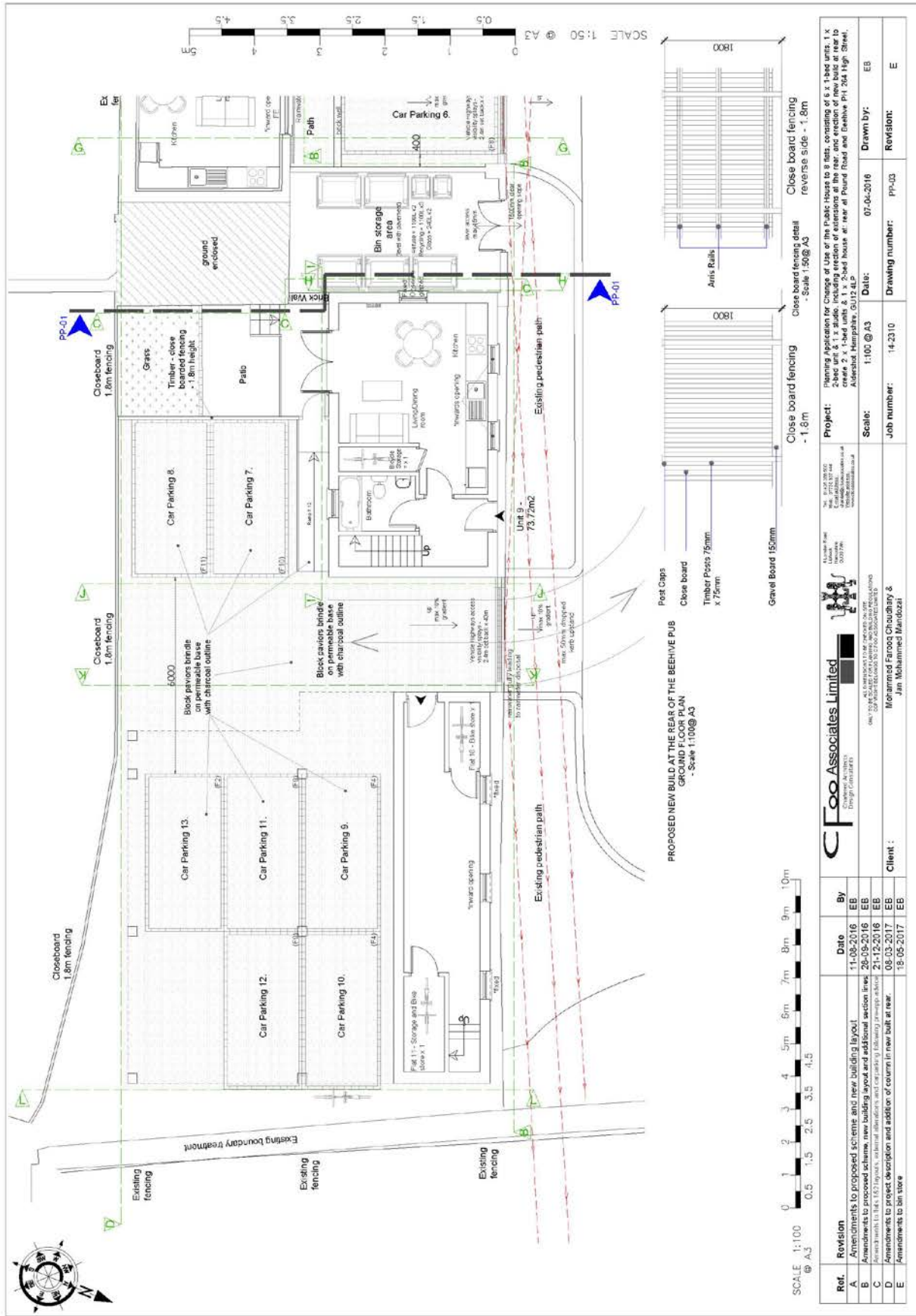


PROPOSED ONE-BED FLATS AT THE REAR
- SIDE ELEVATION K-K (SOUTH-WEST)
- Scale: 1:100 @ A3



Ref.	Revision	Date	By
A	Amendments to proposed scheme and new building layout	11-06-2016	EB
B	Amendments to proposed scheme elevations and labelling	26-09-2016	EB
C	Amendments to site layout, external attributes and surrounding context (as per 30/06/16)	21-12-2016	EB
D	Amendments to ground section line, elevations and project description	05-03-2017	EB
E	Action of materials	19-05-2017	EB

<p>CFoo Associates Limited Chartered Architects (Reg'd. Consultants) ONLY TO BE USED FOR PROJECTS REGISTERED WITH THE ARCHITECTS REGULATION BOARD (ARB)</p>	<p>Project: Planning Application for Change of Use of the Public House to 8 flats, consisting of 6 x 1-bed units, 1 x 2-bed unit & 1 x studio, including erection of extensions at the rear, and erection of new build at rear to create 2 x 1-bed units & 1 x 2-bed house at rear # Pound Road and Beehive PH 264 High Street, Alershot, Hampshire, GU12 4LP</p>
<p>Location: Plot No. 10/26/2006, Pound Road, Alershot, Hampshire, GU12 4LP</p>	<p>Scale: 1:100 @ A3</p>
<p>Client: Mohammed Farooq Choudhary & Jan Mohammed Manduzai</p>	<p>Date: 07-04-2016</p>
<p>Job number: 14-2310</p>	<p>Drawing number: PE-04</p>
<p>Client:</p>	<p>Revision: E</p>
<p>Client:</p>	<p>Drawn by: EB</p>

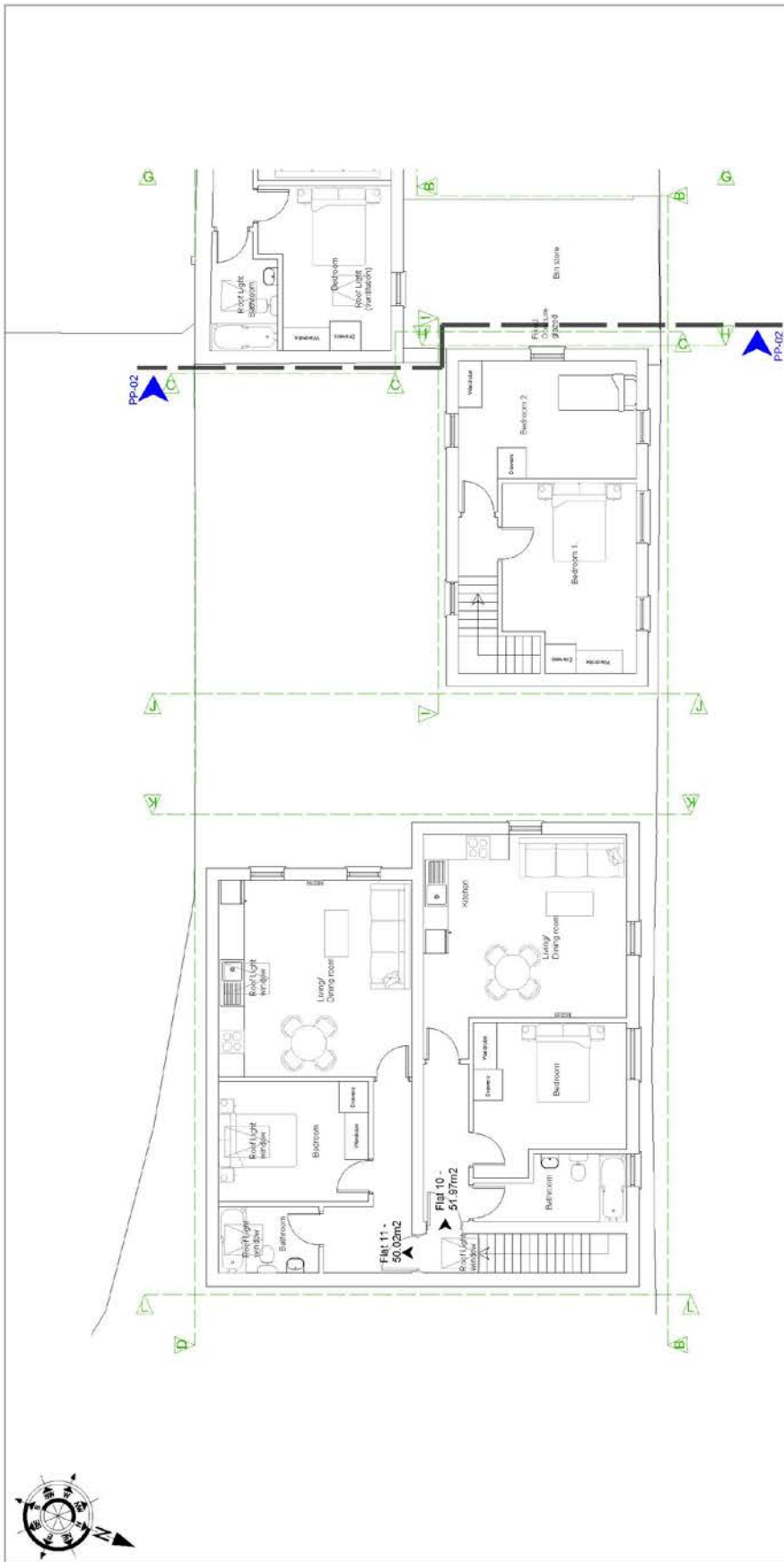


PROPOSED NEW BUILD AT THE REAR OF THE BEEHIVE PUS
 Ground Floor PLAN
 Scale 1:100 @ A3

PROPOSED NEW BUILD AT THE REAR OF THE BEEHIVE PUS
 Close board fencing detail
 reverse side - 1.8m
 Scale 1:50 @ A3

Ref.	Revision	Date	By
A	Amendments to proposed scheme and new building layout.	11-09-2016	EB
B	Amendments to proposed scheme, new building layout and additional section lines.	28-09-2016	EB
C	Amendments to project description and additional section lines.	21-12-2016	EB
D	Amendments to project description and addition of column in new built at rear.	09-03-2017	EB
E	Amendments to bin store	18-05-2017	EB

Project:	Planning Application for Change of Use of the Public House to 3 flats, consisting of 2 x 1 bed units, 1 x 2 bed unit & 1 x studio including extension of the rear and erection of new building at rear to create 2 x 1-bed units & 1 x 2-bed house at rear at Pound Road and Beehive PH 204 High Street, Adelston Hampstead, GU12 4LP	Date:	07-04-2016	Drawn by:	EB
Scale:	1:100 @ A3	Job number:	14-2310	Drawing number:	PP-03
Client:	Mohammed Farooq Choudhary & Jim Mohammed Mansoor	Revision:	E		



PROPOSED NEW BUILD AT THE REAR OF THE BEEHIVE PUB
 FIRST FLOOR PLAN
 - Scale 1:100 @ A3



Ref.	Revision	Date	By
A.	Amendments to proposed scheme and new building layout	11-03-2016	EB
B.	Amendments to proposed scheme, new building layout and additional section lines	28-09-2016	EB
C.	Amendments to project description	08-03-2017	EB

Project:	Planning Application for Change of Use of the Public House to 6 flats, consisting of 6 x 1 bed units, 1 x 2-bed unit & 1 x studio, including erection of extensions at the rear, and erection of new build at rear to provide 1 x 2-bed unit & 1 x studio, including erection of extensions at the rear at 'Rear of Beehive Pub' at 24 High Street, Altrincham, Greater Manchester, G13 4LP	Drawn by:	EB
Scale:	1:100 @ A3	Date:	07-04-2016
Job number:	14-2310	Drawing number:	pp-04
Client:	Mohammed Farooq Chouhary & Jan Mohammed Mandazal	Revision:	C



Mr. Farooq Chouhary
 Director
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 10, The Quadrant, Altrincham, Greater Manchester, G13 4LP
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 www.cffoo.co.uk

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

Case Officer	Mark Andrews
Application No.	17/00554/FULPP
Date Valid	30th June 2017
Expiry date of consultations	25th July 2017
Proposal	Erection of a detached 2-bedroom house with associated parking, refuse and cycle storage areas
Address	6 Woodlands Road Farnborough Hampshire GU14 9QJ
Ward	St John's
Applicant	Mr Barry Foster
Agent	Mr Julian Craske
Recommendation	GRANT subject to completion of S.106 Planning Obligation

Description

The application site is on the east side of Woodlands Road. It comprises part of the rear garden of 6 Woodlands Road. The site is generally square in shape, set at a slight angle to Woodlands Road, with a width of about 9 metres. It has a depth which varies between 17.5 metres next to the boundary with 10A Woodlands Road and 14.3m metres along the southern boundary with the applicant property. The site is level and is enclosed along its western and northern boundary by a 2-3m high hedge. There is an existing vehicular crossover and dropped kerb onto Woodlands Road from the site. The site is within a predominantly residential area to the north of no.6 and south of 10A Woodlands Road. Land to the east forms the rear garden of 8 Woodlands Road.

The proposal is for the erection of a detached, 2-bedroom house with two off road parking spaces and associated amenity space and a free standing cycle store to the rear. The application proposes enlarging the existing dropped kerb, removing the existing front hedge along Woodlands Road and replacing it with a 1.1m high post and rail fence and beech hedging.

Consultee Responses

Transportation Strategy Officer	Comments awaited
Environmental Health	No objection, subject to condition
Refuse & Recycling	No objection
Planning Policy	No objection
Natural England	No objection
South East Water	No comments received
Ecologist Officer	No objection

Neighbours notified

In addition to posting a site notice, 15 individual letters of notification were sent to the occupiers of neighbouring properties in Collier Close, Minley Road and Woodlands Road.

Neighbour comments

Letters of objection have been received from occupiers of 2, 7, 9, 15, 16, 18, 25, 26 and 28 Collier Close; 72 Minley Road; and 3, 8, 10b, 19, 22, 24, 25, 29, 30b, 40, 46 and 50 Woodlands Road raising the following matters:

- The footpath and highway width along Woodlands Road is too narrow and often pedestrians have to walk in the road due to parked cars blocking the footpath. This development will exacerbate such issues and make an already dangerous situation worse;
- The proposal will result in additional cars being parked on the narrow highway/footpath along Woodlands Road, which may restrict (as has previously occurred) emergency vehicle access;
- Two parking spaces and no visitor parking is insufficient;
- There has been a number of developments within the area already, which has increased the density of buildings;
- The proposal will destroy the last remaining green space around No.8 Woodlands Rd;
- The proposal would give rise to a sense of enclosure to our property at No.8 Woodlands Road;
- The block plan fails to identify No.8 Woodland Road which gives a false impression of which neighbours would be directly affected by this proposal [Officer Note: the block plan is based on Ordnance Survey maps and does not identify nor is required to identify all neighbouring properties by number];
- The site survey submitted in support of this application shows a mixed hedge along eastern site boundary. This hedge was removed several month ago and replaced by a 6ft high close board fence;
- The proposal will exacerbate parking issues along Woodlands Road and Collier Close;
- A large number of children walk along Woodlands Road and highway safety is a concern [Officer Note: alleged existing parking congestion and problems in the general vicinity are not matters that an applicant is obliged to address with their development proposals];
- There is no room for this development;

- This end of Woodlands Road is already overdeveloped;
- The occupier of 24 Woodlands Road raises objection to the development on the grounds that the proposed house will overlook a property, the property in question is not identified by the respondent;
- Properties fronting Minley Road, which have garage and garden access on Woodlands Road, might have difficulty accessing their properties with the proposed development opposite;
- There will be congestion in Woodlands Road due to the proposed tandem parking and the inevitable need to swap vehicles around;
- Noise associated with the development will be unbearable [Officer Note: This is not a material planning consideration];
- There is insufficient access for builder's vehicles along Woodlands Road, which may cause a highway safety issue;
- The development has no visitor parking;
- Reversing out of the site could cause untold problems;
- Woodlands Road is too narrow for additional traffic and has reached capacity;
- Putting another house at the narrowest part of Woodland Road is unsafe; and
- The proposed development will overlook and block light to 26 Collier Close and would be overbearing.

Letters of support have been received from the occupiers of 80 & 82 Cripsey Road; and 6 & 26 Woodlands stating:

- This unused, unsightly piece of land seems ideal for the proposed sympathetic development;
- With two off road parking spaces, it is unlikely to cause any more parking or access issues;
- The site is currently scruffy and unkempt and the proposal is sympathetic to the area with adequate parking and can only enhance the local area;
- The proposed development is well designed and sympathetic to the local area and provides much needed housing;

Policy and determining issues

The site is located within the built up area as defined in the Rushmoor Core Strategy and saved Rushmoor Local Plan Review 1996-2011. As such, Core Strategy Policies 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), CP13 (Thames Basin Heath Special Protection Area) and CP16 (reducing and managing travel demand) are relevant to the consideration of the current proposals; and saved Local Plan Policies ENV17 (smaller sites), ENV20 (landscape for smaller sites), OR4/4.1 (public open space and financial contributions) and H14 (amenity space).

Also relevant are the Council's adopted Supplementary Planning Documents (SPDs) Housing Density and Design, Sustainable Design and Construction and Parking Standards. Advice contained in the national Planning Policy Framework (NPPF) is also relevant.

The relevant determining issues are considered to be:-

1. The principle of residential development;
2. Impact on the character of the area;
3. Impact on neighbours;

4. The living environment provided;
5. Highway considerations;
6. Public open space;
7. Drainage issues;
8. Renewable energy and sustainability; and
9. Impact on nature conservation interests.

Commentary

1. Principle –

The site is within the defined built up area of Farnborough where there is a presumption in favour of development, subject to normal planning considerations (see below). Policy SS1 of the Core Strategy directs new residential development to urban areas and as such, the general principle of residential development in this location is acceptable.

2. Impact on the character and appearance of the area –

The proposed dwelling is of similar design to the adjoining residential properties of 10A and 10b Woodlands Road with similarly proportioned front and rear gardens. The applicant has submitted a comprehensive landscaping plan, which incorporates a replacement beech hedge with a mixed planting behind along the Woodlands Road frontage and a beech hedge along the southern boundary with the applicant property. The landscaping plan is considered to provide sufficient visual interest and overall the development is considered sympathetic to the visual character of the area.

Having regard to the above and the imposition of conditions to ensure suitable external building materials and hard surfacing materials, the proposal is considered to have an acceptable visual impact.

3. Impact on neighbours –

The proposed house would be located 2.5m from the flank wall of 10A Woodlands Road and 8.9m from the flank wall of 6 Woodlands Road. The rear wall of the proposed dwelling would be located 7.5m from the shared boundary with 8 Woodlands Road. The distance of separation between the proposed house and all adjoining residential properties, together with the first floor rear facing bathroom windows being obscured glazed and non-opening (below a cill height of 1.7m), is considered sufficient to safeguard light, outlook, amenity and privacy to all neighbouring properties.

4. The living environment provided –

The proposed dwelling is considered suitably appointed with access to natural light and ventilation with appropriate amenity space commensurate with the style of properties and character of the area. The gross internal floor area of the proposed house (80.36m²) is in accordance with nationally described space standards and emerging Local Plan Policy DE2 for 2-bedroom, 4 person (79m²) and provides sufficient built in storage. Cycle storage arrangements are considered acceptable.

The applicant has indicated areas for refuse storage, which the Council's Contract manager is satisfied meets the functional requirements for the proposed development.

Having regard to the above, the proposal is considered to provide an acceptable living environment for future residents.

5. Highway considerations –

A two-bedroom property in this location would need to provide two off-road parking spaces in order to accord with the Council's adopted Car and Cycle Parking Standards SPD. The Transportation Strategy Officer is satisfied with the refuse/cycle storage and parking arrangements and raises no objection to the proposal in this regard.

The Transportation Strategy Officer notes that the proposal would require the formation of an enlarged vehicular crossover and has requested plans that demonstrate satisfactory sight lines are available. In view of the space available to construct the new house and the limited availability of on street parking, he has also requested a Construction Method Statement, which makes adequate provision for construction contractors staff parking on site and considers arrangements for servicing, delivery and storage of materials to avoid an adverse impact. This information has been received and an update will be given at the meeting.

Concerns have been raised about existing highway safety issues along Woodlands Road, due its narrow width and street parking, which it is claimed, forces pedestrians to walk along the highway. These comments are noted, however the development meets the Council's parking standards in full. Existing street parking issues along Woodlands Road are not matters that the applicant is obliged to address through their development proposal.

6. Public Open Space –

No public open space is provided in the development within the terms of saved policy OR4, but policy OR4.1 allows for financial contributions to be sought for off-site public open space works where they cannot be provided on site. However, the recent Court of Appeal decision and corresponding changes in Government Planning Practice Guidance in relation to s106 contributions, it is no longer possible for the Council to seek a Public Open Space contribution for schemes of 10 dwellings or fewer.

7. Drainage issues –

Core Strategy Policy CP4 requires all new buildings, areas of car parks and hard standing to incorporate Sustainable Drainage Systems (SUDS) with the aim of returning runoff rates and volumes back to the original greenfield discharge to prevent flooding and to ensure the quality of local water. The applicant has submitted a Drainage Strategy and Maintenance Statement which indicates it may be possible to provide a SUDS, although the information is incomplete. If members are minded to grant planning permission, it is considered that this matter can be dealt with by means of a planning condition.

8. Renewable Energy and Sustainability –

Following the Royal Assent of the Deregulation Bill 2015 the government's current policy position is that planning permissions should not be granted requiring or subject to conditions requiring, compliance with any technical housing standards for example the Code for Sustainable Homes, other than for those areas where authorities have existing policies. In Rushmoor's case this means that we can require energy performance in accordance with Code Level 4 as set out in policy CP3 of the Rushmoor Core Strategy.

The applicant has submitted a SAP calculations report in order to comply with the terms of policy CP3. The Council's Policy team has been consulted and comment that proposal demonstrates a 23% reduction in CO2 emission rates for the Dwelling Emission Rate against the Target Emission Rate. This comfortably meets the requirements of Code Level 4 and therefore meets the requirements of policy CP3.

9. Impact on nature conservation interests –

The Rushmoor Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy comprises two elements. Firstly the provision of Suitable Alternative Natural Greenspace (SANG) at Hawley Meadows in order to divert additional recreational pressure away from the Thames Basin Heaths Special Protection Area (TBHSPA) and secondly the provision of a range of Strategic Access Management and Monitoring Measures to avoid displacing visitors from one part of the TBHSPA to another and to minimize the impact of visitors on the TBHSPA. The proposal meets the criteria against which requests to allocate capacity at the Hawley Meadows SANG will be considered. In accordance with the strategy, the applicant has agreed to make a financial contribution of £5,336 to provide and maintain the SANG at Hawley Meadows, which is to be secured by a section 106 legal agreement.

Subject to the completion of a legal agreement to secure the required contribution, the proposal would have an acceptable impact on the wildlife interests of the nearby Thames Basin Heath Special Protection Area.

Full Recommendation

It is recommended that subject to no new substantial or material matters being raised by the Transportation Strategy Officer, and the completion of a satisfactory Agreement under s106 of the town and Country Planning Act 1990 by 21st August 2017 to secure financial contributions towards SPA mitigation, the Head of Planning in consultation with the Chairman be authorised to **GRANT** planning permission subject to the following conditions and informatives:-

However, in the event that a satisfactory Unilateral Undertaking is not received by 21st August 2017 the Head of Planning, in consultation with the Chairman, be authorised to **REFUSE** planning permission on the grounds that the proposal does not make a financial contribution to mitigate the effect of the development on the Thames Basin Heaths Special Protection Area in accordance with The Rushmoor Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy (2014) and Core Strategy Policies CP11 and CP13.

Conditions

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

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

- 2 No works shall start on site until a schedule and/or samples of the external materials to be used in the development have been submitted to, and approved in writing by,

the Local Planning Authority. The Development shall be completed and retained in accordance with the details so approved.

Reason - To ensure satisfactory external appearance.*

- 3 No works shall start on site until a schedule and/or samples of all surfacing materials, including those to access driveways/forecourts to be used in the development have been submitted to, and approved in writing by, the Local Planning Authority. The development shall be completed and retained in accordance with the details so approved

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

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

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

- 5 Notwithstanding the details shown on the submitted plans, the first floor windows in the eastern elevation shall be obscure glazed in their entirety, and fixed closed with the exception of opening toplights which shall have a minimum cill height of 1.7m above the internal floor level.

Reason - To protect the amenities of neighbouring residential properties.

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

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

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

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

- 8 The parking spaces on approved Plan 1607.2 Rev F shall be used only for the parking of private motor vehicles ancillary and incidental to the residential use of the dwellinghouse heavy approved. These spaces shall be kept available at all times for parking and shall not be used for the storage of Caravans, boats or trailers.

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

- 9 The permission hereby granted shall be carried out in accordance with the following approved documents and drawings - SAP2012 Report, Water Efficiency Report,

Drainage Strategy and Maintenance Statement, Design and Access Statement, Construction Traffic Method Plan, 1607.01 Rev E, 1607.02 Rev F, 1607.03 Rev D, 1607.04 Rev C, 1607.05, 1607.06 Rev B, 1607.07 Rev F & 00283.

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

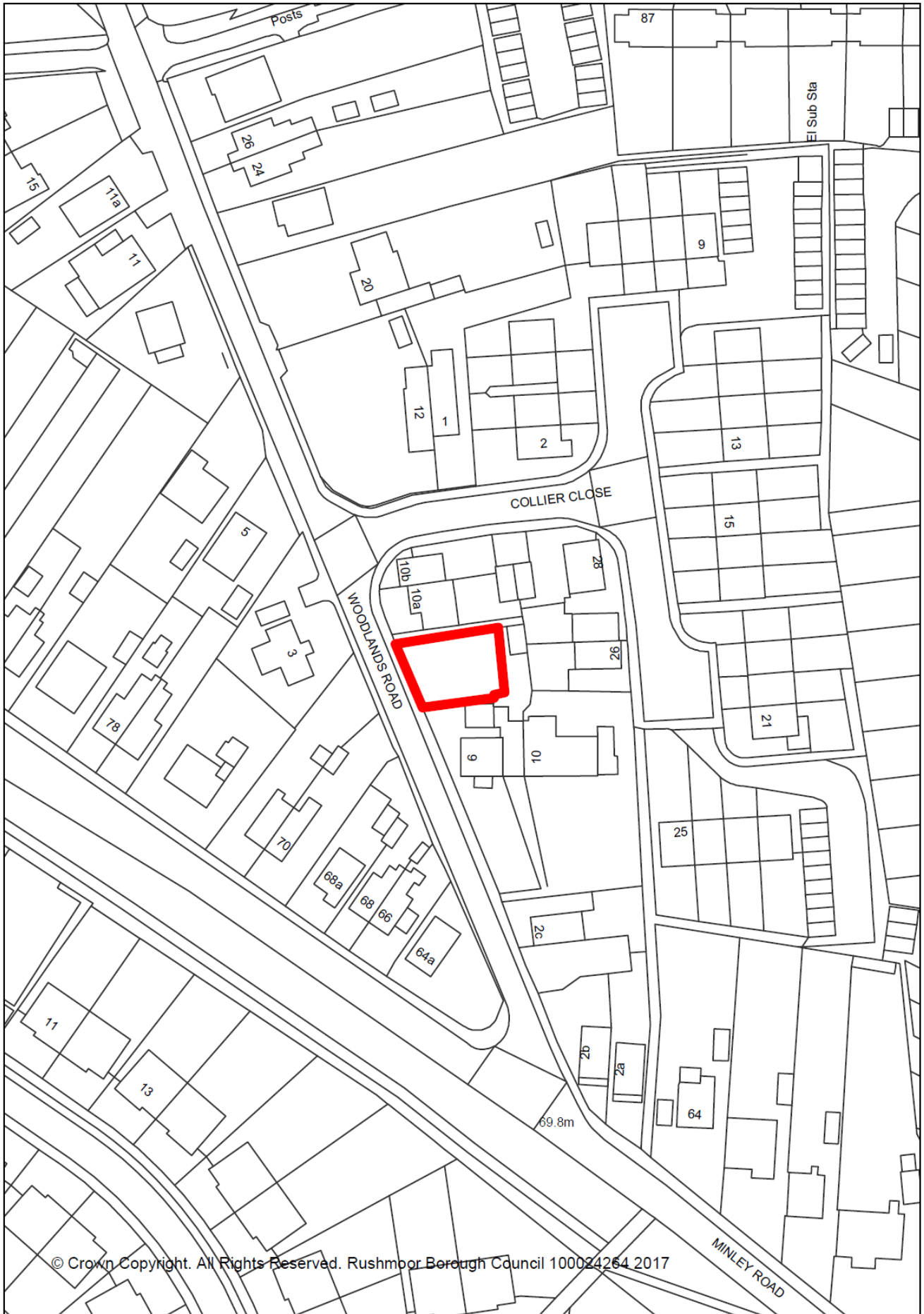
- 10 Notwithstanding any information submitted with the application, prior to the commencement of development a fowl and surface water drainage strategy to include Sustainable Drainage Systems (SUDS) or other appropriate drainage measures into the development shall be submitted to and approved in writing by the Local Planning Authority. Such details as may be approved shall be implemented in full prior to the first occupation of the development and retained in perpetuity.

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

Informatives

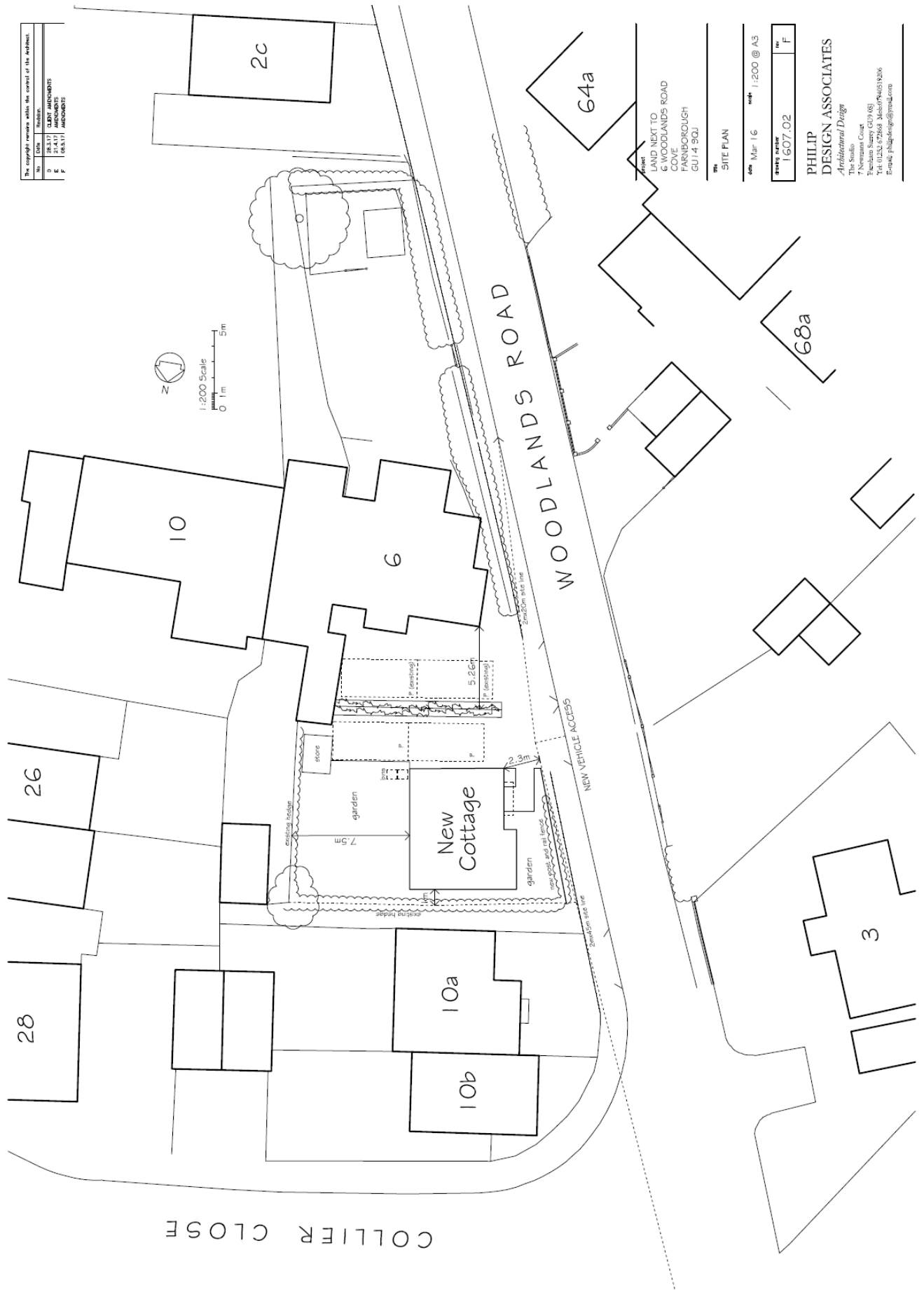
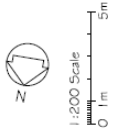
- 1 **INFORMATIVE - REASONS FOR APPROVAL-** The Council has granted permission because the proposal is acceptable in principle. It would have an acceptable impact on the character of the area and on neighbouring amenity, it will create a satisfactory living environment for future occupiers. The proposal is acceptable in highway terms, makes an appropriate contribution towards SPA mitigation measures. It complies with development plan policies, the Council's adopted Rushmoor Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy and the National Planning Policy Framework/Planning Practice Guidance and is recommended for approval. It is therefore considered that subject to compliance with the attached conditions, and taking into account all other material planning considerations, including the provisions of the development plan, the proposal would be acceptable. This also includes a consideration of whether the decision to grant permission is compatible with the Human Rights Act 1998.
- 2 **INFORMATIVE -** Your attention is specifically drawn to the conditions marked *. These condition(s) require the submission of details, information, drawings etc. to the Local Planning Authority **BEFORE WORKS START ON SITE** or, require works to be carried out **BEFORE COMMENCEMENT OF USE OR FIRST OCCUPATION OF ANY BUILDING**. Development started, carried out or occupied without first meeting the requirements of these conditions is effectively development carried out **WITHOUT PLANNING PERMISSION**. The Council will consider the expediency of taking enforcement action against any such development and may refer to any such breach of planning control when responding to local searches. Submissions seeking to discharge conditions or requests for confirmation that conditions have been complied with must be accompanied by the appropriate fee.
- 3 **INFORMATIVE -** This permission is subject to a planning obligation under Section 106 of the Town and Country Planning Act 1990 (as amended).
- 4 **INFORMATIVE -** The applicant is advised to contact the Recycling and Waste Management section at Rushmoor Borough Council on 01252 398164 with regard to providing bins for refuse and recycling. The bins should be: 1) provided prior to the occupation of the properties; 2) compatible with the Council's collection vehicles, colour scheme and specifications; 3) appropriate for the number of occupants they serve; 4) fit into the development's bin storage facilities.

- 5 INFORMATIVE - The planning permission hereby granted does not authorise the applicant, or his agents, to construct a new/altered access to, or other work within, the public highway. A separate consent for works within the highway must first be obtained from the highway authority who may be contacted at the following address:- Hampshire County Council Highways Sub Unit, M3 Motorway Compound, Hook, Hampshire, RG27 9AA.
- 6 INFORMATIVE - Measures should be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway throughout the construction period.
- 7 INFORMATIVE - No materials produced as a result of site preparation, clearance, or development should be burnt on site. Please contact the Head of Environmental Health for advice.
- 8 INFORMATIVE - It is a legal requirement to notify Thames Water of any proposed connection to a public sewer. In many parts of its sewerage area, Thames Water provides separate public sewers for foul water and surface water. Within these areas a dwelling should have separate connections: a) to the public foul sewer to carry waste from toilets, sinks and washing machines, etc, and b) to public surface water sewer for rainwater from roofs and surface drains. Mis-connections can have serious effects: i) If a foul sewage outlet is connected to a public surface water sewer this may result in pollution of a watercourse. ii) If a surface water outlet is connected to a public foul sewer, when a separate surface water system or soakaway exists, this may cause overloading of the public foul sewer at times of heavy rain. This can lead to sewer flooding of properties within the locality. In both instances it is an offence to make the wrong connection. Thames Water can help identify the location of the nearest appropriate public sewer and can be contacted on 0845 850 2777.
- 9 INFORMATIVE – The 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.



The copyright remains within the control of the architect.

No.	Date	Revision
0	28.3.17	CLIENT AMENDMENTS
1	08.8.17	AMENDMENTS
2	14.8.17	AMENDMENTS



Site
 LAND NEXT TO
 6, WOODLANDS ROAD
 COVE
 FARNBOROUGH
 GU14 9QJ

Site
 SITE PLAN
 Date Mar 16
 Scale 1:200 @ A3

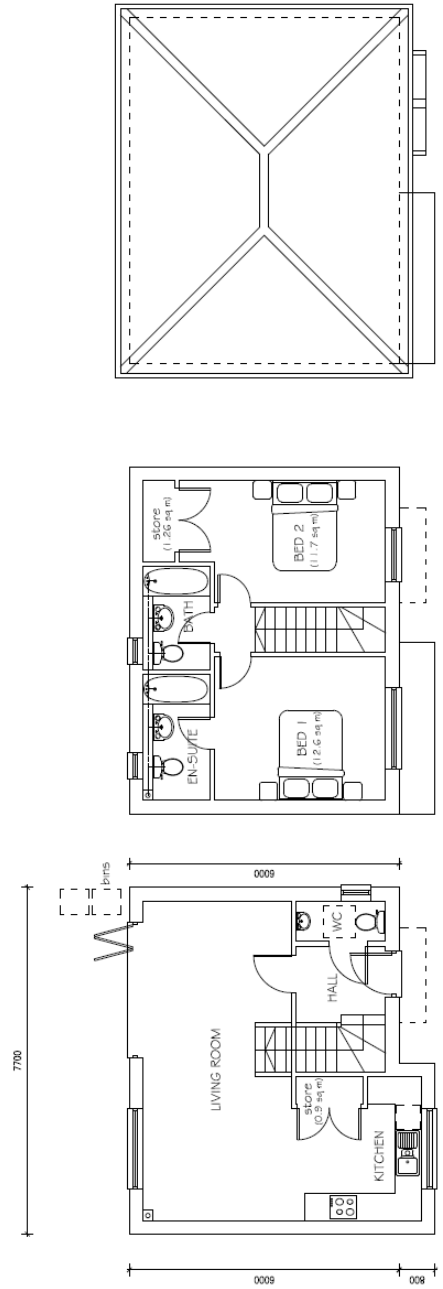
Working Number
 1607.02
 Rev F

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COLLIER CLOSE

The copyright remains within the control of the Architect.

No.	Date	Description
A	28.3.17	CLIENT AMENDMENTS
B	27.4.17	AMENDMENTS
C	27.4.17	AMENDMENTS
D	08.5.17	AMENDMENTS

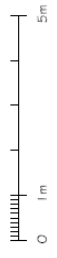


GROUND

GROSS FLOOR AREA = 79 sq m
 BUILT-IN STORAGE = 2.16 sq m

FIRST

ROOF



PROJECT
 LAND NEXT TO
 6 WOODLANDS ROAD
 COVE
 FARNBOROUGH
 GU14 9QJ

DATE
 16
 Mar 16

SCALE
 1:100 @ A3

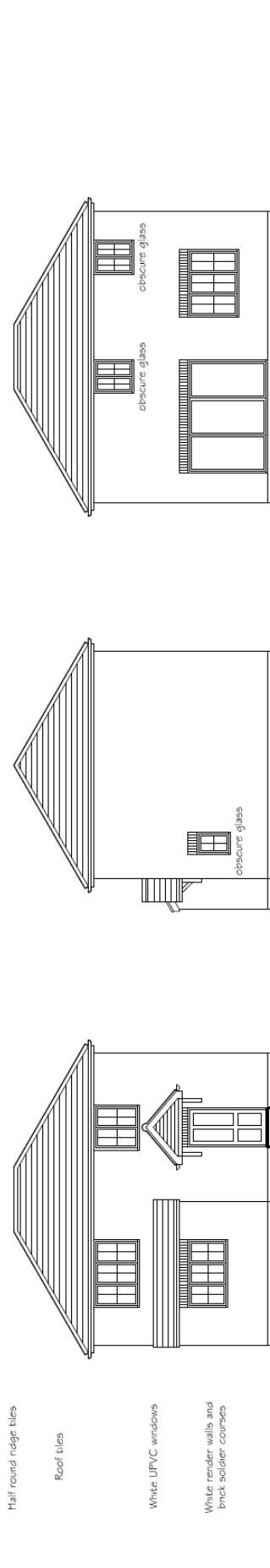
DRAWING NUMBER
 1607.03

FILE
 D

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No.	Date	Revision
1	27.11.17	INITIAL APPROVALS
2	27.11.17	REVISED APPROVALS
3	08.03.17	REVISED



Half round ridge tiles

Roof tiles

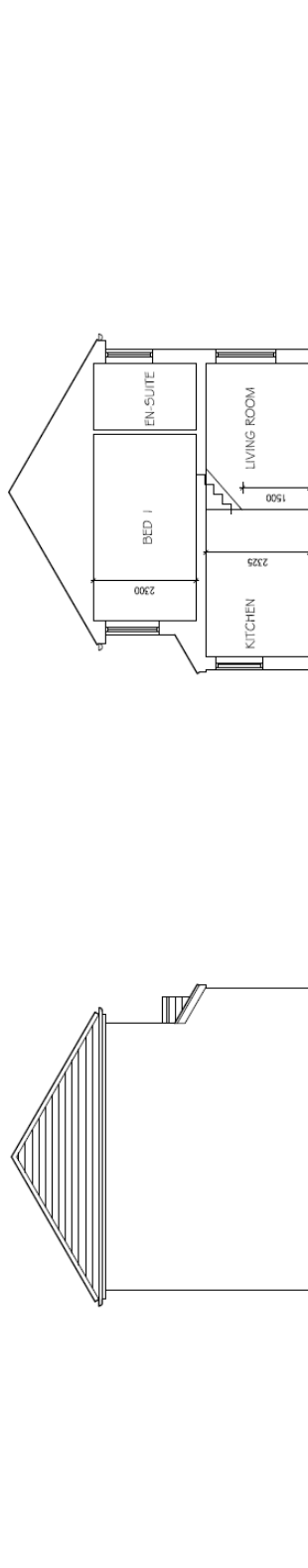
White UPVC windows

White render walls and brick soldier courses

FRONT

SIDE

REAR



SIDE

SECTION



PROJECT
 LAND NEXT TO
 6 WOODLANDS ROAD
 COVE
 FARNBOROUGH
 GU14 9QJ

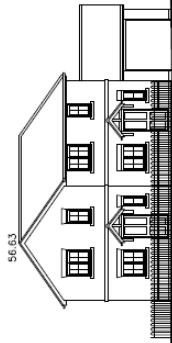
DATE Mar 16
SCALE 1:100 @ A3

DRAWING NUMBER 1607_04
REV C

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COLLIER CLOSE

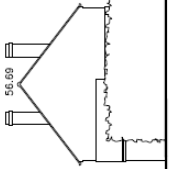
No 10b No 10a



site boundary

site boundary

No 6



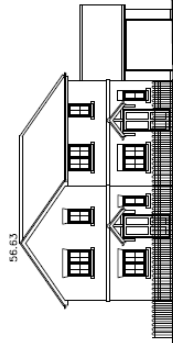
The copyright remains within the control of the architect.

No.	Date	Revision
1	21.11.17	ARCHITECT'S DRAWINGS
2	18.01.17	ARCHITECT'S DRAWINGS

EXISTING STREET SCENE (WOODLANDS ROAD)

COLLIER CLOSE

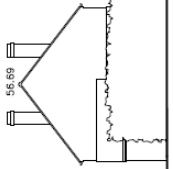
No 10b No 10a



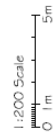
site boundary

site boundary

No 6



PROPOSED STREET SCENE (WOODLANDS ROAD)



PROJECT
LAND NEXT TO 6 WOODLANDS ROAD COVE FARNBOROUGH GU14 9QJ
DATE
June 16
SCALE
1:200 @ A3
PROJECT NUMBER
1607.07
REV
F
BY
STREET SCENE

DATE	June 16	SCALE	1:200 @ A3
PROJECT NUMBER	1607.07	REV	F
BY			

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

Case Officer	David Stevens
Application No.	17/00575/REVPP
Date Valid	7th July 2017
Expiry date of consultations	11th August 2017
Proposal	MATERIAL MINOR AMENDMENT : Retention of alterations to site layout, siting, fenestration, height of dwellings and creation of additional (third) bedrooms within roofs of Plot 1 & 2 units as amendments to development scheme approved with planning permission 15/00970/FULPP dated 5 February 2016
Address	24 - 26 Church Lane East Aldershot
Ward	Manor Park
Applicant	Messrs. Suneet Jain, Jan Mandozai & Mohammed Farooq Choudhary
Agent	C Foo Associates Limited
Recommendation	GRANT subject to s106 Planning Obligation

Description & Relevant History

The application site comprises the curtilage of the former Wheatsheaf Public House (No.26) and the adjoining house and garden at No.24 Church Lane East. It is on the southern side of the road opposite the junction with St. Georges Road, approximately 20 metres west of the junction with Highfield Avenue. There is an existing vehicular entrance from Church Lane East which runs underneath part of the building at No.26 adjacent to No.24. The site opens at the rear into an enclosed parking area, and the current building site adjacent to the rear garden boundaries of Nos.2, 4 & 4A Highfield Avenue and 16 Langley Drive to the east and south; a new house at No.1 Albion Mews (formerly the Albion Works site) to the west; and Nos.16, 18, 20 & 22 Church Lane East to the north.

The current application relates specifically to the rear portion of the site adjacent to Nos.16, 18, 22 and 24 Church Lane East to the north; No.16 Langley Drive to the south; and the former Albion Works site to the west. Planning permission was refused in February 2014 for erection of a terrace of 4 two-bedroom chalet-style bungalows 13/00980/FULPP; and a subsequent appeal dismissed in October 2014.

However, although dismissed on some of the grounds raised by the Council the appeal

decision accepted the principle of development and was followed by an application for a reduced scheme for 3 houses overcoming the reasons for the dismissal of the appeal.

Planning permission was granted in February 2016 for the erection of three dwellings comprising a pair of semi-detached 2-bedroom houses (Plots 1 & 2) and one detached 3-bedroom house (Plot 3) with associated parking (15/00970/FULPP). This development sits alongside the existing approved conversion of the former public house at No.26, with the provision of additional on-site parking adjoining that provided for occupiers of No.26; and uses the same existing entrance from Church Lane East. Details pursuant to pre-commencement conditions were approved in July 2016, 16/00382/CONDPP. In July 2016, the Development Management Committee agreed a request from the applicants for the Transport and Public Open Space financial contributions set out in the original s106 Planning Obligation dated 5 February 2016 to be deleted as a result of subsequent changes in Government guidance for developments of less than 10 units in size. The s106 Planning Obligation is subject to a Deed of Variation to this effect dated 10 November 2016. Works in respect of this planning permission have commenced, an invoice for the s106 monies (comprising SPA mitigation) were paid in full in January 2017.

An application for a Non-Material Amendment (17/00230/NMAPP) in respect of alterations to the site layout, siting, fenestration and height of the dwellings was submitted in April 2017 seeking to regularise a number of deviations from the approved plans that have been identified and pursued by the Council as the works progressed. This application was, however, subsequently declared invalid in May 2017 when further changes from the original approved plans were identified which were not shown on the submitted 'as built' plans. This included the provision of additional (third) bedrooms at second floor level within the roofs of the Plot 1 and 2 houses.

The current application now seeks approval of Material Minor Amendments to the development approved under planning permission 15/00970/FULPP. It seeks a replacement planning permission for the (partially completed) development. The Plot 1 & 2 houses are largely complete. The Plot 3 house has been constructed to below eaves level and currently has no roof. The application is therefore retrospective in respect of the Plot 1 & 2 houses, and partially so in respect of Plot 3, where amendments proposed to the roof are yet to be constructed.

The current application is submitted with plans showing the development as now proposed, with a colour outline showing the development approved for comparison. A Planning Statement also accompanies the application. The amendments involve the following revisions from the original approved plans:-

- (a) Site Layout : All of the houses have modified footprints, although the basic siting and layout remains as originally approved. This appears to have arisen from errors in setting out of the houses on the site.

The Plot 1 house is sited with the correct separation from the north boundary of the site to the side (adjoining the rear boundary of No.22 Church Lane East), but is built 30cm wider (the thickness of a cavity wall) than its semi-detached twin (the Plot 2 house), resulting in a corresponding reduced separation of this pair of houses from the Plot 3 house of 30cm. The Plot 1 house has a more generous hallway and cloakroom and corresponding rooms above than the Plot 2 house as a consequence. The Plot 3 house is being built 40cm wider than originally approved, resulting in the side elevation being 40 cm closer to the southern boundary of the site adjoining the rear boundary of No.16 Langley Drive. The additional width provides more generous rooms

and hallway within the house. All three houses are also angled slightly from their approved positions so that they are parallel with each other rather than being sited at a slight angle.

All three houses are also approximately 30cm deeper front to back; and a single-storey rear portion of the Plot 3 house is being built projecting a further 30cm into the rear garden than originally approved.

- (b) Building Heights : The Plot 1 & 2 houses have been built taller than originally approved due to a combination of adjustments in the finished internal ground floor level (this can arise when seeking to make the drainage connections work with an appropriate fall), but is also a consequence of the additional depth of the building footprints (a) above. In respect of the Plot 1 & 2 houses, they are 50cm taller at both the roof ridge and eaves than originally approved. It is indicated that the Plot 3 house will be 40cm taller at the roof ridge and eaves.
- (c) Fenestration : The ground floor front bay windows of all three houses are slightly larger and project a little further forward, having cill heights raised 20cm, and with shallower-pitched roofs with deeper eaves. The Plot 1 & 2 houses both have two originally approved rooflights in slightly amended positions; and additional rooflight windows. Each house has a new rooflight at high level on the front roof slope; and two additional rooflights on the rear roof slope, one at high level and one at lower level. These arise due to the creation of an additional (third) bedroom in each of these houses at second floor level; see (d) below. A small rooflight serving an en-suite room in each house located in the front gable roof has been deleted. With respect to the Plot 3 house it is proposed that there would also be some adjustments to the position of 3 of the 5 approved roof windows, which are positioned approximately 1 metre closer to the south side of the roof. The only other notable proposed change to the fenestration of the Plot 3 house is that a small obscurely-glazed secondary window to Bedroom 2 located in the first-floor south side elevation (thereby facing No.16 Langley Drive) would be increased in size from 0.5 by 0.5 metres to 0.5 by 1.0 Metre (in height). There are also some adjustments to the windows and patio doors in the rear ground floor elevations of all of the houses arising from the adjustment to the finished floor level. No windows were approved originally for the side elevations of the Plot 1 & 2 houses and these houses have not been built with any windows in these elevations.
- (d) Dwelling Size : The developer has created an additional third bedroom in the roof at second-floor level in both the Plot 1 and 2 houses, thereby copying the arrangement already approved in this respect from the outset for the Plot 3 house. As a consequence, the applicants are in the process of completing a new s.106 Planning Obligation to secure the additional SPA mitigation financial contribution that arises.

Amended plans were submitted on 3 August 2017 confirming that first-floor windows in the side elevations of the Plot 3 house would all be obscurely glazed. Furthermore, the lower parts of the single first-floor windows in the front elevations of all three houses would be obscurely glazed up to a height of at least 1.7 metres above finished floor level in the rooms they serve. This confirms compliance with the requirements of Condition No.19 of the original planning permission, 15/00970/FULPP. In the case of the Plot 1 & 2 houses, this will require remedial work to the first-floor front windows already fitted. No such window is yet in place with the Plot 3 house, so the window can be fitted with the appropriate obscure glass from the outset.

Consultee Responses

The Transportation Strategy Officer raises no highway objections, stating that the amendments to the approved scheme do not alter the on-site parking arrangements for the scheme which meet the Council's adopted Parking Standards in full.

Neighbours notified

In addition to posting a site notice, 20 individual letters of notification were sent to properties in Church Lane East, Highfield Avenue, Langley Drive and Albion Mews, including all properties directly adjoining the application site.

Neighbour comments

At the time of writing this report no comments have been received. The neighbour notification period expires on 11 August 2017. An update in respect of any comments received from neighbours will be provided at the Committee meeting.

Policy and determining issues

The site is within the built-up area of Aldershot. It is not in a Conservation Area, nor adjoining a Listed Building. Adopted Rushmoor Core Strategy (October 2011) Policies CP1 (Sustainable Development Principles), CP2 (Design and Heritage), CP3 (Renewable Energy and Sustainable Construction), CP4 (Surface Water Flooding), CP5 (Meeting Housing Needs and Housing Mix), CP10 (Infrastructure Provision), CP11 (Green Infrastructure Network), CP12 (Open Space, Sport and Recreation), CP13 (Thames Basin Heaths Special Protection Area), CP15 (Biodiversity), CP16 (Reducing and Managing Travel Demand) and CP17 (Investing in Transport) are relevant to the consideration of the current proposals. Furthermore, a number of Local Plan policies continue to be 'saved' and therefore remain in use for the time being until they are replaced by future tranches of Local Development Framework documents. In this respect, Local Plan Policies ENV17 (general development criteria), H14 (amenity space), ENV41-43 (flood risk), and OR4/OR4.1 are 'saved' policies that remain relevant to the consideration of this application.

The advice contained in the National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG) is also relevant.

The main determining issue for a material minor amendment application is whether the development incorporating the amendments would have been considered acceptable had they been submitted as part of the scheme when it was originally considered and approved. In this case, the amendments relate to variations to the site layout and the siting, design and dimensions of the houses that are to be considered in the light of the following issues:-

1. Design and Visual Impact;
2. Impact on Neighbours;
3. The Living Environment Provided;
4. Highways Considerations; and
5. Impact on Wildlife.

Other issues that were considered in the determination of the original application (namely the principle of the proposals, drainage, renewable energy and sustainability, and public open space) are unaffected by the current amendments the subject of the application.

Commentary

1. Design and Visual Impact –

The site is within the built-up area, where residential development is considered to be acceptable provided that it is appropriate to the character of the area and satisfies the relevant policies of the Development Plan. Additional support for this approach is provided by the NPPF.

The amended development remains for the erection of two-storey dwellings that would be located in a backland position in an area surrounded by existing development of two-storey height. To this extent, even taking into account that the site would be visible at a distance from Church Lane East when looking down the drive between Nos.20 and 22 Church Lane East and also from the new Albion Mews cul-de-sac created by the residential re-development of the adjoining Albion Works site, it is considered that the visual impact on the character and appearance of the area as a whole would be limited. In this respect it should be noted that the appeal Inspector did not identify the visual impact of the 4 dwelling 2014 appeal scheme as being of material planning concern.

The amendments have resulted in some minor adjustments to the siting and design of the new houses; comprising a slightly larger building footprint, building roof ridge and eaves heights, changes to fenestration and a reduced gap between the Plot 1 & 2 and Plot 3 houses. However it is considered that these changes would neither be readily discernible nor materially or otherwise harmful to the visual character and appearance of the area.

It is considered that the amended scheme would have been considered acceptable in visual terms had it been the basis of the original application.

2. Impact on Neighbours –

All properties directly adjoining the application site have been notified of the application, with a reply date of no later than 11 August 2017.

It is considered that the relationship of the new dwellings to all adjoining neighbours would remain acceptable in planning terms notwithstanding the various amendments. The new houses do not give rise to material overlooking of neighbours by virtue of a combination of separation; the use of high-level and/or obscurely glazed upper floor/roof windows; and the orientation of upper floor/roof windows. The amended plans received on 3 August 2017 confirm that obscure glazing would be provided in accordance with the requirements of the original permission.

The minor increase in height of the houses is not such that adjoining neighbours would be affected by any material or undue loss of sunlight and daylight given the separation distances and orientations involved. This includes consideration of the relationships with the new dwellings recently built to the rear of the application site on the former Albion Works site, now Albion Mews.

3. The Living Environment Provided –

The amendments result in some improvements to the internal accommodation of the houses. The increases in the footprint of the buildings are at the expense of the private rear garden

areas of the dwellings. It is however considered that an acceptable living environment would be provided.

4. Highways Considerations –

The change from a two-bedroom to a three-bedroom dwelling does not alter the on-site parking requirement : 2 spaces are required in either case. The amended scheme would retain provision of two on-site parking spaces for each of the houses plus a visitor space in the same arrangement as originally approved. The Transportation Strategy Officer raises no highway objections to the amendments.

5. Impact on Wildlife –

The Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy is in place. This comprises two elements. Firstly the provision of Suitable Alternative Natural Greenspace (SANG) at Rowhill Copse in order to divert additional recreational pressure away from the Thames Basin Heaths Special Protection Area (TBHSPA); and secondly the provision of a range of Strategic Access Management and Monitoring Measures to avoid displacing visitors from one part of the TBHSPA to another and to minimize the impact of visitors on the TBHSPA. The Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy is in place. This comprises two elements. Firstly the provision of Suitable Alternative Natural Greenspace (SANG) at Rowhill Copse in order to divert additional recreational pressure away from the Thames Basin Heaths Special Protection Area (TBHSPA); and secondly the provision of a range of Strategic Access Management and Monitoring Measures to avoid displacing visitors from one part of the TBHSPA to another and to minimize the impact of visitors on the TBHSPA.

The developers have already paid an SPA mitigation and avoidance financial contribution of £17,883 in respect of the development as originally approved with planning permission 15/00970/FULPP. However, the additional bedrooms in the Plot 1 & 2 houses trigger a requirement to secure an additional SPA mitigation and avoidance financial contribution, since it is calculated on the basis of the number of bedrooms. A two-bedroom house requires an SPA financial contribution of £5,336, whereas a three-bedroom house £7,211; a difference of £1,875 per dwelling. There is therefore a need for a 'top-up' SPA mitigation and avoidance contribution of £3,750 to be secured as a result of the amendments. In this respect the applicants have agreed to secure the required additional SPA financial contribution and have taken steps to have the necessary s106 Obligation document produced and completed. In this respect, because the amendments are retrospective, the additional financial contribution would be payable immediately upon the completion of the new s106 Obligation document. Natural England raises no objection to proposals for new residential development in the form of Standing Advice provided that it is in accordance with the above strategy and the appropriate financial contribution is secured. Subject to the necessary s106 Obligation being completed in this respect, the amended proposals are therefore considered to have an acceptable impact on the Thames Basin Heaths Special Protection Area and to comply with the requirements of Core Strategy Policies CP11 and CP13.

It is considered that the amendments which the application seeks to regularise do not result in a development that would have resulted in a different view being taken had they formed part of the original application. There are therefore considered to be no planning grounds for pursuing compliance with the approved scheme through enforcement action. The development including the amendments is considered to have an acceptable visual impact

and impact on neighbours; to continue to provide an acceptable living environment; is acceptable in highways terms; and, subject to the completion of a s106 Obligation to secure an additional financial contribution towards the Rowhill Copse SPA mitigation and avoidance scheme, to satisfactorily address the impact upon the Thames Basin Heaths Special Protection Area. The amendments are thereby considered acceptable having regard to Policies SS1, CP1, CP2, CP5, CP10, CP11, CP12, CP13, CP15, CP16, and CP17 of the Rushmoor Core Strategy and saved Local Plan Policies ENV17, ENV41-43, TR10 and H14.

FULL RECOMMENDATION

It is therefore recommended that subject to the completion of a satisfactory Planning Obligation under Section 106 of the Town and Country Planning Act 1990 by 25 August 2017 to secure an additional financial contribution of £3,750 towards SPA avoidance and mitigation and access management at the Rowhill Copse SANG mitigation scheme, the Head of Planning in consultation with the Chairman be authorised to **GRANT** planning permission subject to the following conditions and informatives:-

However, in the event that a satisfactory s106 Obligation is not received by 25 August 2017 the Head of Planning, in consultation with the Chairman, be authorised to **REFUSE** planning permission on the grounds that the proposal does not make satisfactory provision for a financial contribution to mitigate the effect of the development on the Thames Basin Heaths Special Protection Area in accordance with The Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy and Core Strategy Policies CP11 and CP13; and affordable housing in accordance with Core Strategy Policy CP6.

- 1 Unless agreed in writing by the Local Planning Authority, the permission hereby granted shall be carried out in accordance with the following approved drawings : C Foo Associates Drawing Nos.1267 PP-100 REV.E; -PP-01 REV.D; -PP-02 REV.E; -PE-01 REV.E; -PE-02 REV.C; -PE-03 REV.E; & Planning Statement.

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

- 2 Save for any modifications resulting from the current amendments hereby approved, the development hereby permitted shall be carried out in accordance with the submitted details already approved with and pursuant to planning permission 15/00970/FULPP in respect of:-

- (i) all external finishing materials and detailing;
- (ii) all fenestration finishes and details;
- (iii) all surfacing materials and detailing;
- (iv) all levels of any paths, drives and parking areas and the height of any retaining walls within the area covered by the application;
- (v) all details of all screen and boundary walls, fences, hedges and any other means of enclosure;
- (vi) all details of landscape planting;
- (vii) all Sustainable Drainage Systems (SUDS) details;
- (viii) all details of operative parking and turning on site during the construction period;
- (ix) all cycle parking facilities and refuse bin storage/collection area(s);
- (x) the proposed improvements to the vehicular access to the site; and
- (xi) all tree protection measures for the duration of works on site.

Such details shall be implemented in full as appropriate and prior to the first occupation of the newly built residential units and retained in perpetuity. *

Reasons - (i),(ii), (iii) & (vi) To ensure that the external finishing and surfacing materials harmonise with the surrounding buildings and environment and to secure a satisfactory appearance; (iv) To ensure that the works are carried out at suitable levels in relation to adjoining properties and highways and in the interests of visual amenity; (v) To ensure that the proposed development does not adversely affect the privacy and visual amenities at present enjoyed by the occupiers of the adjoining and nearby properties; (vii) To reflect the objectives of Policy CP4 of the Rushmoor Core Strategy; (viii) & (x) In the interests of the safety and convenience of highway users; (ix) In the interests of amenity and to ensure a more satisfactory form of development; and (xi) To ensure that existing trees are adequately protected in the interests of the visual amenities of the site and the locality in general.

- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 2015 (or any Order revoking and re-enacting that Order), no development falling within Classes, A, B, C and E of Part 1 and Class L of Part 3 of Schedule 2 shall be carried out without the prior permission of the Local Planning Authority.

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

- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 2015, (or any Order revoking and re-enacting that Order), no additional windows, doors or openings of any kind shall be inserted in the side elevations or roofspace of the development hereby permitted without the prior permission of the Local Planning Authority. Furthermore, there shall be no alteration of the positions of the windows shown to be provided on the plans hereby approved.

Reason - To protect the amenities of neighbouring properties.

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

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

- 6 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the buildings or the practical completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless otherwise first agreed in writing by the Local Planning Authority.

Reason - In the interests of amenity and to help achieve a satisfactory standard of landscaping.

- 7 The development hereby approved shall not be occupied until the off-street parking facilities shown on the approved plans have been completed and made ready for use by the occupiers. The parking facilities shall be thereafter retained solely for parking purposes (to be used by the occupiers of, and visitors to, the development as indicated on the approved plans). For the avoidance of doubt the parking spaces shall not be used for the parking or storage of boats, caravans or trailers. *

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

- 8 Provision shall be made for services to be placed underground. No overhead wire or cables or other form of overhead servicing shall be placed over or used in the development of the application site.

Reason - In the interests of visual amenity.

- 9 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.

- 10 Prior to the first occupation of any of the dwellings hereby permitted, details of measures to achieve the energy performance standards in accordance with Code Level 4 of the Code for Sustainable Homes or equivalent for each of the dwellings hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. Such details as may be approved shall be implemented in full prior to the first occupation of the dwelling(s) to which they relate and retained in perpetuity. *

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

- 11 The windows located in the upper floors side elevations of the Plot 3 house and the lower halves of those in the first-floor front elevation of the houses on Plots 1, 2 and 3 (up to a height of 1.7 metres above finished floor level in the rooms they serve) shall be fitted with obscure glass (to a minimum level of obscurity of Level 2) which shall be installed prior to the first occupation of the development and retained thereafter.

Reason - In the interests of amenity and privacy of neighbouring properties. *

INFORMATIVES

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

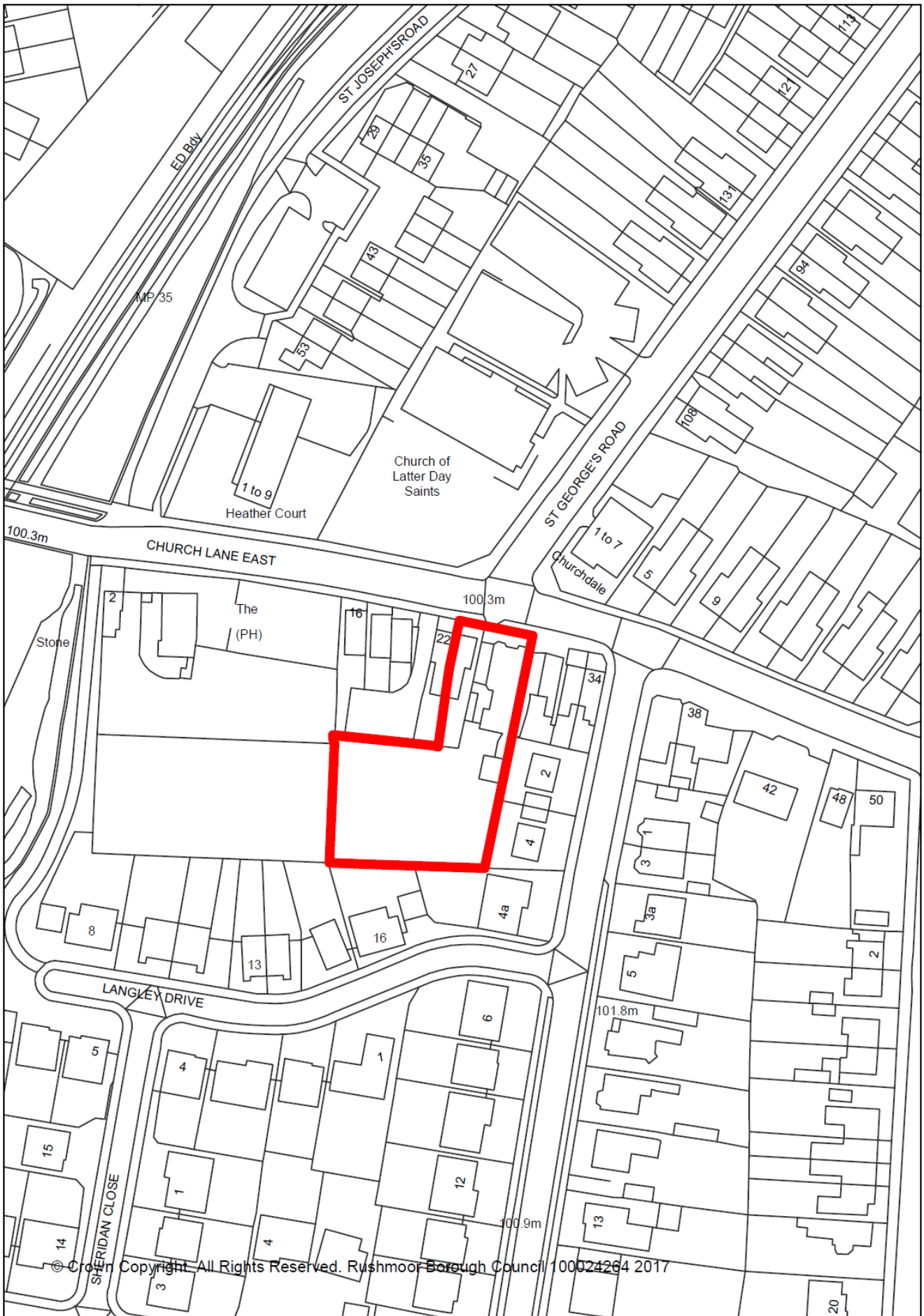
The development including the amendments is considered to have an acceptable visual impact and impact on neighbours; to continue to provide an acceptable living environment; is acceptable in highways terms; and, subject to the completion of a

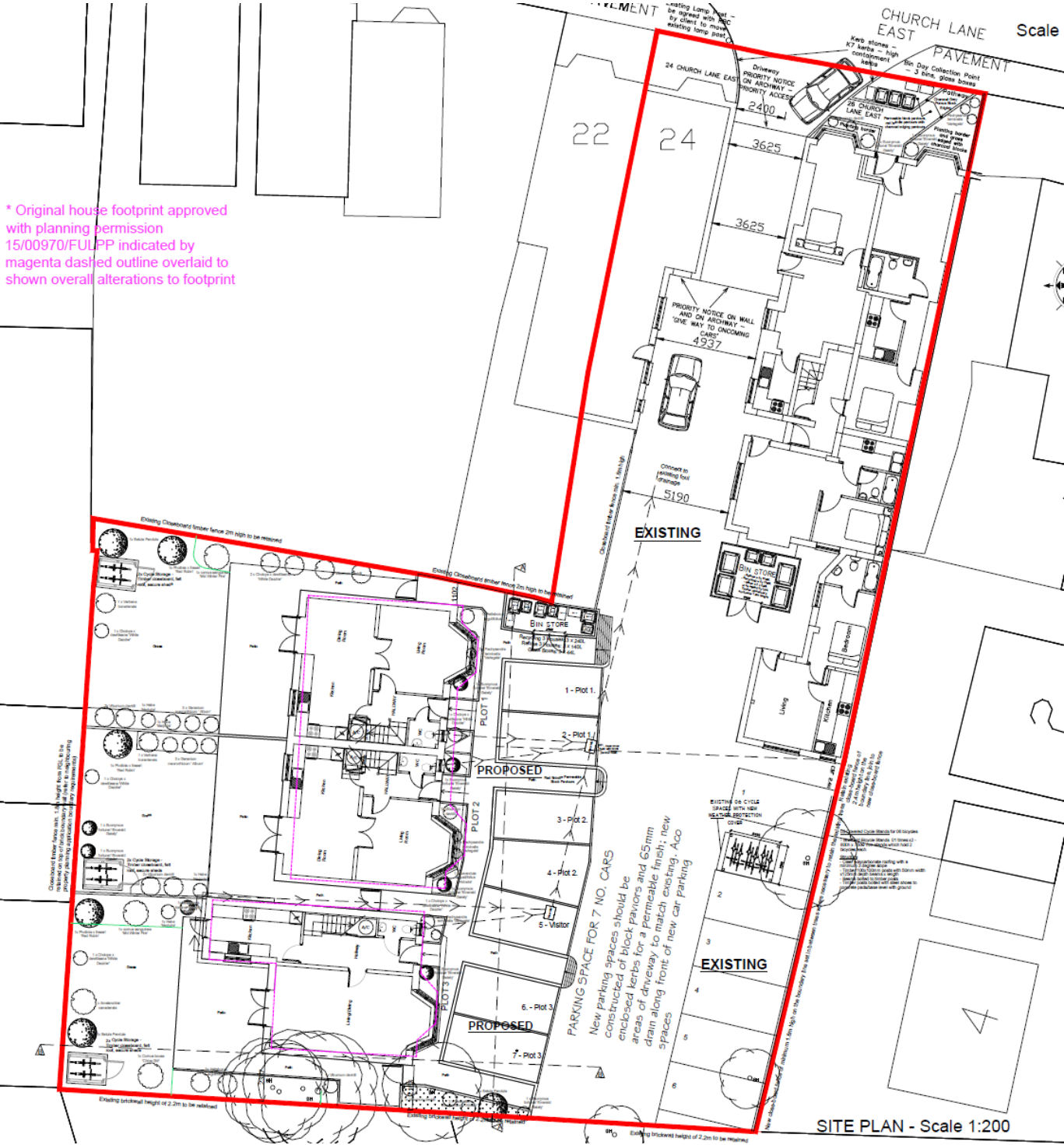
s106 Obligation to secure an additional financial contribution towards the Rowhill Copse SPA mitigation and avoidance scheme, to satisfactorily address the impact upon the Thames Basin Heaths Special Protection Area. The amendments are thereby considered acceptable having regard to Policies SS1, CP1, CP2, CP5, CP10, CP11, CP12, CP13, CP15, CP16, and CP17 of the Rushmoor Core Strategy and saved Local Plan Policies ENV17, ENV41-43, TR10 and H14.

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

- 2 INFORMATIVE - Your attention is specifically drawn to the conditions marked *. These condition(s) require the submission of details, information, drawings etc. to the Local Planning Authority BEFORE WORKS START ON SITE or, require works to be carried out BEFORE COMMENCEMENT OF USE OR FIRST OCCUPATION OF ANY BUILDING. Failure to meet these requirements is in contravention of the terms of the permission and the Council may take enforcement action to secure compliance. As of April 2008 submissions seeking to discharge conditions or requests for confirmation that conditions have been complied with must be accompanied by the appropriate fee.
- 3 INFORMATIVE - This permission is subject to a planning obligation under Section 106 of the Town and Country Planning Act 1990 (as amended).
- 4 INFORMATIVE - In connection with the requirements of Condition No.2 (x), the planning permission hereby granted does not authorise the applicant, or his agents, to construct a new/altered access to, or other work within, the public highway. A separate consent for works within the highway must first be obtained from the highway authority who may be contacted at the following address:- Hampshire County Council Highways Sub Unit, M3 Motorway Compound, Hook, Hampshire, RG27 9AA.
- 5 INFORMATIVE - 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 for the production of electricity and heat.
- 6 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.
- 7 INFORMATIVE - No materials produced as a result of site preparation, clearance, or development should be burnt on site. Please contact the Head of Environmental Health & Housing for advice.

- 8 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.
- 9 INFORMATIVE - The applicant is advised that during the construction phase 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.
- 10 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.
- 11 INFORMATIVE - The applicant is requested to bring the conditions attached to this permission to the attention of all contractors working or delivering to the site, in particular any relating to the permitted hours of construction and demolition; and where practicable to have these conditions on display at the site entrance(s) for the duration of the works.
- 12 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.



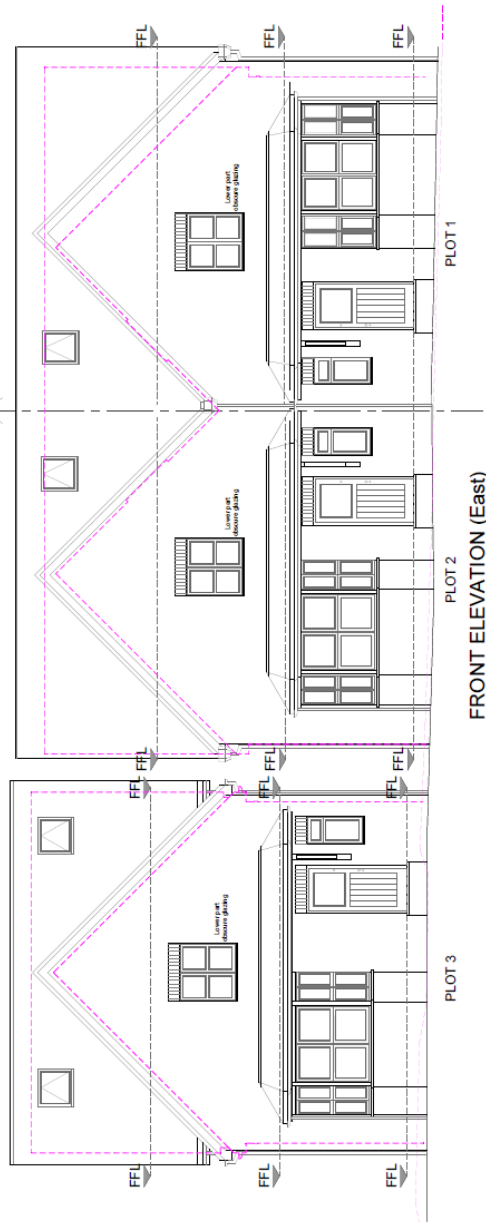


* Original house footprint approved with planning permission 15/00970/FULPP indicated by magenta dashed outline overlaid to show overall alterations to footprint

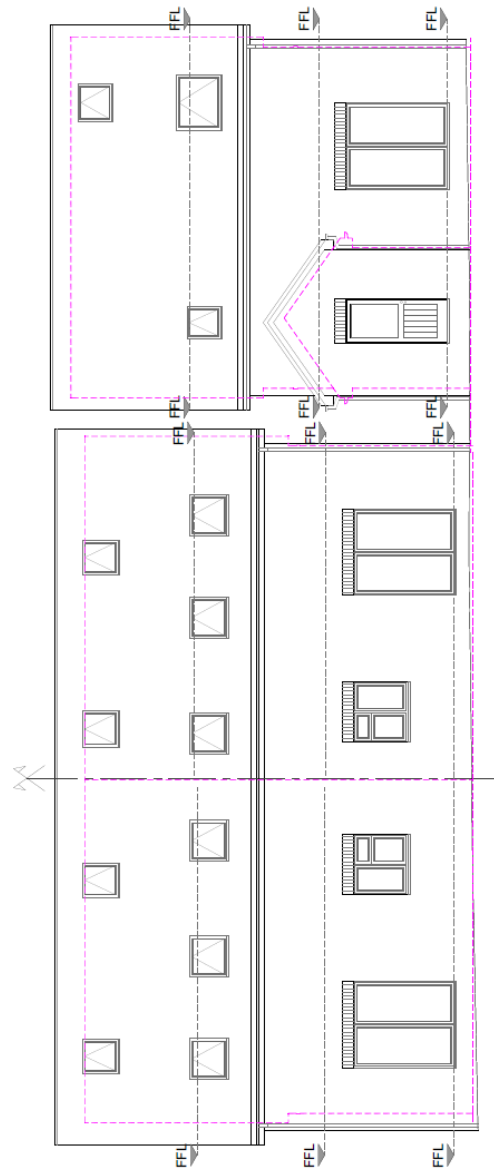
scale 1/100 @ A3



*PLOT 3 - As surveyed up to wall plate level, no roof structure or interior walls at first and loft levels at the time of survey.



FRONT ELEVATION (East)



REAR ELEVATION (West)

* Original house elevation approved with planning permission 15/00870/FULPP indicated by magenta dashed outline overlaid to shown overall alterations to elevation design

CFoo Associates Limited
 Chartered Architects
 Design Consultants
 4 Linden Road
 Hants Business Centre
 Aldershot GU11 3BA
 Tel: 01256 381863
 www.cfooassociates.co.uk

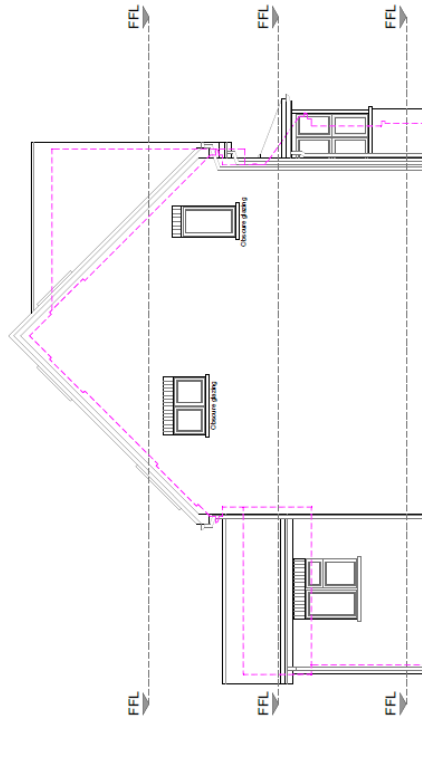
ALL DIMENSIONS TO BE CHECKED ON SITE
 ONLY TO BE SCALED FOR PLANNING AND BUILDING REGULATIONS

Client: Suneet Jain, Jan Mandozai, Mohammed Farooq Choudhary
Project: PROPOSED ERECTION OF 3 CHALET DWELLINGS AT :
 26 CHURCH LANE EAST, ALDERSHOT, HANTS, GU11 3BT
Scale: (A3) 1:100 **Date:** 21/12/2014 **Drawn by:** CWF
Job number: 1267 **Drawing number:** PE-01 **Revision:** E

Ref.	Revision	Date	By
A	Alterations to site layout	29/01/2016	CWF
B	Alterations to suit as built	13/03/2017	EB
C	Overlay of previously granted plans as requested by council	06/04/2017	EB
D	Alterations to suit as built	20/06/2017	EB
E	Additional first floor window information	03/08/2017	EB

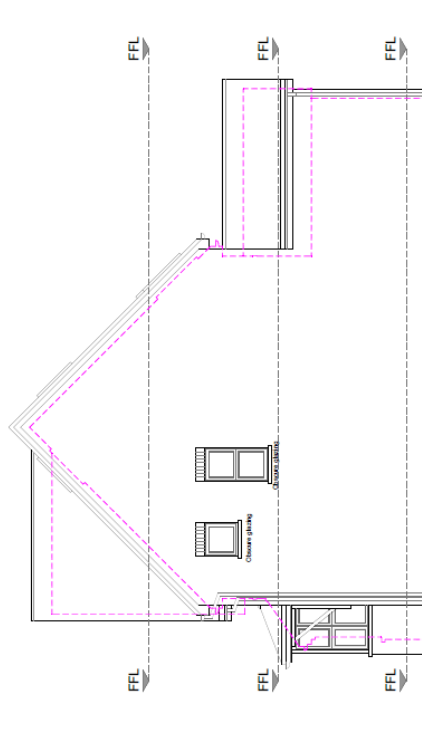
PLOT 3 - Elevations
- 1 x Detached 3 x Bedroom House

scale 1/100 @ A3



PLOT 3

SIDE ELEVATION (South)



PLOT 3

SIDE ELEVATION (North)

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 Chartered Institute of Building (CIOB) Approved
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 HANTS, GU11 3BT
 TEL: 01252 281903
 WWW.CFOOASSOCIATES.CO.UK

ALL DIMENSIONS TO BE CHECKED ON SITE
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Client: Suneet Jain, Jan Mandozai, Mohammed Farooq Choudhary

Project: PROPOSED ERECTION OF 3 CHALET DWELLINGS AT :
 26 CHURCH LANE EAST, ALDERSHOT, HANTS, GU11 3BT

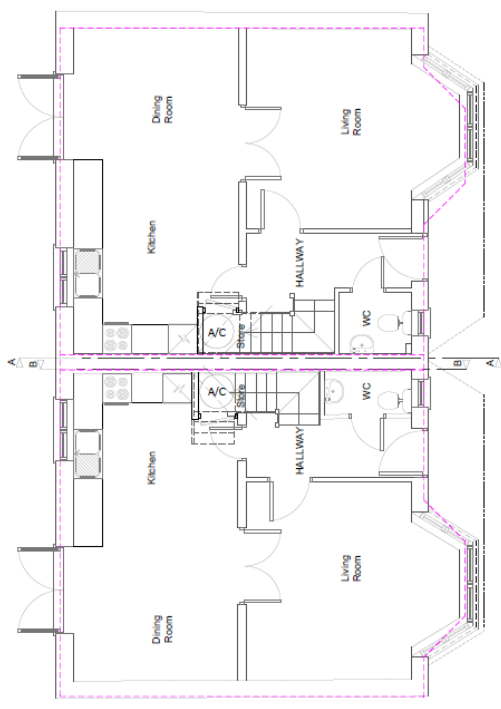
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Job number: 1267 **Drawing number:** PE-03 **Revision:** E

Ref.	Revision	Date	By
A	Amendment to labelling	29/01/2016	CWF
B	Amendment to suit as built	13/03/2017	EB
C	Overlay of previously granted plans as requested by council	05/04/2017	EB
D	Alterations to style of porch as per adjacent semi-detached	20/06/2017	EB
E	Additional first floor window information	03/08/2017	EB

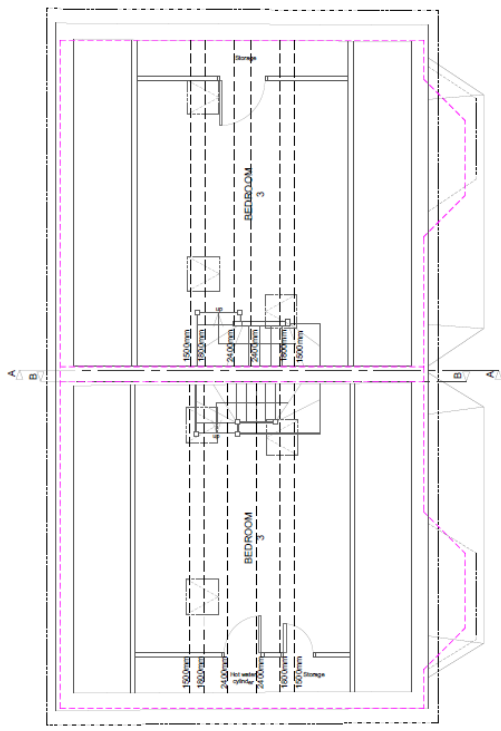
- * PLOT 3 - As surveyed up to wall plate level, no roof structure or interior walls at first and loft levels at the time of survey.
- * Original house elevation approved with planning permission 15/00970/FUL PP indicated by magenta dashed outline overlaid to shown overall alterations to elevation design

PLOT 1 & 2 - Plans
 - 2 x Semi-detached
 2x Bedroom Houses

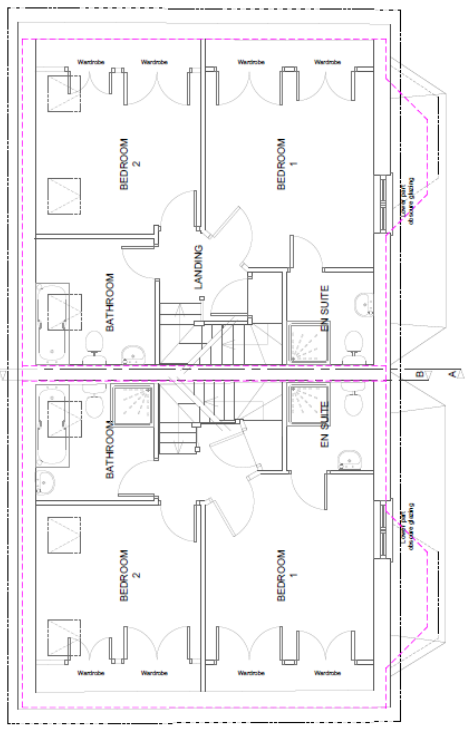


PLOT 2
GROUND FLOOR PLAN
 - Scale 1:100 @ A3

PLOT 1
SECOND FLOOR
 - Scale 1:100 @ A3

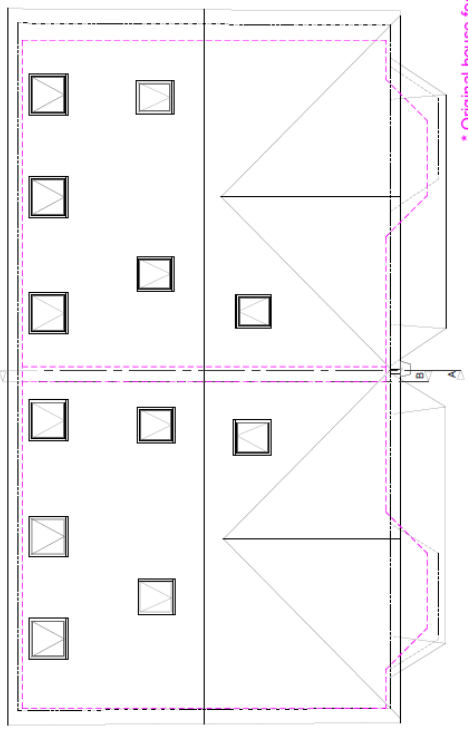


PLOT 2
SECOND FLOOR
 - Scale 1:100 @ A3



PLOT 2
FIRST FLOOR PLAN
 - Scale 1:100 @ A3

PLOT 1
ROOF PLAN
 - Scale 1:100 @ A3



* Original house footprint approved with planning permission 15/00970/FULPP indicated by magenta dashed outline overlaid to show overall alterations to footprint

Ref.	Revision	Date	By
A	Amendment to suit as built	13/03/2017	EB
B	Overlay of previously granted plans as requested by council	09/04/2017	EB
C	Alterations to suit as built	20/09/2017	EB
D	Additional first floor window information	03/09/2017	EB

Client:	Suneet Jain, Jan Mandozai, Mohammed Farooq Choudhary
Job number:	1267
Scale:	(A3) 1:100
Date:	21/12/2014
Drawn by:	CWF
Revision:	PP-01

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 Chartered Surveyors
 100% RICS Approved
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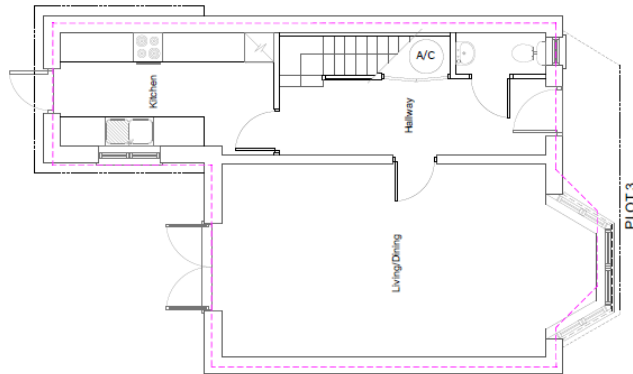
Project: PROPOSED ERECTION OF 3 CHALET DWELLINGS AT:
 28 CHURCH LANE EAST, ALDERSHOT, HANTS, GU11 3BT

Scale:	(A3) 1:100	Date:	21/12/2014
Job number:	1267	Drawn by:	CWF
Client:	Suneet Jain, Jan Mandozai, Mohammed Farooq Choudhary	Revision:	D

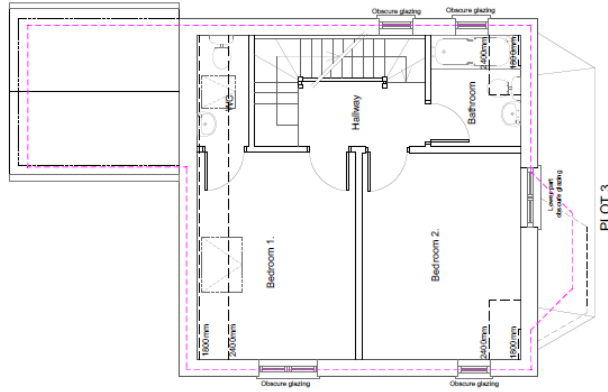
scale 1/100 @ A3

PLOT 3 - Plans
- 1 x Detached 3x Bedroom House

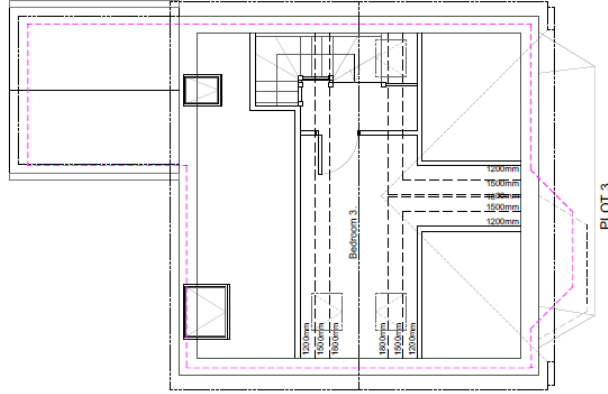
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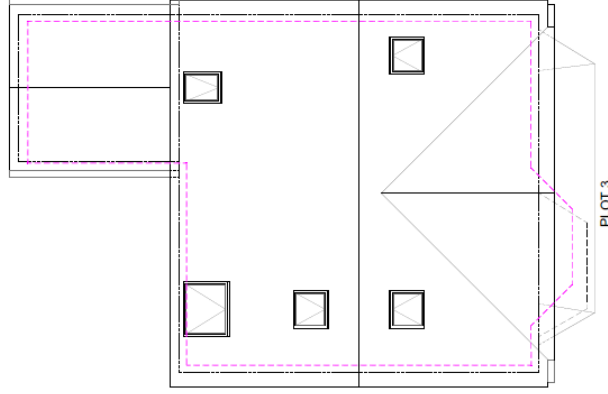
GROUND FLOOR PLAN



FIRST FLOOR PLAN



LOFT PLAN



ROOF PLAN

CFoo Associates Limited
 Chartered Architects
 Design Consultants

14, GLENVIEW ROAD
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 020 8251 1234
 www.cfooassociates.co.uk

ALL DIMENSIONS TO BE CHECKED ON SITE
 ONLY TO BE SCALED FOR PLANNING AND BUILDING REGULATIONS

Client: Suneeet Jain, Jan Mandozai, Mohammed Farooq Choudhary

Project: PROPOSED ERECTION OF 3 CHALET DWELLINGS AT:
 28 CHURCH LANE EAST, ALDERSHOT, HANTS. GU11 3BT

Scale: (A3) 1:100

Job number: 1267

Date: 21/12/2014

Drawing number: PP-02

Drawn by: CWF

Revision: E

Ref.	Revision	Date	By
A	Amendment to labelling	29/01/2016	CWF
B	Amendment to suit as built	13/03/2017	EB
C	Overlay of previously granted plans as requested by council	09/04/2017	EB
D	Alterations to style of porch as per adjacent semi-detached	20/06/2017	EB
E	Additional first floor window information	03/09/2017	EB

- *PLOT 3 - As surveyed up to wall plate level, no roof structure or interior walls at first and loft levels at the time of survey.
- * Original house footprint approved with planning permission 15/00970/FULPP indicated by magenta dashed outline overlaid to shown overall alterations to footprint

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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 17/00064/FULPP Ward: Cove And Southwood

Applicant: Mr & Mrs Kinsella

Decision: **Permission Granted**

Decision Date: 21 July 2017

Proposal: Erection of a two bedroom detached chalet bungalow with associated parking, following demolition of existing garage together with the erection of a detached single garage

Address **126 Ively Road Farnborough Hampshire GU14 0LJ**

Application No 17/00076/FULPP Ward: Knellwood

Applicant: Mr Nick Parry

Decision: **Permission Refused**

Decision Date: 25 July 2017

Proposal: Erection of an attached two storey two bedroom house with access and parking with associated alterations to existing house to be retained on a reduced curtilage.

Address **Wedgewood 141 Sycamore Road Farnborough Hampshire GU14 6RE**

Application No 17/00146/FULPP Ward: Cove And Southwood

Applicant: Mr Mark Kirby

Decision: **Permission Granted**

Decision Date: 14 July 2017

Proposal: External alterations and change of use of ground floor from retail to one-bedroom flat

Address **102 Cove Road Farnborough Hampshire GU14 0EZ**

Application No 17/00360/CONDPP Ward: St Mark's

Applicant: Inland Homes

Decision: **Conditions details approved**

Decision Date: 19 July 2017

Proposal: Submission of details to comply with conditions 2 (external materials), 3 (surfacing materials), 5 (boundary treatment), 9 (construction method statement), 10 (landscaping), 11 (streetlighting), 16 (contaminated land) and 22 (communal aerial/satellite facilities) attached to planning permission 16/00961/FULPP dated 24 March 2017 in respect of the erection of 80 dwellings (27 one bed, 52 two bed and 1 three bed apartments) with associated car parking, bin and cycle storage, landscaping and footpath improvements

Address **Phase 9 Queens Gate Site Government House Road Farnborough Hampshire**

Application No 17/00368/FULPP Ward: St Mark's

Applicant: Mr Paul Onslow-Cole

Decision: **Permission Granted**

Decision Date: 13 July 2017

Proposal: Change of use of land from ground floor retail shop with ancillary forecourt and rear parking area to a mixed use comprising a ground floor retail shop, together with car-sales on forecourt and on land to rear of building, together with staff car parking and use of basement to provide sales office

Address **163 - 165 Lynchford Road Farnborough Hampshire GU14 6HD**

Application No 17/00383/CONDPP Ward: St Mark's

Applicant: Inland Homes

Decision: **Conditions details approved**

Decision Date: 19 July 2017

Proposal: Submission of details to comply with conditions 4 (levels) and 20 (SUDS) attached to planning permission attached to planning permission 16/00961/FULPP dated 24 March 2017 in respect of the erection of 80 dwellings (27 one bed, 52 two bed and 1 three bed apartments) with associated car parking, bin and cycle storage, landscaping and footpath improvements

Address **Phase 9 Queens Gate Government House Road Farnborough Hampshire**

Application No 17/00402/TPOPP Ward: Empress

Applicant: Mrs Rachael Maxwell

Decision: **Permission Granted**

Decision Date: 19 July 2017

Proposal: One Sycamore (T11 of TPO 362) crown lift to no more than 4 metres from ground level, reduce length of major limbs by crotch dropping by no more than 2 metres. One Oak (T10 of TPO 362) crown lift to no more than 4 metres from ground level, removal of 1 major lower limb over neighbouring boundary

Address **31 Newton Road Farnborough Hampshire GU14 8BN**

Application No 17/00403/ADVPP Ward: Aldershot Park

Applicant: Screwfix Direct Limited

Decision: **Permission Granted**

Decision Date: 14 July 2017

Proposal: Continued display of two externally illuminated fascia signs, one non-illuminated fascia sign and two totem signs

Address **Unit 2 Blackwater Trading Estate Blackwater Way Aldershot Hampshire GU12 4DJ**

Application No 17/00404/TPO Ward: Fernhill

Applicant: Mr Roger Mark Elvin

Decision: **Permission Granted**

Decision Date: 09 July 2017

Proposal: One Silver Birch (part of group G10 of TPO 357A) as per submitted plan, cut back twelve branches overhanging garden of number 34 The Potteries, by no more than 2 metres to the boundary

Address **33 The Potteries Farnborough Hampshire GU14 9JR**

Application No 17/00406/FULPP Ward: Wellington

Applicant: N/A

Decision: **Permission Granted**

Decision Date: 01 August 2017

Proposal: Erection of two storey side extension to existing 18-bedroom hotel annex accommodation to form 40-bedroom hotel annex with associated works and formation of external lobby to hotel

Address **Brewers Fayre And Premier Inn 7 Wellington Avenue Aldershot Hampshire GU11 1SQ**

Application No 17/00412/FULPP Ward: Empress

Applicant: Mr Marc Thorpe - DKB Household Ltd.

Decision: **Permission Granted**

Decision Date: 18 July 2017

Proposal: Retention and extension of single-storey storage building ancillary to existing operations in main building for a temporary five year period

Address **Bridge House 4 - 5 Eelmoor Road Farnborough Hampshire GU14 7UE**

Application No 17/00420/FULPP Ward: Aldershot Park

Applicant: Mr Luke Kenny

Decision: **Permission Granted**

Decision Date: 17 July 2017

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

Address **11 Newcome Place Aldershot Hampshire GU12 4AH**

Application No 17/00421/TPOPP Ward: Knellwood

Applicant: Miss Palmer

Decision: **Split decision**

Decision Date: 14 July 2017

Proposal: One Douglas Fir (T12 of TPO 350A) fell and replace

Address **11 Chalfont Drive Farnborough Hampshire GU14 6SJ**

Application No 17/00423/TPO Ward: Fernhill
Applicant: Mr C Greaves
Decision: **Permission Granted**
Decision Date: 13 July 2017
Proposal: One Silver Birch (T4 of TPO 357A) fell and replace
Address **221 Sandy Lane Farnborough Hampshire GU14 9LA**

Application No 17/00425/TPO Ward: Rowhill
Applicant: Mr Dave Kebur
Decision: **Permission Granted**
Decision Date: 13 July 2017
Proposal: Two Cypress trees (group G1 of TPO 461) lift canopy to give no more than 5.5 metres ground level clearance, cut back extended branches by no more than 2.5m back to suitable secondary growth, leaving a total spread of no less than 12 metres and reshape.
Address **51 Ayling Lane Aldershot Hampshire GU11 3LZ**

Application No 17/00426/TPO Ward: West Heath
Applicant: Hayley Butt
Decision: **Permission Granted**
Decision Date: 13 July 2017
Proposal: One Oak (part of group G1 of TPO 347) and one Sycamore (T1 of TPO 347) crown reduce and reshape by no more than 3 metres overall and crown lift by no more than 6 metres from ground level
Address **2 Mayfield Road Farnborough Hampshire GU14 8RS**

Application No 17/00427/FULPP Ward: Empress
Applicant: Mr Bruce Rathod
Decision: **Permission Granted**
Decision Date: 27 July 2017
Proposal: Erection of a part single and part two storey front extension, single storey rear extension and removal of existing garage and erection of a detached double garage in rear garden
Address **118 Union Street Farnborough Hampshire GU14 7PY**

Application No 17/00436/TPO Ward: Knellwood
Applicant: Mr David James
Decision: **Permission Granted**
Decision Date: 17 July 2017
Proposal: One Sycamore (T10 of TPO 446A) reduce height by no more than 4 metres and sides by no more than 3 metres. Crown lift to no more than 5 metres from ground level
Address **87 Abbey Way Farnborough Hampshire GU14 7DF**

Application No 17/00437/FULPP Ward: St Mark's
Applicant: Secretary of State for Defence
Decision: **Permission Granted**
Decision Date: 13 July 2017
Proposal: Erection of a new two storey Physical and Recreation Training Facility (P&RTF) building following demolition of existing building
Address **Lille Barracks Redvers Buller Road Aldershot Hampshire GU11 2NQ**

Application No 17/00440/TPOPP Ward: Empress
Applicant: Ms Fleur Prendergast
Decision: **Permission Granted**
Decision Date: 17 July 2017
Proposal: One Oak (part of group G4 of TPO 422A) remove lowest limb close to balcony at Buccanneer Court back to main stem , prune back branches above and overhanging balcony to ensure a 2 metre clearance from building as per submitted photograph
Address **Buccanneer Court Kestrel Road Farnborough Hampshire**

Application No 17/00455/FULPP Ward: Aldershot Park
Applicant: Mr Darren Emmott
Decision: **Permission Granted**
Decision Date: 26 July 2017
Proposal: Erection of first-floor rear and single-storey side extensions; loft conversion; demolition of part of existing rear outbuilding; retention of reduced retail unit (Use Class A1) on ground floor; and residential conversion of remainder of extended building to create new 1-bedroom ground floor flat adjoining retail unit; and enlargement of existing first-floor flat to 2-bedroom size using roof space
Address **55 Church Road Aldershot Hampshire GU11 3PR**

Application No 17/00459/FULPP Ward: Cove And Southwood
Applicant: Mr & Mrs Readman
Decision: **Permission Granted**
Decision Date: 11 July 2017
Proposal: Erection of a two storey side and rear extension
Address **18 Wood Lane Farnborough Hampshire GU14 0AJ**

Application No 17/00460/TPO Ward: St John's
Applicant: Mr Peter Booker
Decision: **Permission Granted**
Decision Date: 25 July 2017
Proposal: One Oak (part of group G20 of TPO 358A) in front garden, lift canopy by no more than 6 metres from ground level and reduce canopy by no more than 2.5 metres. Large Oak at rear (part of group G25 of TPO 358A) remove broken branch as per submitted photograph, back to main stem, lift canopy to no more than 6 metres from ground level and reduce canopy by no more than 2.5 metres. Small Oak to rear (part of group G25 of TPO 358A) crown lift low branches up to no more than 6 metres from ground level
Address **120 Fleet Road Farnborough Hampshire GU14 9RG**

Application No 17/00461/FULPP Ward: Rowhill

Applicant: Ms Rachel Hillier

Decision: **Permission Granted**

Decision Date: 19 July 2017

Proposal: Erection of a garage

Address **6 Ayling Lane Aldershot Hampshire GU11 3LZ**

Application No 17/00475/FULPP Ward: Knellwood

Applicant: Mr & Mrs Ashby

Decision: **Permission Granted**

Decision Date: 11 July 2017

Proposal: Demolition of existing conservatory, erection of part single and part two story side and rear extension, loft conversion and detached double garage

Address **Arundel Lodge 45 Rectory Road Farnborough Hampshire GU14 7BT**

Application No 17/00478/FUL Ward: St John's

Applicant: Mr D. Weston

Decision: **Permission Granted**

Decision Date: 17 July 2017

Proposal: Erection of a single storey rear extension

Address **38 Woodlands Road Farnborough Hampshire GU14 9QF**

Application No 17/00479/FULPP Ward: St Mark's

Applicant: Mr J Wood

Decision: **Permission Granted**

Decision Date: 28 July 2017

Proposal: Erection of an orangery to front elevation of the property

Address **78 Alexandra Road Farnborough Hampshire GU14 6DD**

Application No 17/00481/FULPP Ward: Knellwood
Applicant: Lloyds Pharmacy
Decision: **Permission Granted**
Decision Date: 21 July 2017
Proposal: Installation of air conditioning condenser unit with protective cage on ground adjoining side elevation
Address **248 Farnborough Road Farnborough Hampshire GU14 7JW**

Application No 17/00485/FULPP Ward: Cove And Southwood
Applicant: Mr & Mrs Lewis
Decision: **Permission Granted**
Decision Date: 28 July 2017
Proposal: Erection of detached garden annexe in rear garden
Address **26 Ambleside Close Farnborough Hampshire GU14 0JY**

Application No 17/00497/FUL Ward: Knellwood
Applicant: Miss S Scott
Decision: **Permission Granted**
Decision Date: 18 July 2017
Proposal: Demolition of existing conservatories, alterations to roof and erection of single storey front, side and rear extensions and an enclosed decked area
Address **4 Avenue Road Farnborough Hampshire GU14 7BW**

Application No 17/00501/FUL Ward: Knellwood
Applicant: Mr & Mrs Cornish
Decision: **Permission Granted**
Decision Date: 18 July 2017
Proposal: Erection of a single storey rear extension
Address **39 Corfe Way Farnborough Hampshire GU14 6TS**

Application No 17/00503/FUL Ward: St John's
Applicant: Mr & Mrs Franklin
Decision: **Permission Granted**
Decision Date: 17 July 2017
Proposal: Lawful Development Certificate: Erection of a single storey rear extension
Address **10 Chiltern Avenue Farnborough Hampshire GU14 9SE**

Application No 17/00506/FUL Ward: Cove And Southwood
Applicant: Miss K Phillips
Decision: **Permission Granted**
Decision Date: 24 July 2017
Proposal: Erection of a single storey rear extension
Address **5 Rose Gardens Farnborough Hampshire GU14 0RW**

Application No 17/00507/FUL Ward: Cove And Southwood
Applicant: Mrs L Simons
Decision: **Permission Granted**
Decision Date: 24 July 2017
Proposal: Erection of a single storey rear extension
Address **6 Rose Gardens Farnborough Hampshire GU14 0RW**

Application No 17/00508/FULPP Ward: Knellwood
Applicant: Mr & Mrs A Dwyer
Decision: **Permission Granted**
Decision Date: 21 July 2017
Proposal: Erection of a two storey side extension with white render and grey cladding to entire property
Address **12 The Crescent Farnborough Hampshire GU14 7AS**

Application No 17/00510/FUL Ward: St John's

Applicant: Mr R Godfrey

Decision: **Permission Granted**

Decision Date: 17 July 2017

Proposal: Erection of a single storey rear extension

Address **35 Fleet Road Farnborough Hampshire GU14 9RB**

Application No 17/00511/FUL Ward: St John's

Applicant: Mr S Mehta

Decision: **Permission Granted**

Decision Date: 21 July 2017

Proposal: Erection of a conservatory to the rear

Address **31 Chiltern Avenue Farnborough Hampshire GU14 9SG**

Application No 17/00513/FULPP Ward: West Heath

Applicant: Ms K. Francis

Decision: **Permission Granted**

Decision Date: 13 July 2017

Proposal: Demolition of existing garage and erection of a single storey side and rear extension

Address **11 Clouston Road Farnborough Hampshire GU14 8PN**

Application No 17/00516/FULPP Ward: Rowhill

Applicant: Mr Ben Birkbeck

Decision: **Permission Granted**

Decision Date: 14 July 2017

Proposal: Erection of a two storey front, side and rear extension following removal of existing garage and erection of a part single storey side and rear extension to form new attached garage with first floor extension above

Address **17 Cranmore Lane Aldershot Hampshire GU11 3AJ**

Application No 17/00518/FULPP Ward: St John's
Applicant: Mr & Mrs S Powell
Decision: **Permission Granted**
Decision Date: 21 July 2017
Proposal: Raising of ridge height of main house and first floor side extension over existing garage to provide rooms in roof
Address **5 Juniper Road Farnborough Hampshire GU14 9XU**

Application No 17/00520/FUL Ward: West Heath
Applicant: Mr And Mrs Gibson
Decision: **Permission Granted**
Decision Date: 12 July 2017
Proposal: Erection of a single storey rear extension
Address **20 Riverside Close Farnborough Hampshire GU14 8QT**

Application No 17/00522/PDCPP Ward: Knellwood
Applicant: Mr Simon Peaple
Decision: **Development is Lawful**
Decision Date: 18 July 2017
Proposal: Formation of a hipped roof extension and loft conversion
Address **63 Ashley Road Farnborough Hampshire GU14 7HB**

Application No 17/00523/REVPP Ward: Cherrywood
Applicant: Mr Tim Sanders
Decision: **Conditions details approved**
Decision Date: 21 July 2017
Proposal: Submission of details pursuant to Condition No.7 (SUDS drainage details) of planning permission 17/00082/FULPP dated 12 April 2017
Address **Unit 2 106 Hawley Lane Farnborough Hampshire GU14 8EQ**

Application No 17/00527/FUL Ward: Empress

Applicant: Mr Spencer And Miss Clancy

Decision: **Permission Granted**

Decision Date: 17 July 2017

Proposal: Erection of a single storey rear extension

Address **8 Charlotte Mews Farnborough Hampshire GU14 8BB**

Application No 17/00528/FUL Ward: Fernhill

Applicant: Mrs K Coutts

Decision: **Permission Granted**

Decision Date: 14 July 2017

Proposal: Retention of a pitched roof to existing flat roof front porch

Address **214 Pinewood Park Farnborough Hampshire GU14 9LG**

Application No 17/00531/FUL Ward: Heron Wood

Applicant: Drive Vauxhall

Decision: **Permission Granted**

Decision Date: 19 July 2017

Proposal: Installation of flues to facilitate installation of new smart oven

Address **1 Lower Farnham Road Aldershot Hampshire GU12 4DZ**

Application No 17/00532/NMAPP Ward: St Mark's

Applicant: Alexandra Real Estate Partners Ltd

Decision: **Permission Granted**

Decision Date: 18 July 2017

Proposal: Non Material Amendment : to plans and details approved with Planning Permission 16/00474/FULPP dated 27 September 2016 comprising removal of the remaining single chimney and replacement with an identical lightweight replica chimney to be finished in matching external materials

Address **59 - 61 Alexandra Road Farnborough Hampshire**

Application No 17/00533/PDCPP Ward: St Mark's
Applicant: Mrs Kathleen Andrews
Decision: **Development is Lawful**
Decision Date: 24 July 2017
Proposal: Lawful Development Certificate for Proposed development: Conversion of existing detached garage to form ancillary living accommodation with associated works
Address **22 Sherborne Road Farnborough Hampshire GU14 6JT**

Application No 17/00535/PDCPP Ward: Knellwood
Applicant: Mr & Mrs Skoglund
Decision: **Development is Lawful**
Decision Date: 21 July 2017
Proposal: Lawful Development Certificate: Formation of a rear dormer window
Address **10 Yetminster Road Farnborough Hampshire GU14 6QY**

Application No 17/00537/FUL Ward: Cove And Southwood
Applicant: Mr A Buck
Decision: **Permission Granted**
Decision Date: 18 July 2017
Proposal: Erection of a part first floor and two storey rear extension and erection of a single storey rear extension following the removal of the existing conservatory
Address **23 Randolph Drive Farnborough Hampshire GU14 0QQ**

Application No 17/00547/PDCPP Ward: St Mark's
Applicant: Mr Maciej Rozanski
Decision: **Development is Lawful**
Decision Date: 26 July 2017
Proposal: Certificate of lawfulness for proposed development: Formation of an "L" shaped dormer within rear roof elevation and 3 roof lights within front roof elevation to facilitate room in roof
Address **54 York Road Farnborough Hampshire GU14 6NF**

Application No 17/00548/FULPP Ward: Empress
Applicant: Mr OWEN GARDNER
Decision: **Permission Granted**
Decision Date: 31 July 2017
Proposal: Erection of a two storey side extension and single storey front extension
Address **337 Farnborough Road Farnborough Hampshire GU14 8AY**

Application No 17/00549/FULPP Ward: Manor Park
Applicant: Mr & Miss Mr P. Whittingham & Miss Kitch
Decision: **Permission Granted**
Decision Date: 04 August 2017
Proposal: Erection of two single storey adjoining rear extensions
Address **65 - 67 St Georges Road Aldershot Hampshire**

Application No 17/00550/FULPP Ward: St John's
Applicant: Mrs S Key
Decision: **Permission Granted**
Decision Date: 21 July 2017
Proposal: Erection of a single storey side and rear extension following demolition of existing porch
Address **12 Jubilee Close Farnborough Hampshire GU14 9TD**

Application No 17/00556/COND Ward: Knellwood
Applicant: P. Davey Developments
Decision: **Conditions details approved**
Decision Date: 24 July 2017
Proposal: Submission of details pursuant to Condition Nos.5 (communal aerial details) and 7 (bin storage enclosure details) of planning permission 15/00376/FULPP dated 20 August 2015
Address **141 - 143 Alexandra Road Farnborough Hampshire GU14 6RR**

Application No 17/00558/FUL Ward: Knellwood

Applicant: Mrs S Lea

Decision: **Permission Granted**

Decision Date: 31 July 2017

Proposal: Erection of a single storey rear extension

Address **40 Cedar Road Farnborough Hampshire GU14 7AX**

Application No 17/00561/COU Ward: Fernhill

Applicant: Mr C Greaves

Decision: **Permission Granted**

Decision Date: 31 July 2017

Proposal: Change of use of land to garden area, erection of new boundary fencing and a single storey side extension

Address **221 Sandy Lane Farnborough Hampshire GU14 9LA**

Application No 17/00562/FULPP Ward: West Heath

Applicant: Mrs Helen Roberts

Decision: **Permission Granted**

Decision Date: 27 July 2017

Proposal: Relief of Condition 10 of Planning Permission 07/00472/FUL dated 16th August 2007 to allow the conversion of garage to form a habitable room

Address **98A Fernhill Road Farnborough Hampshire GU14 9DP**

Application No 17/00563/REXPD Ward: Aldershot Park

Applicant: C. Costa Maceda

Decision: **Permission Granted**

Decision Date: 26 July 2017

Proposal: Erection of a single storey rear extension measuring 4.6 metres from the original rear wall, 2.95 metres to the eaves and 2.95 metres in overall height

Address **108 Morland Road Aldershot Hampshire GU11 3SF**

Application No 17/00565/FULPP Ward: Aldershot Park

Applicant: Mr O Thapa

Decision: **Permission Granted**

Decision Date: 02 August 2017

Proposal: Formation of a vehicular access from highway

Address **15 Church Road Aldershot Hampshire GU11 3PR**

Application No 17/00566/PDCPP Ward: Knellwood

Applicant: Mr & Mrs Rowe

Decision: **Development is Lawful**

Decision Date: 04 August 2017

Proposal: Certificate of Lawfulness for Proposed Development: Erection of a single storey rear extension

Address **69 Boundary Road Farnborough Hampshire GU14 6SQ**

Application No 17/00574/FULPP Ward: West Heath

Applicant: Mr Branislav Cambor

Decision: **Permission Granted**

Decision Date: 04 August 2017

Proposal: Erection of single storey rear extension

Address **27 Cheyne Way Farnborough Hampshire GU14 8RX**

Application No 17/00577/PDCPP Ward: Manor Park

Applicant: Mr Les Green

Decision: **Development is Lawful**

Decision Date: 04 August 2017

Proposal: Certificate of Lawfulness for Proposed Development: Conversion of garage to form habitable room

Address **34A Highfield Avenue Aldershot Hampshire GU11 3BZ**

Application No 17/00587/CONDPP Ward: Cove And Southwood

Applicant: Miss MICHELLE GORDON

Decision: **Conditions complied with**

Decision Date: 21 July 2017

Proposal: Confirmation that conditions 1 (start of works within 3 years) and 2 (formation of vehicular access) attached to planning permission 14/00941/FUL (Demolition of existing conservatory and erection of a single storey side and part single and part two storey rear extension) dated 17 February 2015 as amended by Non Material Amendment permission 17/00587/CONDPP dated 21st July 2017 have been complied with

Address **15 Weir Close Farnborough Hampshire GU14 0BJ**

Application No 17/00589/PDC Ward: Rowhill

Applicant: Mr D May

Decision: **Development is Lawful**

Decision Date: 04 August 2017

Proposal: Lawful Development Certificate: Formation of a dormer window to rear, erection of two single storey rear extensions

Address **18 Kings Road Aldershot Hampshire GU11 3PQ**

Application No 17/00605/SCREEN Ward: Empress

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

Decision: **Environmental Assessment Not Required**

Decision Date: 19 July 2017

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

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

Application No 17/00614/NMAPP Ward: Cove And Southwood

Applicant: Miss M Gordon

Decision: **Permission Granted**

Decision Date: 21 July 2017

Proposal: Non material amendment to planning application 14/00941/FUL dated 17th February 2015 to allow the retrospective change of the Juliet balcony and patio doors to the first floor rear elevation to a standard window and the omission of a first floor side window

Address **15 Weir Close Farnborough Hampshire GU14 0BJ**

Application No 17/00615/NMA Ward: St John's

Applicant: Mr J Parsons

Decision: **Permission Granted**

Decision Date: 21 July 2017

Proposal: Non material amendment to planning application 16/00983/FULPP (Erection of part two storey and part single storey side extension) dated 4th January 2017 to allow the proposed roof to be flush with the existing house

Address **1 Cripsey Road Farnborough Hampshire GU14 9PZ**

Application No 17/00650/NMA Ward: Empress

Applicant: Mr Sambanthamoorthy

Decision: **Permission Granted**

Decision Date: 04 August 2017

Proposal: Non material amendment to planning application 16/00468/FUL dated 2nd August 2016 (Erection of two storey rear extension and porch to front) to allow changes to the windows in the side elevations

Address **The Larches 29 Napoleon Avenue Farnborough Hampshire GU14 8LZ**

Application No 17/00655/NMA

Ward: Cove And Southwood

Applicant: Ms Steedman

Decision: **Permission Granted**

Decision Date: 04 August 2017

Proposal: Non material amendment to planning application 17/00387/FULPP dated 6th June 2017 (Erection of single storey rear extension) to allow changes in design

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

Development Management Committee
16th August 2017

Directorate of Community and
Environment
Planning Report No. PLN1729

**Planning (Development Management) summary report for the quarter
Apr-Jun 2017**

1. Introduction

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

2. Planning Applications

- 2.1 The three tables below set out figures relating to Major, Minor and 'Other' planning applications for the first quarter. We are required to provide the government with statistical returns in relation to these categories. It should be noted that the returns required by government do not include a number of application types including applications for certificates of lawfulness, applications for prior approval for larger householder extensions, 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 103 cases in the quarter, and are included in the total figures reflecting workload set out at 3.1 below.

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

Decisions in quarter	Apr-Jun 2017	Government Target	2016/2017 Total
5*	100%	60%	94%

Whilst 2 of the 5 decisions were issued after the 13 week period, both were the subject of agreed extensions of time by the applicants and therefore recorded as in time for government returns.

Minor (Non householder) Applications determined within 8 weeks

Decisions in quarter	Apr-Jun 2017	Government Target	2016/2017 Total
34	85%	65%	75.7%

Whilst 10 of the 34 applications were issued after the 8 week period, five 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

Decisions in quarter	Apr-Jun 2017	Government Target	2016/2017 Total
118	96.6%	80%	95.4%

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

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

2016/2017 Total	Government Target	Apr-Jun 2017	Appeal Decisions
20%	40% max	0%	3

3. Workload

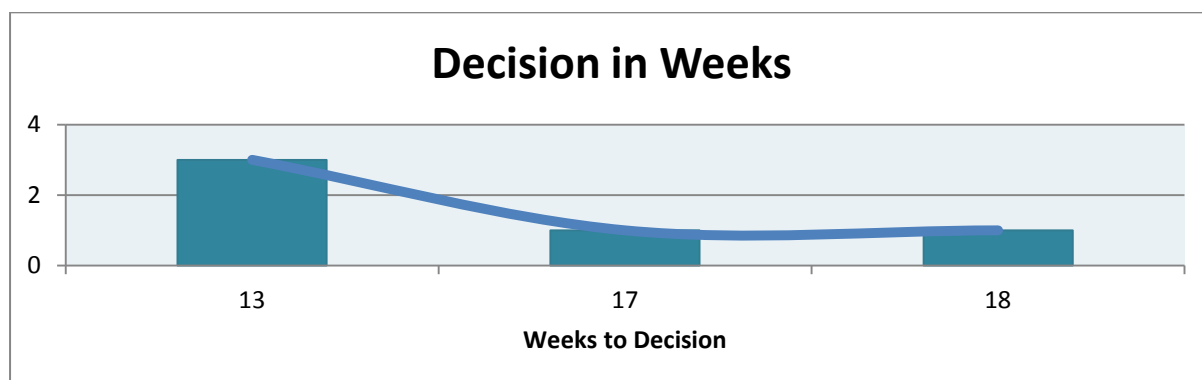
3.1 This section deals with workload demand on the Development Management Section in the past three months and the full year.

Departmental Work Demand Apr-Jun 2017

Applications Submitted (All types)	Pre-Application Cases	Incoming Telephone Calls	Applications Determined (All types)	Appeals Submitted
282	110	2773	279	2

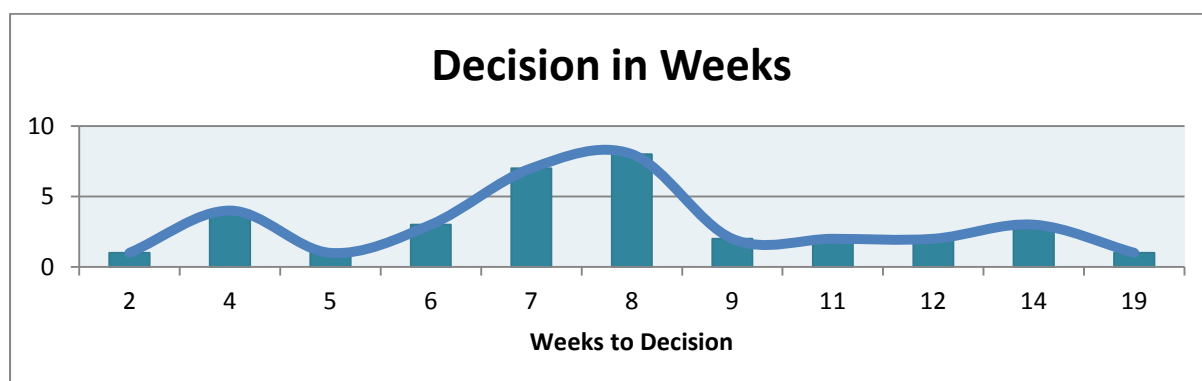
3.2 The following graphs present the time period being taken to determine different types of application.

Major and small-scale majors Total 5



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

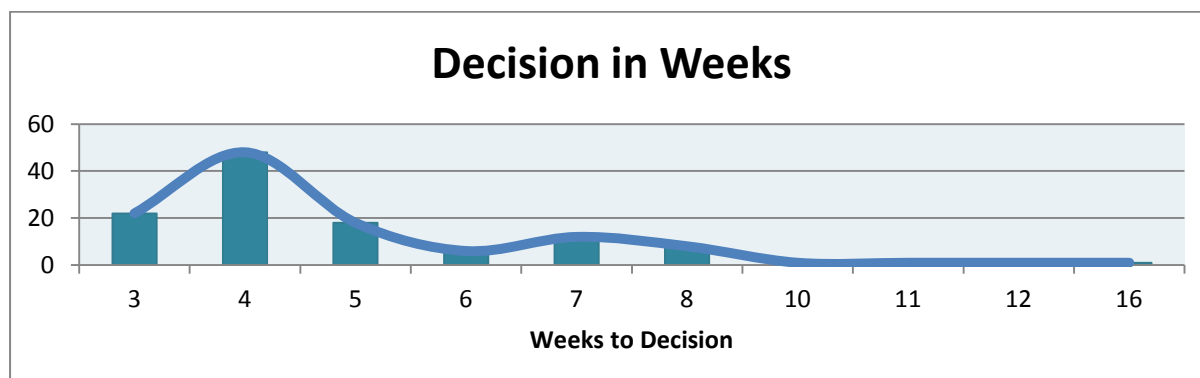
Minor (Non householder) applications Total 34



3.4 This second graph illustrates the determination times for minor applications, 85% of which were determined within the statutory date or in accordance with

agreed extensions of time.

'Other' (Including Householder) applications Total 118



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

4. Fee Income

4.1 The total amount of planning fee income received for the quarter was £129,628.

5. Section 106 contributions

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

Section 106 contributions received	Apr-Jun 2017
Contributions received (Rushmoor and Hampshire) apportioned as set out below~	£968,208.54
Open Space (specific projects set out in agreements)	£54,807.20
SANGS a) Hawley Meadows * b) Southwood II c) Rowhill	a) £443,430.00 b) £272,870.00 c) £21,970.00
SAMM* a) Hawley Meadows b) Southwood II c) Rowhill d) Wellesley Woodland	a) £48,522.00 b) £29,856.00 c) £2,403.00 d) £0
Transport (specific projects set out in agreements)*	£399,324.77

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

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

5.2 Eleven new undertakings/legal agreements were signed in the period April-

June 2017.

6. Comment on workload for this quarter and year

- 6.1 This first quarter saw sustained application levels, and fee income for this quarter exceeding the budgeted estimate for two of the three months. This is a product of timing decisions taken by applicants in respect of major schemes.
- 6.2 Payment for pre-application discussions and meetings commenced on 1st February 2017, one month into the previous quarter. The currently reported quarter shows total receipts of £7,439.40. If this continued on a pro-rata basis it would imply potential receipts £29,757.76 for a full twelve month period. Two points of relevance should be noted.
- These receipts are subject to VAT at 20% meaning the actual receipt from a householder charge of £35.00 is £29.17, a minor development charge of £200.00 is £166.67 and a Major development charge of £600.00 is £500.00.
 - During the first quarter when charges were introduced, the level of pre-application cases fell from the established level of 200-250 per quarter, to 127. This pattern appears to have continued with the figure for the currently reported quarter being 110, this appears to be further evidence of a deterrent effect on 'casual' pre-application enquiries as a result of charging.

7. Wellesley

- 7.1 Progress on the first residential phases of Wellesley continues and Maida Development Zone A (which will provide 228 residential units) is at an advanced stage of construction. To date there have been 178 practical completions, of which 177 units are now occupied. 59 of the occupied units provide affordable housing.
- 7.2 Works will shortly commence on site for Phases B1 and B2 of Corunna Zone B. The Corunna Development Zone is located to the west of Maida on the opposite side of Queen's Avenue. A scheme for 277 dwellings was approved in March 2017 and the relevant pre-commencement details have been submitted for approval and are currently being processed.
- 7.3 A Reserved Matters Application for 116 dwellings at McGrigor Zone D was registered on 23rd June 2017 and is currently being considered. The McGrigor zone is located directly north of the Cambridge Military Hospital Zone C. Associated approved demolition work has now been carried out on site in preparation for redevelopment.
- 7.4 An application for the demolition of various buildings with Pennefathers (Zone G) and Knollys (Zone F) Development Zones (with the Aldershot Military Town Conservation Area) has recently been registered and is under consultation. Applications for the approval of Design Code 3 Documents for each of these zones is expected to be submitted within the next 6 months.

7.5 The Western Primary School is now under construction and is due to open September 2018.

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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