

# Public Document Pack



## RUSHMOOR BOROUGH COUNCIL

### DEVELOPMENT MANAGEMENT COMMITTEE

*at the Council Offices, Farnborough on  
Wednesday, 18th July, 2018 at 7.00 pm*

To:

#### **VOTING MEMBERS**

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

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

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

Cllr C.P. Grattan  
Cllr Mara Makunura  
Cllr A.R. Newell

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

Cllr Barbara Hurst (Cabinet Member for Health and Housing) (ex-officio)

#### **STANDING DEPUTIES**

Cllr Veronica Graham-Green  
Cllr P.F. Rust

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

# A G E N D A

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

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

## 2. **MINUTES** – (Pages 3 - 14)

To confirm the Minutes of the meeting held on 20th June, 2018 (copy attached).

## 3. **PLANNING APPLICATIONS** – (Pages 15 - 42)

To consider the Head of Planning's Report No. PLN1818 on planning applications recently submitted to the Council (copy attached).

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

<b>Item</b>	<b>Reference Number</b>	<b>Address</b>	<b>Recommendation</b>
1	16/00981/FULPP	Aldershot Bus Station, 3 Station Road, Aldershot	For information
2	18/00140/FULPP	Meudon House, Meudon Avenue, Farnborough	For information
3	18/00225/LBCPP	Ramsden Garden Wall Memorial – Montgomery Lines, Aldershot	For information
4	18/00251/FULPP	Willow House, 23 Grosvenor Road, Aldershot	For information
5	18/00367/OUTPP	Former Police Station, Pinehurst Avenue, Farnborough	For information
6	18/00397/FULPP	Village Hotel, Pinehurst Road, Farnborough	For information
7	18/00416/REVPP	26-28 Grosvenor Road, Aldershot	For information
8	18/00466/FULPP	117 Farnborough Road, Farnborough	For information

9      18/00481/FULPP      Old Warehouse and Star      For information  
Yard, Aldershot

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

<b>Item</b>	<b>Pages</b>	<b>Reference Number</b>	<b>Address</b>	<b>Recommendation</b>
10	23-30	18/00454/FULPP	Farnborough Airport, Farnborough	Grant

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

4. **ENFORCEMENT AND POSSIBLE UNAUTHORISED DEVELOPMENT – (Pages 43 - 46)**

To consider the Head of Planning's Report No. PLN1819 (copy attached) which reports on cases of planning enforcement and possible unauthorised development.

**MEETING REPRESENTATION**

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

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

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Development Management Committee  
18th July 2018

Head of Planning

Declarations of interest

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

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

Agenda Item No.	Planning Application No.	Application Address	Reason

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# DEVELOPMENT MANAGEMENT COMMITTEE

Meeting held on Wednesday, 20th June, 2018 at the Council Offices, Farnborough at 7.00 pm.

## Voting Members

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

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

## Non Voting Member

Apologies for absence were submitted on behalf of Cllr Barbara Hurst (Cabinet Member for Health and Housing) (ex-officio).

## 8. DECLARATIONS OF INTEREST

There were no declarations of interest.

## 9. MINUTES

The Minutes of the meeting held on 23rd May, 2018 were approved and signed by the Chairman.

## 10. 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:

\* 18/00117/REMPP (Zone B – Corunna, Aldershot Urban Extension, Alisons Road, Aldershot);

(ii) the applications dealt with by the Head of Planning, where necessary in consultation with the Chairman, in accordance with the Council's Scheme of Delegation, more particularly specified in Section "D" of the

Head of Planning's Report No. PLN1815, be noted;

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

16/00981/FULPP	(Aldershot Bus Station, No. 3, Station Road, Aldershot);
18/00140/FULPP	(Meudon House, Meudon Avenue, Farnborough);
18/00225/LBCPP	(Ramsden Garden Wall Memorial – Montgomery Lines, Aldershot);
18/00251/FULLPP	(Willow House, No. 23 Grosvenor Road, Aldershot);
18/00367/OUTPP	(Former Police Station, Pinehurst Avenue, Farnborough);
18/00397/FULPP	(Village Hotel, Pinehurst Road, Farnborough);
18/00416/REVPP	(Nos. 26-28 Grosvenor Road, Aldershot);

\* The Head of Planning's Report No. PLN1815 in respect of this application was amended at the meeting

## 11. APPEALS PROGRESS REPORT

### (1) New Appeals

<b>Address</b>	<b>Description</b>
No. 14 Church Circle, Farnborough	Against an enforcement notice requiring removal of unauthorised uPVC windows installed in a building converted to flats in a Conservation Area. It was noted that this appeal was being dealt with by means of the written procedure.
No. 36 Mayfield Road, Farnborough	Against an enforcement notice requiring the owner to cease using any part of the land for the storage and sale of motor vehicles, and to remove from the land all vehicles other than those owned by the residential occupiers of the land, which are stored in connection with and ancillary to the residential use of the land. It was noted that this appeal was being dealt with by means of the written procedure.



(2) **Appeal Decision**

<b>Application No.</b>	<b>Description</b>	<b>Decision</b>
17/00710/FULPP	Against the Council's refusal of planning permission for the demolition of existing dwelling and garage and erection of two detached three-bedroomed houses with associated amenity space and parking at No. 77 Fernhill Road, Farnborough.	Dismissed

**RESOLVED:** That the Head of Planning's Report No. PLN1816 be noted.

The meeting closed at 7.20 pm.

CLLR B.A. THOMAS (CHAIRMAN)

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**Development Management Committee  
20th June 2018**

**Appendix "A"**

**Application No. & Date Valid:**      **18/00117/REMPP**                      **8th February 2018**

**Proposal:**                      **PART APPROVAL OF RESERVED MATTERS:** for the construction of 454 residential dwellings (including six affordable supported housing units) together with the demolition of a former band practice room (building 5B) associated landscaping, access and parking, in Development Zone B (Corunna B3 & B4) pursuant to Condition 4 (1 to 21), attached to Hybrid Outline Planning Permission 12/00958/OUT dated 10th March 2014 at **Zone B - Corunna Aldershot Urban Extension Alisons Road Aldershot**

**Applicant:**                      Mr Rob Phillips

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

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

2                      Prior to first occupation of any part of the development hereby permitted, a fully detailed hard and soft landscape and planting scheme (to include ecological enhancement as set out in the recommendations of Section 5 of the Ecological Review (Aspect, January 2018) hereby approved) shall be submitted to and approved in writing by the Local Planning Authority. All hard landscaping shall be completed in accordance with the approved scheme prior to first occupation of the part of the development to which it relates. All planting, seeding or turfing shall be carried out in the first planting and seeding seasons following the first occupation of the or completion of the part of the development to which it relates, 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. This condition shall apply notwithstanding any indications as to these matters

which have been given in the application.\*

Reason - In the interests of the character and appearance of the area and the ecological interest of the site.

- 3 Notwithstanding the Affordable Housing Strategy documents submitted with the application, prior to commencement of the development, an updated Affordable Housing Strategy (AHS) Revision 6 and Affordable Housing Development Zone Strategy (AHDZS) for Corunna Development Zone B, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the AHS and AHDZS as approved.\*

Reason: To accord with the provisions of the Hybrid Outline Planning Permission and associated s106 planning obligations in relation to the delivery of affordable housing.

- 4 A schedule of the materials (including samples where required by the Local Planning Authority) to be used for the external surfaces of the dwellings hereby approved shall be submitted to and approved in writing by the Local Planning Authority, before the relevant part of the development to which they relate is commenced (excluding preparatory ground works), and this condition shall apply notwithstanding any indications to these matters which have been given in this application. The development shall be carried out in accordance with the approved details prior to first occupation of the relevant part of the development.\*

Reason - To ensure satisfactory quality and external appearance for the development and to safeguard the character and appearance of the conservation area and the setting of adjoining heritage assets.

- 5 Typical detailed construction drawings of brick detailing, projecting bonds and chimneys for each applicable house type/apartment building (as agreed with the Local Planning Authority) hereby approved shall be submitted to and approved in writing by the Local Planning Authority, before the relevant part of the development to which they relate is commenced (excluding preparatory ground works), and this condition shall apply notwithstanding any indications to these matters which

have been given in this application. The development shall be carried out in accordance with the approved details prior to first occupation of the relevant part of the development.\*

Reason - To ensure satisfactory quality and external appearance for the development and to safeguard the character and appearance of the conservation area and the setting of adjoining heritage assets.

- 6 Details of the design and location of all boundary treatment (including planted) proposed within the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. This condition shall apply notwithstanding any indications to these matters which have been given in this application. The development shall be carried out in accordance with the approved details prior to first occupation of the relevant part of the development.\*

Reason - To ensure satisfactory external appearance for the development, to safeguard residential amenity and in the interests of highway safety.

- 7 The development shall be carried out strictly in accordance with the sound insulation scheme outlined in Section 7 of the Sound Insulation Assessment (Mayer Brown, February 2018) hereby approved, which includes enhanced specification for glazing fronting Farnborough Road. The sound insulation scheme shall be implemented prior to first occupation of the development to which it relates and thereafter retained for the life of the development\*

Reason - To safeguard future occupiers of the development against noise disturbance.

- 8 Notwithstanding the Arboricultural Impact Assessment (Aspect Arboriculture, May 2018) submitted with the application, no development or other operations shall commence on site in connection with the development hereby approved (including any tree felling, tree pruning, demolition works, and moving of soil), until an Arboricultural Method Statement, to include a schedule of tree works and tree protection measures, together with a scheme for auditing tree protection and subsequent reporting, is submitted to and approved in writing by the local planning authority. Prior to first occupation of the development, a completion report shall be submitted to and agreed in writing by the local

planning authority, to demonstrate satisfactory compliance with the tree protection measures outlined in the Arboricultural Method Statement as approved.\*

Reason - To safeguard retained trees on the site, to safeguard the character and appearance of the area and biodiversity.

- 9 Prior to first occupation of any part of the development hereby permitted, a revised landscape design scheme for Ramsden Square, incorporating the Grade II Listed Ramsden Garden Wall Memorial, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following:
  - a. details of all hard surfacing;
  - b. details of all proposed planting, including numbers and species of plant, and details of size and planting method of any trees;
  - c. details of all boundary treatments;
  - d. details of street furniture and natural play features.

All hard landscaping and means of enclosure shall be completed in accordance with the approved scheme prior to first occupation of the development. All planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out in the first planting and seeding seasons following the first occupation of the or 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. This condition shall apply notwithstanding any indications as to these matters which have been given in the application.\*

Reason - To safeguard the setting of the Grade II Listed Ramsden Garden Wall Memorial, the character and appearance of the conservation area and to accord with the approved Wellesley Masterplan and Design Codes.

- 10 Prior to occupation of any part of the development hereby approved, details of the siting and means of enclosure of refuse and recycling bin storage and collection areas, together with vehicle tracking diagrams for refuse collection vehicles, shall be submitted to and approved in writing by the Local Planning Authority. The details shall demonstrate that where 1100ltr communal

bins are proposed, direct and level access is achieved together with, sufficient internal illumination, a minimum path width of 1.5m and maximum haul distance of 15m. The proposed refuse and recycling storage shall be provided in accordance with the approved details prior to the first occupation of the part of the development to which it relates, and shall be retained thereafter for the life of the development. This condition shall apply notwithstanding any indications to these matters which have been given in this application.\*

Reason - To meet the functional needs of the development, to safeguard the character of the area and in the interests of highway safety.

- 11 The residents' and visitors' parking spaces (including disabled bays) shall be laid out and allocated in accordance with drawing PP.01 C hereby approved prior to first occupation of the part of the development to which they relate, and shall be used only for the parking of vehicles ancillary and incidental to the residential use of the Corunna Development Zone.\*

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

- 12 Demolition of Building 5B shall not commence until a building recording document has been submitted to and approved in writing by the local planning authority in accordance with Section 9.0 of the Conservation Plan and Heritage Strategy (December 2012) approved under planning permission 12/00958/OUT dated 10/03/2014. The recording document shall be made available through the relevant public archive prior to first occupation of the development hereby approved.\*

Reason - To record and advance understanding of the significance of any heritage assets to be lost.

- 13 All wild birds and their nests are protected under the Wildlife and Countryside Act 1981 (as amended). If any trees are to be removed or structures demolished during the bird breeding season (March-September inclusive) they should first be inspected by an experienced ecologist and the development should be carried out in accordance with the methodology and recommendations contained within the Arboricultural Impact Assessment (Aspect Arboriculture, May 2018) hereby approved, to ensure that no active nests are

present. If an active nest is discovered it shall be left in situ until the young have fledged.

Reason - To prevent harm to breeding birds

- 14 The development hereby approved shall be carried out strictly in accordance with the methodology and recommendations contained within the Written Scheme of Investigation for an Archaeological Watching Brief ref: 770668 (Cotswold Archaeology, October 2017).

Reason - To secure the protection of archaeological assets if they are discovered.

- 15 The development shall be carried out strictly in accordance with the Construction Environmental Management Plan (Mayer Brown, January 2018) hereby approved.

Reason - In order to safeguard local environmental conditions and wildlife during the construction of the development.

- 16 The development shall be carried out strictly in accordance with the Construction Traffic Management Plan (Mayer Brown, January 2018) hereby approved.

Reason - To prevent any adverse impact on traffic and parking conditions and highway safety in the vicinity of the site.

- 17 The ecological mitigation measures and biodiversity action plan identified in Section 5 of the Ecological Review (Aspect, January 2018) hereby approved, shall be implemented fully in accordance with the recommendations, prior to first occupation of the development, or in the case of planting, in the first planting and seeding seasons following the first occupation of the or completion of the development, whichever is the sooner.

Reason - To enhance biodiversity and the ecological interest of the site.

- 18 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.

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

Drawings: SL01 D; CSL01 D; SE.01 B; SE.02 B; SE.03 B; SE.04 B; DBML01 C; AHL.01 B; PP.01 C; LP.01 A; CTP.01 B; HT.AB3B.e1 B; HT.AB3B.e2 B; HT.AB3B.p B; HT.AL4B-1.e B; HT.AL4B-2.e B; HT.AL4B.p A; HT.HE4B-AT.e B; HT.HE4B-AT.p B; HT.HE4B-DE-1.e B; HT.HE4B-DE-2.e B; HT.HE4B-DE-3.e A; HT.HE4B-DE-4.e A; HT.HE4B-DE-5.e A; HT.HE4B-DE.p B; HT.OX5B-1.e B; HT.OX5B-2.e B; HT.OX5B.p B; HT.WD3B-1.e B; HT.WD3B-2.e A; HT.WD3B.p B; FB-A.e1 B; FB-A.e2 B; FB-A.p1 A; FB-A.p2 A; FB-A.p3 A; FB-A.p4 A; FB-B.e B; FB-B.p B; FB-C.e1 C; FB-C.e2 A; FB-C.p1 B; FB-C.p2 B; FB-C.p3 B; FB-C.p4 B; FB-D.e B; FB-D.p B; FB-E.e1 B; FB-E.e2 B; FB-E.p1 B; FB-E.p2 B; FB-E.p3 B; FB-E.p4 B; FB-F.e1 B; FB-F.e2 B; FB-F.p1 B; FB-F.p2 B; FB-F.p3 B; FB-F.p4 B; FB-G.e1 B; FB-G.e2 B; FB-G.p1 G; FB-G.p2 G; FB-H.e1 B; FB-H.e2 B; FB-H.p1 A; FB-H.p2 A; FB-H.p3 A; FB-H.p4 A; FB-FLK.e C; FB-FLK.p A; HT S22B.e B; HT S22B.p A; HT.BY4B-AT.e B; HT.BY4B-AT.p B; HT.BY4B-DE.e B; HT.BY4B-DE.p B; HT.CA3B-MID-1.e B; HT.CA3B-MID-2.e B; HT.CA3B-MID.p B; HT.CA3B-END-1.e B; HT.CA3B-END-A.e A; HT.CA3B-END.p B; HT.CA3B-END-A.p A; HT.DU3B.pe B; HT.FL4B.e B; HT.FL4B.p B; HT.GR3B-MID.e B; HT.GR3B-MID.p B; HT.GR3B-END-1.e B; HT.GR3B-END-2.e B; HT.GR3B-END.p B; HT.HD4B-AT.e B; HT.HD4B-AT.e A; HT.HD4B-AT.p B; HT.HD4B-A-AT.e B; HT.HD4B-A-AT.p B; HT.HD4B-B-AT.e A; HT.HD4B-B-AT.p A; HT.HD4B-DE.e1 B; HT.HD4B-DE.e2 A; HT.HD4B-DE.p B; HT.LE3B.pe B; HT.2B MID.pe B; HT.2B END.pe B; HT.2B WCH.pe A; HT.3B MID.pe C; HT.3B END.pe B; HT.3B-A-1.pe B; HT.3B-A-2.pe B; HT.4B END.pe B; HT.130\_330.e B; HT.130\_330.P B; FB-J-K-L-M.e A; FB-J-K-L-M.p1 A; FB-J-K-L-M.p2 A; FB-J-K-L-M.p3 A; FB-N.e1 B; FB-N.e2 B; FB-N.p1 B; FB-N.p2 B; FB-N.p3 A; FB-P.e A; FB-P.p A; Gar 01.pe A; Gar 02.pe A; Gar 03.pe A; Gar 04.pe A; Gar 05.pe A; Bins-FB-F.pe A; Bins-FB-G.pe A; Bins-FB-N.pe A; Bins-FB-Falkirk.pe A; DET.01 B; HT S22B-1.e B; HT S22B-1.p B; HT S22B-2.e C; HT S22B-2.p B; BAR-HT.2B MID.pe C; BAR-HT.2B END.pe C; BAR-HT.2B WCH.pe A; BAR-HT.3B MID.pe C; BAR-HT.3B END.pe D; BAR-HT.3B

WCH.pe A; BAR-HT.3B-A.pe C;  
BAR-HT.4B MID.pe C; BAR-HT.4B END.pe C; BAR-  
HT.70\_71.e C; BAR-HT.70\_71.p C; 6417.ASP.HL.2.0 D;  
6417.ASP.HL.2.1 D; 6417.ASP.HL.2.2 D;  
6417.ASP.HL.2.3 D; 6417.ASP.HL.2.4 D;  
6417.ASP.HL.2.5 D; 6417.ASP.HL.2.6 D;  
6417.ASP.HL.2.7 D; 6417.ASP.PP.1.0 C;  
6417.ASP.PP.1.1 C; 6417.ASP.PP.1.2 C;  
6417.ASP.PP.1.3 C; 6417.ASP.PP.1.4 C;  
6417.ASP.PP.1.5 C; 6417.ASP.PP.1.6 C;  
6417.ASP.PP.1.7 C; BDWH/CORUNNA.2\_01 P1;  
BDWHCORUNNA.2\_02 P4;BDWH/CORUNNA.2\_03  
P1; BDWHCORUNNA.2\_04  
P1;BDWH/CORUNNA.2\_05;BDWHCORUNNA.2\_06  
P1; and A/BDWHCORUNNA.2/LIGHT-01 P2.

Documents: Planning Statement (Barratt David Wilson, January 2018, updated June 2018); Design & Access Statement (Thrive Architects, February 2018 and addendum June 2018); Sound Insulation Assessment (Mayer Brown, February 2018); Outdoor Lighting Report ref: LR1 Rev P2 (Mayer Brown, 15th January 2018); Remediation Method Statement on Site - Corunna B3 & B4 ref: LP1431 (Leap Environmental Ltd, 24th November 2017); Construction Environmental Management Plan (Mayer Brown, January 2018); Construction Traffic Management Plan (Mayer Brown, January 2018); Archaeological Watching Brief ref: 770668 (Cotswold Archaeology, October 2017); Condition 13 - Surface Water Drainage (Mayer Brown, February 2018); Arboricultural Impact Assessment (Aspect Arboriculture, May 2018); Ecological Review (Aspect Ecology, January 2018); Landscape Management Plan (Aspect Landscape Planning, January 2018); Visual Inspection Report - Former Band Practice Room (CTP, April 2018); Corunna Development Zone Phase B3 & B4 Reserved Matters Statement (Grainger plc., June 2018).

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

Development Management Committee  
18th July 2018

Head of Planning  
Report No.PLN1818

## Planning Applications

### 1. Introduction

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

### 2. Sections In The Report

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

#### **Section A – FUTURE Items for Committee**

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

#### **Section B – For the NOTING of any Petitions**

#### **Section C – Items for DETERMINATION**

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

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

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

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

### 3. Planning Policy

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

### 4. Human Rights

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

### 5. Public Speaking

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

### 6. Late Representations

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

recommendation caveated accordingly.

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

## 7. Financial Implications

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

Keith Holland  
Head of Planning

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### *Background Papers*

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

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**Section A**

**Future items for Committee**

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

Item	Reference	Description and address
1	16/00981/FULPP	<p>Demolition of existing bus station and re- development of site with the erection of a mixed use building comprising three ground floor commercial units with flexible use falling within Use Classes A1, A2, A3, A4, A5 or laundrette (sui generis); and upper floor residential use (Use Class C3) comprising 32 market residential flats (18 X 1-bedroom, 12 X 2- bedroom &amp; 2 X 3-bedroom units) with associated on- site servicing and parking areas.</p> <p><b>Aldershot Bus Station, 3 Station Road, Aldershot, Hampshire</b></p> <p>The Council has agreed to an extension of time for the determination of this application until 20 December 2018 to allow time for proposals for improvements to the adjoining Station forecourt to be more certain in terms of both design and timescales, and thereby to address representations lodged in respect of this planning application.</p>
2	18/00140/FULPP	<p>Demolition of existing structures and erection of 205 dwellings comprising 93 one bedroom flats; 80 two bedroom flats and 32 three bedroom townhouses with associated access, parking and landscape arrangements.</p> <p><b>Meudon House, Meudon Avenue, Farnborough, Hampshire</b></p> <p>The consultation period has now expired and responses are under consideration including an objection from Natural England in respect of the Thames Basin Heaths Special Protection Area. The application will be presented to the Development Management committee in due course.</p>

3	18/00225/LBCPP	<p>Soft and hard landscape works within the setting of the Ramsden Garden Wall Memorial</p> <p><b>Ramsden Garden Wall Memorial - Montgomery Lines Aldershot, Hampshire</b></p> <p>Consultation is still in progress on this application.</p>
4	18/00251/FULPP	<p>Demolition of existing building and erection of part 3, part 4 and part 5-storey building containing 23 flats (2 x studios, 13 x one bedroom and 8 x two bedroom) and 2 retail units, with associated bin and cycle storage.</p> <p><b>Willow House, 23 Grosvenor Road, Aldershot, Hampshire</b></p> <p>Consultation responses are under consideration.</p>
5	18/00367/OUTPP	<p>Outline application for the erection of up to 174 units across 8 storeys (plus a semi-underground car park) with associated car parking, cycle parking, open space, landscaping, lighting, drainage and associated infrastructure, engineering and service operations (all matters reserved).</p> <p><b>Former Police Station, Pinehurst Ave, Farnborough, Hampshire</b></p> <p>This application has only recently been received and consultations and neighbour notifications are in progress.</p>
6	18/00397/FULPP	<p>Erection of a 48 bedroom extension with link bridge connecting to the existing building including reconfiguration of the existing car park, landscaping and associated works.</p> <p><b>Village Hotel, Pinehurst Road, Farnborough, Hampshire</b></p> <p>This application has only recently been received and consultations and neighbour notifications are in progress.</p>



7	18/00416/REVPP	<p>Variation of conditions 2, 3, 6, 10, 15, 16, 17, 18 and 19 attached to planning permission 11/00558/FUL dated 11 November 2011 to allow for changes to approved details in respect of internal and external materials including new windows and doors, site levels, boundary treatment including the partial demolition and rebuild of existing wall, measures to prevent overlooking, energy efficiency measures to include PV panels, SUDS and approved plans (to include changes to layout and extension to rear staircase) and submission of noise mitigation measures.</p> <p><b>26-28 Grosvenor Road, Aldershot, Hampshire</b></p> <p>This application has only recently been received and consultations and neighbour notifications are in progress.</p>
8	18/00466/FULPP	<p>Erection of extensions and alterations to existing office building (Use Class B1) to facilitate conversion and change of use to residential use (Use Class C3) to provide 113 flats (comprising 7 X studio, 52 X 1-bedroom, 52 X 2-bedroom and 2 X 3-bedroom units); retention/provision of 197 on-site parking spaces and use of existing vehicular access to Farnborough Road; and landscaping including creation of new landscaped podium amenity courtyard</p> <p><b>117 Farnborough Road, Farnborough</b></p> <p>This application has only recently been received and consultations and neighbour notifications are in progress.</p>

9	18/00481/FULPP	<p>Retention of 6 retail units on the ground floor and conversion of the upper floors and a two-storey extension range to the rear into a total of 7 flats (comprising 4 X 1-bedroom and 3 X 2-bedroom units) at 182-192 Victoria Road; conversion of existing warehouse building into 4 X 1-bedroom flats on upper floors and provision of a parking and bin-store area on the ground floor with vehicular access opened up to Union Terrace at the Old Warehouse; demolition of the single-storey garage block adjoining the Old Warehouse backing onto Union Terrace and erection of a new-build 4-storey extension attached to the side of the Old Warehouse building to provide a further 3 X 2-bedroom flats, one each on the upper floors (14 flats in total); and provision of parking spaces, bin stores and landscape planting in Star Yard</p> <p><b>Old Warehouse and Star Yard, Aldershot</b></p> <p>This application has only recently been received and consultations and neighbour notifications are in progress.</p>
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### Section B

#### Petitions

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

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

Case Officer	John Thorne
Application No.	18/00454/FULPP
Date Valid	14th June 2018
Expiry date of consultations	5th July 2018
Proposal	Change of use of land from business (Use Class B1) to Airport use
Address	<b>Land To The South Of Templar Avenue Farnborough Hampshire</b>
Ward	St Mark's
Applicant	TAG Farnborough Airport Ltd
Agent	Roger Walker
Recommendation	<b>Grant</b>

### **Description**

The application relates to an area of land covering some 2.8 hectares on the south side of Templar Avenue and Fowler Avenue. The land is within the ownership of TAG Farnborough Ltd. It is currently part of an undeveloped plot within the Farnborough Business Park and measures some 300m in length and between 40 and 65 metres wide. The eastern boundary is with a further part of the business park and the southern and western boundaries are shared with operational parts of Farnborough Airport. Immediately to the south is a hangar used by tenants operating within the airport. To the south west is the airport fire station and a telephone exchange.

The proposal seeks to change the use of the land from its current Class B1 (Business) status as part of the business park, to become operational land forming part of Farnborough Airport (Sui generis).

No physical development of the site is proposed as part of this application. Committee consideration of the application is necessary as it constitutes a technical departure from the development plan in that it proposes the loss of designated employment land to another use.

If the application is successful the land, which would then form part of an operational airport, would benefit from certain permitted development rights allowing the erection of fencing, hardsurfacing and access roads for operational use.

The change of use is being sought in order to form part of a suitable site to accommodate a proposed future redevelopment. This is intended to provide a new maintenance, repair and operations centre for the aircraft manufacturer Gulfstream which is indicated will be the subject of a planning application to be submitted later in 2018.

The current proposal will not prejudice the consideration of a later application on its planning merits, nor will it have any implications for the number of, or limits to, flights to and from the airport allowed by its current planning permission to operate.

## **Relevant Planning History**

The land to which the application relates formed part of the RAE factory site which was used for much of the 20th century for aviation research and development. In 2000, outline planning permission was granted for its use as a business park to accommodate new build floorspace of 155,350 sq.m. with associated development for subsidiary uses within Classes A1 (retail), A3 (food and drink), D1 (Non-residential institutions) and D2 (Assembly and Leisure) car parking, landscaping, access, distributor road and a new junction at Elles Road, together with construction of a new 7.3 wide carriageway road with footpath, cycleway and verges between Government House Road in the south and the Factory site in the north together with new junctions (99/00744/OUT).

In 2002 reserved matters were approved in respect of the wider plot (referred to as 'Plot E') within the business park, of which the current application site forms part. This permission was in respect of a group of four office buildings (01/00807/REM).

In 2006 a variation of Condition 2 attached to the outline permission extended the time limit for submission of Reserved Matters applications until November 2017 (06/00362/FUL).

Submissions pursuant to outstanding conditions attached to the Plot E permission were received and approved in 2017 and works to commence implementation of the permission subsequently took place. The application site and the residual part of Plot E therefore benefit from a current and part-implemented permission for office development.

With the exception of one other area to the north side of Templer Avenue, development of all sites within the original business park has now been completed or commenced with a range of uses including offices, two car dealerships, a wholesale warehouse club, a public house and residential redevelopment and conversions.

Outline planning permission was granted in October 2000 (99/00658/OUT) for the development of Farnborough Airport as a business aviation facility. The illustrative masterplan accompanying the application showed new buildings to be associated with the function including hangars and maintenance facilities. The permission was modified by an appeal decision dated 13th March 2008 increasing the permitted number of aviation movements at weekends and on Bank Holidays.

A new permission granted on appeal on 10th February 2011 varied condition 8 attached to the earlier permissions to allow a greater proportion of the total permitted aircraft movements at the airport to take place at weekends and on bank holidays. The permission carried over the provisions of earlier conditions including condition 8. which restricts flying pursuant to the permission to between 07:00 and 22:00 on weekdays and 08:00 to 20:00 on Saturdays, Sundays and Bank Holidays except in emergencies.

In July 2013 planning permission was granted (13/00399/FUL) allowing non-intrusive maintenance activity to take place on open areas of the airport during the hours when flying is not permitted. Conditions attached to this permission restrict maintenance activity with the potential to generate noise to take place within specified buildings.

### **Consultee Responses**

Planning Policy	Departure from the development plan, but no policy objection.
HCC Highways Development Planning	The change of use is not considered to have a significant effect on traffic generation or detrimental impact onto the surrounding road network.
	No Objection

### **Neighbours notified**

In addition to posting site notices and press advertisement of the proposal as a departure from the development plan, individual letters of notification were sent to 17 surrounding occupiers. To date no responses have been received.

### **Policy and determining issues**

The development plan as it relates to this proposal currently comprises the Rushmoor Core Strategy, 2011, and the saved policies in the Rushmoor Local Plan Review (2000). In addition, the Rushmoor Local Plan, Draft Submission, June 2017, sets out the future planning policy in relation to the site the subject of the proposal.

#### Rushmoor Core Strategy (CS)

The CS vision notes that Farnborough Airport will continue to be a business aviation facility of the highest quality, and Objective E of the Core Strategy seeks to encourage the continuation of business aviation flying at Farnborough Airport.

The site adjoins the Airport, and although it is within the ownership of TAG, it does not fall within the defined Airport operational boundary for the purposes of the application of the development plan. It is designated as a Key Employment Sites in the Core Strategy, and Policy SS1 (the Spatial Strategy) and Policy CP8 of the Core Strategy are applicable in determining the acceptability of the principle of the proposal.

Were it to fall within the planning policy boundary identifying the extent of the Airport, Policy SP6 of the Core Strategy would have applied, which brings with it a presumption in favour of aviation related development.

#### Rushmoor Local Plan Review (RLPR)

Saved Policy FA3 applies regarding the redevelopment of the "main factory site" for employment use.

## National Planning Policy Framework (NPPF)

The National Planning Policy Framework (NPPF, March 2012) sets out a presumption in favour of "sustainable development", to which there are three dimensions; social, economic and environmental. Paragraph 7 of the NPPF notes that the planning system should be:

"...contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places to support growth and innovation."

Under the heading, Building a strong, competitive economy, paragraph 21 states that local planning authorities should:

- "...support existing business sectors, taking account of whether they are expanding or contracting...Policies should be flexible enough to accommodate needs not anticipated in the plan and to allow a rapid response to changes in economic circumstances;
- ...plan positively for the location, promotion and expansion of clusters or networks of knowledge driven, creative or high technology industries."

The Government has recently consulted on an update to the NPPF, and of note, paragraph 105, bullet (f) states that planning policies should:

"recognise the importance of maintaining a national network of general aviation facilities - taking into account their economic value in serving business, leisure, training and emergency service needs, and the Government's General Aviation Strategy."

## Draft Submission Rushmoor Local Plan, June 2017

### Policy SP4 - Farnborough Airport

Within the defined Farnborough Airport Planning Policy Boundary (APPB), development is restricted to that supporting business aviation and associated Airport related uses. The APPB as set out in the Draft Submission Rushmoor Local Plan replicated below. The site the subject of the proposal falls outside, but directly adjoining, the proposed Airport Planning Policy Boundary.

## Airport Planning Policy Boundary, Draft Submission Rushmoor Local Plan, June 2017

### Policy PC1 - Economic Growth and Investment

Policy PC1 sets out an approach that seeks to enable growth and retention of existing businesses within the Borough through the protection and regeneration of Strategic Employment Sites for B-class uses, and support for the delivery of infrastructure to contribute to the improvement of skills and education. The policies in the draft Local Plan seek to protect the majority of these sites to ensure a portfolio of employment sites and premises to meet future needs.

Policy PC2 - Safeguarding the Strategic Employment Sites to support core economic sectors  
Policy PC2 contributes towards meeting the future economic growth needs of the Borough and the wider Functional Economic Area by protecting and safeguarding Strategic Employment Sites against their loss to other, non B-class uses. Small-scale proposals for changes of use to non-employment uses will be supported where they would provide complementary uses(s) (such as cafes and sandwich bars) that are not detrimental to the

function and operation of the Strategic Employment Site. Farnborough Business Park is defined as a Strategic Employment Site.

#### Policy PC5 - Farnborough Business Park

Draft Policy PC5 clarifies the role of Farnborough Business Park as the Borough's flagship office development site, noting that proposals that would develop or enhance the B1(a) office employment use will be supported.

#### Enterprise M3 Local Economic Partnership (M3 LEP)

The Enterprise M3 LEP Strategic Economic Plan (SEP) (March 2014) maps the key economic assets of the LEP area, of which TAG Farnborough is considered to be one. The SEP also confirms that the LEP area has world-class sectors in ICT and digital media, pharmaceuticals, aerospace and defence and professional and business services. These four sectors are identified as priority sectors by the LEP.

Farnborough is identified as one of four growth towns in the LEP area (the others are Basingstoke, Guildford and Woking). The SEP states that these towns deliver one third of the jobs and GVA of the Enterprise M3 area, and this will continue to increase: Ensuring their success is fundamental to the success of the whole area and the UK economy as a whole.

#### Policy issues raised by the Proposal

Policy SS1 of the CS directs major employment uses to town centres and Key Employment Sites (KES), and the land the subject of this proposal falls within the Farnborough Business Park KES. The use of part of the site for B-class employment is established by virtue of the KES designation, which is a continuation of the policy position as set out in saved Policy FA3, which supports the principle of use of the land the subject of the proposal for employment related development.

This policy position established by the existing development plan is not changed notably by the preparation of the emerging policy framework through the progress on the new Local Plan, which, based on up to date evidence, designates the land as a Strategic Employment Site. This brings with it a policy presumption against the loss of land on such sites to non B-class uses, unless such uses are deemed "ancillary" to the main B-class use, and subject to testing the impact of the proposed use on the function of the site (i.e. its impact on the supply of such sites for B-class uses) and the operation of the site, including the ability of neighbouring occupiers to undertake their activities without constraints.

The emerging Local Plan has been the subject of examination, and the hearing sessions took place in May 2018. The Council is expecting to consult on modifications to the Plan prior to receipt of the Inspector's Report later in 2018. Whilst the Plan is yet to be adopted, the policies therein have reached a stage where they carry significant weight as a material consideration in the determination of planning applications.

The proposed change of use from B-class use to Airport use (sui generis) represents a departure from the development plan. The issue for decision is whether overriding material considerations exist to warrant this departure.

The proposed change of use for aviation is anticipated to prepare for delivery of a project to provide increased supporting aviation facilities on the TAG Farnborough Airport site. This is intended to provide increased aircraft storage and on-site aircraft servicing and maintenance facilities to support the business aviation function of the site.

Whilst the site does not fall within the boundary of the Airport for the purpose of applying Policy SP6 of the Core Strategy, the land has a close physical relationship with the existing Airport, being wholly under the ownership and control of TAG.

The proposal would enable the delivery of aviation related uses on land already within the Airport's ownership. The land is designated as a KES in the Core Strategy. Whilst the latter directs major B-class employment development to such locations, weighing in favour of the proposal are the economic benefits of the Airport to the local and regional economy (as demonstrated in the 2009 study of the Economic Impact of Business Aviation at Farnborough Airport), further recognised in the Enterprise M3 LEP's Strategic Economic Plan. Significant weight can therefore be afforded to the economic benefits of the inclusion of the site in the Airport's operation boundary for the purpose of aviation related development.

Policy CP8 of the Core Strategy supports the introduction of new non B-class uses on Key Employment Sites where they would support, or not be detrimental to, the function and operation of the site. Where possible, non B-class uses should generate employment themselves. The grant of this application would result in a change of use of the land from B-class to sui generis "aviation related" land use. The types of activity that are envisaged as a result of this would be storage and maintenance activities, which represent the types of employment generating activity that would otherwise take place in traditional B-class premises.

Whilst the land the subject of the proposal is part of Plot E of the business park, and would become part of the Airport's operation area, a significant proportion of Plot E would remain, with the potential for the delivery of some B-class employment use along the Fowler Avenue frontage. It should be noted that the bottom right hand diagonal section of Plot E, which falls within the KES, is intersected by the Public Safety Zone. This brings with it a restriction on potential land use in this location, as the number of people living, working, or congregating in the PSZ should not increase, and if possible, should be reduced over time.

The change of use of the land from B-class use to airport related use brings with it the capacity for a multiplier effect in terms of the significant economic benefits arising from the presence of Europe's premier business aviation Airport in Farnborough. These benefits are considered to outweigh notably the minimal impact on the supply of land for traditional B-class uses in this location.

## **Commentary**

The NPPF attaches great weight to a strong economy as a key thread of sustainable development, and requires local authorities to plan for existing clusters of industries and to support existing businesses where they are seeking to expand. The economic significance of the Airport, and the associated aerospace industry, to the economic health of, not only Rushmoor, but the wider Enterprise M3 LEP area, and in turn, the national economy, is recognised in the LEP's Strategic Economic Plan. All these factors add significant weight to the economic benefits of the change of use of the land to Airport related use, and these have been weighed in the balance against the loss of a small part of a KES from the supply of land for traditional B-class uses. Whilst the proposal therefore represents a departure from the development plan, the material considerations are deemed to be overriding, and no policy objection is raised.

In terms of the immediate and long term future of the application site, the change of use is being sought in order to assist in the assembly of a suitable site for a strategic aircraft maintenance facility which will, in the event of a planning application coming forward, be



assessed on its individual merits.

The effect of planning permission being granted for the current proposal will be that preparatory infrastructure works such as the erection of new perimeter fencing and realignment of internal access roads in this part of the airport will be able to proceed as permitted development. Furthermore in the event of a planning application coming forward for the envisaged redevelopment, the matter of the departure from the development plan will not be an issue. Should the redevelopment not proceed for any reason, the application land still benefits from the extant and implemented office redevelopment permission which will remain as an option for the landowners.

### **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 No aircraft maintenance activity shall take place on any open part of the application site other than internal diagnostic and servicing.

Reason - To prevent the transmission of noise to surrounding property.

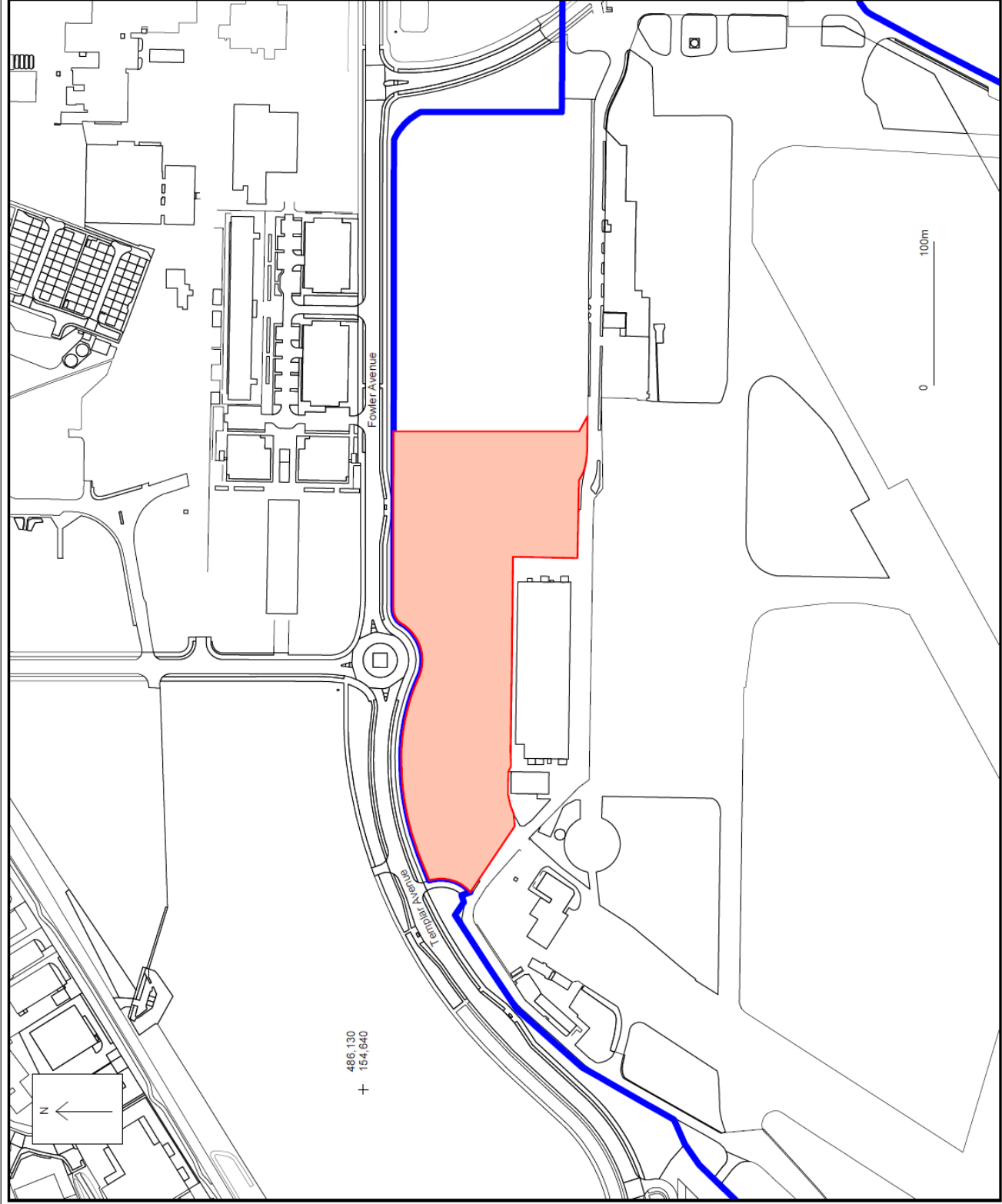
- 3 The permission hereby granted shall be carried out in accordance with the following approved drawings - GN TG A OP 2841 A & 2842 A

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 proposed change of use would support the development, sustainability and employment generation potential of aviation related activity in the borough. A balanced comparison between the proposed use and the loss of designated Class B employment land would, notwithstanding the consequent departure from the development plan, not give rise to any significant planning harm. 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.



Key:

Revisions



**TAG Farnborough Airport Ltd**  
**Farnborough**  
**Hampshire**  
**GU14 6XA**

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Scale@A3 1:2500 Date 29/05/18 Drawn by SG

Title

Site Plan

Drawing No. **GN TGA OP 2841** Rev No. **A**

File

## Section D

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

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

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Application No	18/00115/CONDPP	Ward: Wellington
Applicant:	C/o Agent	
Decision:	<b>Permission Granted</b>	
Decision Date:	13 June 2018	
Proposal:	Submission of details pursuant to condition 12 (trees) attached to Outline Planning Permission 12/00958/OUT dated 10th March 2014 in respect of the removal of a Sycamore Tree at Pennefathers Road, associated with highway improvements Hospital Hill, Knollys Road and Pennefathers Road.	
Address	<b>Zone G - Pennefathers Aldershot Urban Extension Alisons Road Aldershot Hampshire</b>	

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Application No	18/00133/FULPP	Ward: St Mark's
Applicant:	Farnborough Power Ltd	
Decision:	<b>Permission Granted</b>	
Decision Date:	14 June 2018	
Proposal:	Erection of a 16MW embedded short term operating reserve ('STOR') generating plant building, auxiliary equipment, plant control building, new bunds, landscaping and associated works.	
Address	<b>Land To The South Of Old Ively Road Cody Technology Park Ively Road Farnborough Hampshire</b>	

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Application No 18/00184/FULPP Ward: Empress  
Applicant: Mr Tony Sultana  
Decision: **Permission Granted**  
Decision Date: 13 June 2018  
Proposal: Retention of metal railings and formation of car park for use with adjoining church on site of demolished chapel, with associated works and vehicular access via the existing car park entrance on High View Road  
Address **7 Greens School Lane Farnborough Hampshire GU14 7PS**

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Application No 18/00234/CONDPP Ward: Wellington  
Applicant: Mr Carlo Tommasino & Anthony Orazio St  
Decision: **Conditions details approved**  
Decision Date: 14 June 2018  
Proposal: Submission of details of proposed external materials pursuant to condition 3 of planning permission 17/00824/FULPP dated 20/12/2017 in respect of the erection of ground floor, first floor and second floor rear extensions and rear facing dormer and conversion of existing office space and reconfiguration of existing flat to provide 5 additional flats and one reconfigured flat  
Address **73 - 77 High Street Aldershot Hampshire**

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Application No 18/00239/COU Ward: Wellington  
Applicant: Mr Zefar Hayyat  
Decision: **Permission Granted**  
Decision Date: 11 June 2018  
Proposal: Change of use of retail shop (Use Class A1) to mixed use comprising cafe/restaurant and takeaway use (Use Classes A3/A5) to share use of the existing kitchens in conjunction with adjoining existing takeaway (Use Class A5) premises at No.16 Station Road  
Address **18 - 20 Station Road Aldershot Hampshire GU11 1HT**

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Application No 18/00243/EDCPP Ward: St Mark's  
Applicant: Mr George Geis  
Decision: **Development is Lawful**  
Decision Date: 11 June 2018  
Proposal: CERTIFICATE OF LAWFULNESS FOR AN EXISTING USE OR DEVELOPMENT: Use of property as two two-bedroom dwellinghouses with gardens and car parking facilities  
Address **273 Lynchford Road Farnborough Hampshire GU14 6HY**

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Application No 18/00293/FULPP Ward: Cove And Southwood  
Applicant: Mirion Technology  
Decision: **Permission Granted**  
Decision Date: 12 June 2018  
Proposal: Installation of two new windows, replacement of existing full height window and replacement of top section of another full height window all in south side elevation of building  
Address **2 Columbus Drive Farnborough Hampshire GU14 0NZ**

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Application No 18/00324/FULPP Ward: Knellwood  
Applicant: Mr Tristan coles  
Decision: **Permission Granted**  
Decision Date: 13 June 2018  
Proposal: Erection of a two storey side extension and front porch  
Address **52 Ashley Road Farnborough Hampshire GU14 7HB**

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Application No 18/00328/FULPP Ward: Cherrywood  
Applicant: Ian Williams & Anchor Housing Trust  
Decision: **Permission Granted**  
Decision Date: 22 June 2018  
Proposal: Retention of extended and reconfigured parking area with relocated bin store and amended landscaping  
Address **St Clements Court Meadow Road Farnborough Hampshire GU14 8HP**

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Application No 18/00333/FULPP Ward: St Mark's  
Applicant: HICP Ltd  
Decision: **Permission Granted**  
Decision Date: 12 June 2018  
Proposal: Demolition of lean-to outbuilding adjoining car park entrance and associated restoration works comprising making good of adjoining retained yard wall and grassed area  
Address **Holiday Inn Lynchford Road Farnborough Hampshire GU14 6AZ**

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Application No 18/00335/FULPP Ward: St Mark's  
Applicant: HICP Ltd  
Decision: **Permission Granted**  
Decision Date: 12 June 2018  
Proposal: Removal of veranda balcony from front (south) elevation of hotel building and consequential making good including installation of a pair of window units at first-floor level (to match existing window units) to replace existing door openings onto balcony  
Address **Holiday Inn Lynchford Road Farnborough Hampshire GU14 6AZ**

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Application No 18/00342/FULPP Ward: Empress  
Applicant: Mr J Sebo  
Decision: **Permission Granted**  
Decision Date: 11 June 2018  
Proposal: Erection of a single storey front extension  
Address **5 Queen Victoria Court Farnborough Hampshire GU14 8AR**

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Application No 18/00349/ADV Ward: Empress  
Applicant: NW3 Spectrum Point Ltd  
Decision: **Permission Granted**  
Decision Date: 26 June 2018  
Proposal: Display of three high-level signs comprising of individual halo-illuminated letters applied to the face of the building and one free-standing tenant occupier sign with illuminated text  
Address **Spectrum Point 279 Farnborough Road Farnborough Hampshire GU14 7LS**

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Application No 18/00351/CONDPP Ward: St Mark's  
Applicant: Enhabit Ltd  
Decision: **Conditions details approved**  
Decision Date: 12 June 2018  
Proposal: Submission of details pursuant to Condition No.7 (communal aerial/satellite dish details) of planning permission 16/00474/FULPP dated 27 September 2016  
Address **59 - 61 Alexandra Road Farnborough Hampshire**

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Application No 18/00356/FULPP Ward: Knellwood  
Applicant: Mr Phil Lucas  
Decision: **Permission Granted**  
Decision Date: 12 June 2018  
Proposal: Erection of a two storey side extension  
Address **7 Firs Close Farnborough Hampshire GU14 6SR**

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Application No 18/00363/FULPP Ward: West Heath  
Applicant: Mr D Ellis  
Decision: **Permission Granted**  
Decision Date: 13 June 2018  
Proposal: Erection of a single storey side and rear extension and retention of an outbuilding to the rear  
Address **96 Blunden Road Farnborough Hampshire GU14 8QP**

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Application No 18/00366/FULPP Ward: Aldershot Park

Applicant: Mr T Rai

Decision: **Permission Granted**

Decision Date: 13 June 2018

Proposal: Erection of porch to front

Address **4 Andover Way Aldershot Hampshire GU11 3RJ**

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Application No 18/00370/FULPP Ward: Cove And Southwood

Applicant: Mr & Mrs Mahmood

Decision: **Permission Granted**

Decision Date: 15 June 2018

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

Address **21 Hazel Avenue Farnborough Hampshire GU14 0HA**

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Application No 18/00382/FULPP Ward: Rowhill

Applicant: Mr & Mrs D Clough

Decision: **Permission Granted**

Decision Date: 12 June 2018

Proposal: Enlargement of existing front dormer window

Address **2 Cranmore Close Aldershot Hampshire GU11 3BH**

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Application No 18/00383/FULPP Ward: St John's

Applicant: Mr & Mrs Sherwood

Decision: **Permission Granted**

Decision Date: 12 June 2018

Proposal: Raise the roof ridge height and formation of two dormer windows to rear to facilitate a loft conversion

Address **19 Woodlands Road Farnborough Hampshire GU14 9QF**

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Application No 18/00386/FULPP Ward: North Town  
Applicant: Mrs L Hole  
Decision: **Permission Granted**  
Decision Date: 22 June 2018  
Proposal: Erection of a part single and part two storey rear extension  
Address **4 Haig Road Aldershot Hampshire GU12 4PS**

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Application No 18/00387/FULPP Ward: North Town  
Applicant: Mr & Mrs Tubendra Limbu  
Decision: **Permission Granted**  
Decision Date: 20 June 2018  
Proposal: Erection of a single storey side and rear extension and front porch  
Address **168 North Lane Aldershot Hampshire GU12 4QR**

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Application No 18/00389/CONDPP Ward: St Mark's  
Applicant: Alexandra Real Estate Partners Ltd  
Decision: **Conditions details approved**  
Decision Date: 12 June 2018  
Proposal: Submission of details pursuant to Condition No.12 (external lighting details) of planning permission 16/00474/FULPP dated 27 September 2016  
Address **59 - 61 Alexandra Road Farnborough Hampshire**

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Application No 18/00391/REVPP Ward: Aldershot Park  
Applicant: Motor Fuel Group  
Decision: **Permission Granted**  
Decision Date: 29 June 2018  
Proposal: Variation of Condition Number 8 of planning permission 99/00101/FUL dated 12/05/1999 to allow the forecourt shop to be open 24 hours, 7 days a week  
Address **400 High Street Aldershot Hampshire GU12 4NE**

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Application No 18/00392/FULPP Ward: Knellwood  
Applicant: Mr & Mrs Roberts  
Decision: **Permission Granted**  
Decision Date: 13 June 2018  
Proposal: Erection of a single storey side extension, open porch to front elevation and rear infill glass extension  
Address **Westward 146 Sycamore Road Farnborough Hampshire GU14 6RF**

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Application No 18/00394/NMA Ward: Aldershot Park  
Applicant: Mr C. Luck  
Decision: **Permission Granted**  
Decision Date: 12 June 2018  
Proposal: Non Material Amendment to Planning Application 16/00163/FULPP dated 30th March 2018 to allow the change of external materials to the first floor rear elevation and single storey front extension  
Address **10 The Avenue Aldershot Hampshire GU12 4BJ**

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Application No 18/00406/FULPP Ward: St Mark's  
Applicant: Miss Juliette Murgatroyd  
Decision: **Permission Granted**  
Decision Date: 15 June 2018  
Proposal: External alterations and erection of a single storey rear extension  
Address **2 Peabody Road Farnborough Hampshire GU14 6EY**

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Application No 18/00408/TPO Ward: Cove And Southwood  
Applicant: Mr Hall  
Decision: **Permission Granted**  
Decision Date: 18 June 2018  
Proposal: One Oak (T3 of TPO 414) crown reduce by no more than 2 metres overall, thin crown by no more than 10% and raise crown by no more than 5 metres from ground level  
Address **26 Broadmead Farnborough Hampshire GU14 0RJ**

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Application No 18/00412/REV Ward: Knellwood  
Applicant: Mrs Michelle Burgess  
Decision: **Permission Granted**  
Decision Date: 20 June 2018  
Proposal: Variation of condition 14 attached to planning permission 99/00512/FUL dated 22 November 1999 to allow the conversion of both garages to habitable rooms  
Address **1 King George Close Farnborough Hampshire GU14 6PW**

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Application No 18/00413/FULPP Ward: West Heath  
Applicant: Mr Munday  
Decision: **Permission Granted**  
Decision Date: 29 June 2018  
Proposal: Demolition of existing garage and erection of a two storey side extension and single storey front and rear extensions  
Address **1 Lynn Way Farnborough Hampshire GU14 8RT**

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Application No 18/00414/FULPP Ward: Fernhill  
Applicant: Mr & Mrs BRIERLEY  
Decision: **Permission Granted**  
Decision Date: 26 June 2018  
Proposal: Erection of a single storey side extension and porch to front  
Address **Rodona 129 Sandy Lane Farnborough Hampshire GU14 9JX**

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Application No 18/00415/FULPP Ward: St John's  
Applicant: Mr Duncan Findlay  
Decision: **Permission Granted**  
Decision Date: 02 July 2018  
Proposal: Erection of first floor side extension over existing garage  
Address **12 Thyme Court Farnborough Hampshire GU14 9XT**

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Application No 18/00421/FUL Ward: North Town

Applicant: Mr & Mrs Lipscombe

Decision: **Permission Granted**

Decision Date: 27 June 2018

Proposal: Erection of a front porch

Address **11 Field Way Aldershot Hampshire GU12 4UG**

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Application No 18/00428/FULPP Ward: Rowhill

Applicant: Mrs S Philpotts

Decision: **Permission Granted**

Decision Date: 06 July 2018

Proposal: Replacement of six timber framed windows with white UPVC frames

Address **33A Lansdowne Road Aldershot Hampshire GU11 3ER**

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Application No 18/00434/PDCPP Ward: St John's

Applicant: Mr Andrew Rashleigh

Decision: **Development is Lawful**

Decision Date: 06 July 2018

Proposal: Certificate of lawfulness for proposed development: Erection of a single storey side extension

Address **Sunnybank 5 St Johns Road Farnborough Hampshire GU14 9RH**

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Application No 18/00450/NMA Ward: St John's

Applicant: Mr Danny Huskinson

Decision: **Permission Granted**

Decision Date: 14 June 2018

Proposal: Non Material Amendment to planning permission Ref: 18/00231/FULPP dated 21 May 2018 to allow the change of materials from brick to smooth finish cream render

Address **9 Chiltern Close Farnborough Hampshire GU14 9SF**

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Application No 18/00451/SCREEN

Ward: North Town

Applicant: Vivid Build Ltd

Decision: **Environmental Assessment Not Required**

Decision Date: 20 June 2018

Proposal: Screening opinion in respect of a variation to conditions 9, 11, 12, 22, 23, 28 and 29 attached to planning permission 13/00081/FULPP dated 28 November 2014 for the demolition of 132 flats and erection of 34 one-bed dwellings, 131 two-bed dwellings, 59 3-bed dwellings and 2 4-bed dwellings (226 in total) with associated highway works, parking , landscaping and amenity areas in respect of the resiting and amendment to plot 483, the retention of the electricity substation, relocation of the parking spaces from the front to the rear of plot 483, addition of three layby parking spaces on Pegasus Avenue to the front of Block 28 (plots 502-508 and 511-514) and associated removal of landscaping and alterations to the root protection zone to the rear of flat block plots 537-566 (Block 31)

Address **North Town Redevelopment Site - Stage 2 - Land Bounded By Eastern Road And Denmark Square Pegasus Avenue Aldershot Hampshire**

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Development Management Committee  
18<sup>th</sup> July 2018

Agenda item 4  
Head of Planning  
Report No. PLN1819

## Enforcement and possible unauthorised development

### 1. Introduction

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

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

### 2. Policy

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

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

### 3. Items

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

This report relates to:

Item 1 Delegated Decision to take Enforcement Action

All information, recommendations and advice contained in this report are understood to be correct at the time of writing this report. Any change in circumstances will be

updated verbally at the Committee meeting. Where a recommendation is either altered or substantially amended between preparing the report and the Committee meeting, a separate sheet will be circulated at the meeting to assist Members in following the modifications proposed.

#### **4. Human rights**

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

#### **5. Financial implications**

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

Keith Holland  
Head of Planning

#### **BACKGROUND PAPERS**

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

*Rushmoor Core Strategy (October 2011)*

*Rushmoor Local Enforcement Plan (2016)*

*National Planning Policy Framework (NPPF)*



**Item No. 1**

**Site location** Pretoria Cottage 7 Church Path Farnborough

**Alleged breach** Erection of a single storey rear extension

**Recommendation** No further action

**Description**

The property is a bungalow, one of a number set behind the frontage properties of Somerset Road. There is no vehicular access and pedestrian access is via Church Path and an alleyway from Somerset Road. There is a 1.8 metre high close board fencing to the rear with a matching gate. The bungalow is rendered and painted cream, and has slate and concrete roof tiles. The bungalow when originally built, was facing Church Path. Over the years, the orientation of the bungalow has changed and the principal elevation of the property now faces Somerset Road.

**Alleged breach**

A complaint was received that an extension was being built without planning permission.

**Investigation**

A site visit was made and the single storey extension measured at 3 metres deep x 5.8 metres wide and approximately 4 metres high to the roof ridge.

Although the measurements fall within permitted development limits, the extension has been built in timber so the materials of the external walls do not match those of the existing property ( a condition of permitted development). It therefore requires planning permission.

**Commentary**

The owners of the property were invited to submit a planning application for the retention of the extension but after protracted correspondence no application has been forthcoming.

The extension is in an unobtrusive location, set back away from the street frontage and behind close boarded fencing. Although the materials are not matching, the extension is considered to have no adverse impact on the street scene.

The extension is approximately 1 metre away from the boundary with the neighbouring property at No. 8 Church Path and 4.5 metres away from No. 6 Church Path.

An extension of this size in this location could have been built as permitted development. The only reason it requires planning permission is due to the external materials. It is considered there would be no grounds for a refusal of planning permission in the event of a planning application being submitted.

### **Full recommendation**

It is recommended that no further action be taken.

7 Church Path

