

# Public Document Pack



## RUSHMOOR BOROUGH COUNCIL

### DEVELOPMENT MANAGEMENT COMMITTEE

*at the Council Offices, Farnborough on  
Wednesday, 15th August, 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 Planning and Economy) (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 - 8)

To confirm the Minutes of the meeting held on 18th July, 2018 (copy attached).

## 3. **PLANNING APPLICATIONS** – (Pages 9 - 122)

To consider the Head of Planning's Report No. PLN1821 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	18/00367/OUTPP	Former Police Station, Pinehurst Avenue, Farnborough	For information
5	18/00466/FULPP	117 Farnborough Road, Farnborough	For information
6	18/00481/FULPP	Old Warehouse and Star Yard, Aldershot	For information
7	18/00489/FULPP	68-70 Giffard Drive, Farnborough	For information

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

Item	Pages	Reference Number	Address	Recommendation
8	17-50	18/00251/FULPP	Willow House, 23 Grosvenor Road, Aldershot	Refuse
9	51-72	18/00397/FULPP	Village Hotel, Pinehurst Road, Farnborough	Refuse
10	73-100	18/00416/REVPP	26-28 Grosvenor Road, Aldershot	Grant
11	101-108	18/00554/FULPP	34 Church Lane, Aldershot	Grant

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

4. **ENFORCEMENT AND POSSIBLE UNAUTHORISED DEVELOPMENT – (Pages 123 - 134)**

To consider the Head of Planning's Report No. PLN1822 (copy attached) which reports on cases of planning enforcement and possible unauthorised development.

5. **PLANNING (DEVELOPMENT MANAGEMENT) SUMMARY REPORT FOR THE QUARTER APRIL - JUNE 2018 – (Pages 135 - 140)**

To receive the Head of Planning's Report No. PLN1823 (copy attached) which updates on the Performance Indicators for the Development Management section of Planning, and the overall workload for the Section for the period 1st April to 30th June, 2018.

## **MEETING REPRESENTATION**

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

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

-----

Development Management Committee  
15th August 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

This page is intentionally left blank

# DEVELOPMENT MANAGEMENT COMMITTEE

Meeting held on Wednesday, 18th July, 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 Jennifer Evans  
Cllr C.P. Grattan  
Cllr Mara Makunura  
Cllr A.R. Newell

Apologies for absence were submitted on behalf of Cllr P.I.C. Crerar and Cllr Sue Dibble.

Cllr Veronica Graham-Green and Cllr P.F. Rust attended the meeting.

## **Non-Voting Members**

Cllr Barbara Hurst (Planning and Economy Portfolio Holder) (ex officio)

## 12. **DECLARATIONS OF INTEREST**

There were no declarations of interest.

## 13. **MINUTES**

The Minutes of the meeting held on 20th June, 2018 were approved and signed by the Chairman.

## 14. **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:

18/00454/FULPP

(Land to the south of Templer Avenue,  
Farnborough);

- (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. PLN1818, 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);
18/00466/FULPP	(No. 117 Farnborough Road, Farnborough);
18/00481/FULPP	(Old Warehouse and Star Yard, Aldershot);

**15. SITE VISIT**

**RESOLVED:** that a site visit be undertaken in respect of the following planning application for the reason set out:

<b>Application No.</b>	<b>Address</b>	<b>Reason for Site Visit</b>
18/00466/FULPP	No. 117 Farnborough Road, Farnborough	To assist in consideration of the amenity impact of the proposal – site not fully visible from public viewpoints.



16. **ENFORCEMENT AND POSSIBLE UNAUTHORISED DEVELOPMENT -  
PRETORIA COTTAGE, NO. 7 CHURCH PATH, FARNBOROUGH**

The Committee considered the Head of Planning's Report No. PLN1819 regarding the building of a single-storey rear extension without planning permission at Pretoria Cottage, No. 7 Church Path, Farnborough. The property owners had been invited to submit a planning application for the retention of the extension. To date, no application had been submitted.

The Committee was advised that, whilst the measurements of the extension fell within permitted development limits, the extension had been built in material which did not match those of the existing property and therefore required planning permission. Members were advised that, had an application been submitted, there would have been no grounds for a refusal of planning permission and permission would have been granted.

**RESOLVED:** That no further action be taken.

The meeting closed at 7.21 pm.

CLLR B.A. THOMAS (CHAIRMAN)

-----

This page is intentionally left blank

**Development Management Committee  
18th July 2018**

**Appendix "A"**

**Application No. & Date Valid:**      **18/00454/FULPP**                      **12th June 2018**

**Proposal:**                      Change of use of land from business (Use Class B1) to Airport use at **Land To The South Of Templar Avenue Farnborough Hampshire**

**Applicant:**                      TAG Farnborough Airport Ltd

**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                      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

This page is intentionally left blank

Development Management Committee  
15th August 2018

Head of Planning  
Report No.PLN1821

## 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.*

This page is intentionally left blank



**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	18/00367/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>
5	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>The consultation period has now expired and responses are under consideration including objections from neighbours at The Convent flats. The application will be presented to the Development Management committee in due course. The Committee has already agreed that a Members' Site Visit be undertaken in respect of this case.</p>

6	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>The consultation period has now expired and responses are under consideration. The application will be presented to the Development Management committee in due course.</p>
7	18/00489/FULPP	<p>Demolition of existing bungalow and erection of a two storey extension to existing doctors surgery with provision of additional car and cycle parking</p> <p><b>68-70 Giffard Drive, Farnborough</b></p> <p>This application has only recently been received and consultations and neighbour notifications are in progress.</p>

### Section B

#### Petitions

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

This page is intentionally left blank

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

Case Officer	Sarita Jones
Application No.	18/00251/FULPP
Date Valid	19th April 2018
Expiry date of consultations	7th June 2018
Proposal	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.
Address	<b>Willow House 23 Grosvenor Road Aldershot Hampshire GU11 1DL</b>
Ward	Wellington
Applicant	ACE Liberty & Stone Plc
Agent	Mr Jim Bailey
Recommendation	<b>Refuse</b>

### **Description**

The site occupies a prominent position at the junction of Grosvenor Road, Queens Road and Victoria Road, part of which is within the Aldershot West conservation area. It is on the edge of Aldershot town centre. It comprises a two storey flat roofed building built in the 1970s which is of little architectural merit. It has a small forecourt on Grosvenor Road and a small yard to the rear. It is in a poor state of repair and is currently vacant, having last been used as offices. Access to the rear of the building is available from Victoria Road but this is via land (currently a service area) which is not within the applicants' ownership (further commentary is made on this later in the report). There is no on site car parking to serve the building. There is a difference in levels within the site with Grosvenor Road being at a higher level than Victoria Road.

St Katherine Court lies to the north of the site. This building comprises nine flats provided over six floors. It is of relatively recent construction, post 2010, and is completed in a white render finish. Of most particular relevance to the current proposal is the position of bedroom windows in the recessed part of the south elevation of this building

26 Grosvenor Road lies to the south west and comprises a three storey building with a basement and a variety of outbuildings to the rear. It is adjacent to the junction with frontages onto both roads with access to the outbuildings provided from Queens Road. 28 Grosvenor Road is a single storey building which occupies a mid terrace position between 28 and 30 Grosvenor Road. 26, 28 and 30 Grosvenor Road are Grade II listed buildings dating from the late 19th century. 26 and 28 Grosvenor Road have been vacant for some time and were last used for retail purposes on the ground floor with ancillary storage and office uses on the remaining floors. The upper floors of 26 Grosvenor Road are finished in yellow bricks with arched windows of classical design following a regular pattern and form. The outbuildings are screened from general view by boundary walls and wooden doors which enclose the rear of the site. There is no car parking provision within the site. There is a difference in levels in the area with Queens Road being at a higher level than Grosvenor Road.

Wesley Chambers occupies a corner position to the west of the site and is a Grade II\* listed building. Whilst historically this building was used as a Methodist Chapel, it has been deconsecrated and is now used for commercial, educational and health purposes. 27 Grosvenor Road occupies a corner position to the south of the site and is also a Grade II listed building. It is two storey and is used as for retail purposes at ground floor with ancillary accommodation above.

182-188 Victoria Road lies to the east of the site and comprises a three storey building with retail uses on the ground floor and flats above. In the planning statement the agent advises that vehicular access to the rear of the application site is via a driveway between this building and the application site. It is noted that this driveway is excluded from the application site.

183-187 Victoria Road lie to the south of the site. They comprise single and two storey buildings in a combination of retail and residential uses.

## RELEVANT PLANNING HISTORY

In 1970 planning permission, ALB 1248/18, was granted for offices at the junction of Victoria Road and Grosvenor Road. This was subsequently varied in 1971, ALB 1248/20, when offices were granted for use by Social Services and the Careers Office. This permission was implemented.

In 1994 planning permission, 94/00595/COU, was granted for the erection of a two storey rear extension, new lobby and change of use of the ground floor and part of the first floor to a day centre to provide psychiatric care and the use of the remainder of the first floor as office accommodation. This permission was implemented.

In 2007 planning permission, 07/00603/FUL, was granted for the demolition of the existing building (formerly 19 Grosvenor Road) and erection of a building providing 9 flats. This was implemented and is now St Katherine Court 21 Grosvenor Road. Of particular note is the location of recessed bedroom windows in proximity to the northern boundary of the application site. In 2010 a non material amendment, 10/00721/NMA, was approved to this planning permission to allow minor alterations to the elevations, configuration of the roof of the approved building and use of render external finishing

There is a current application, 18/00481/FULPP, for the 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 22 parking spaces, bin stores and landscape planting in Star Yard.

This application site immediately adjoins the current application site to the east. Of particular note is the proposal to landscape the front of the site by the entrance from Victoria Road immediately adjacent to the eastern boundary of the application site and the formation of two parking spaces and additional landscaping between the northern boundary of the application site and the Old Warehouse. The application is under consideration and will be reported to the Development Management committee in due course. The applicants for Willow House have been notified of this application. Their planning agent submitted a late objection to the proposal on the following grounds:

"I am writing to OBJECT in the strongest possible terms, on behalf of the owners of 181-187 Victoria Road, Aldershot, namely ACE Liberty and Stone Plc.

- The planning application, number 18/00481/FULPP, includes a site plan, which shows a number of parking spaces and landscaping strips being created within the Star Yard area.
- The proposal is not legally implementable, because my clients own a right of access and egress over the whole of the Star Yard area, in order to gain access to the their property.
- All of the obstructions, including parking bays and landscaping strips, need to be removed from the plans, which will mean that the application proposal should include far fewer parking bays and no landscaping.

A copy of the land registry title details are attached, which confirm the above."

The information submitted in relation to rights of access has given rise to further queries, particularly in terms of who benefits from the rights and exactly what these rights are. These have been raised with the agent and a reply is awaited. An update will be given to the meeting. In the absence of clarity on this issue, the proposal as set out below is being considered on the basis that the access and service yard are outside the defined application site as indicated on the submitted plans.

The current proposal is for the demolition of the existing building and the erection of a 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. The building is contemporary in design with a flat roof. Glazed shopfronts are proposed for the retail units with large glazed windows/doors shown for the proposed flats. The five storey element of the building is on the Grosvenor Road frontage with the lower parts of the building fronting onto Victoria Road. The proposed external materials include brick, render, metal windows and railings and zinc and copper panels.

The ground floor would provide two retail units with basement accommodation, having frontages onto Victoria Road and Grosvenor Road. Two studio flats are proposed on the Victoria Road frontage with a two bedroom flat proposed behind the retail units overlooking the rear yard. The first and second floors, having a similar footprint to the ground floor, would provide 4 one bedroom and 2 two bedroom flats per floor giving a total of 12 flats. The third and fourth floors have smaller floor areas than the lower floors and would provide 2 one

bedroom and 2 two bedroom flats and 3 one bedroom and an one bedroom flats respectively. With the exception on one of the studios on the ground floor each flat would have its own balcony amenity space. A light well is proposed from the second floor level up adjoining St Katherine Court.

No car parking is proposed to serve the development. Parking for 32 cycles is proposed within the rear yard area to the east of the proposed building. Refuse storage for the proposed flats is proposed at ground floor level at the eastern of the building with access onto the driveway between the site and 182-192 Victoria Road.

The application is supported by a planning statement, a design and access statement, a built heritage statement, a transport statement, a technical note on deliveries and parking and framework travel plan, a noise assessment and a viability report.

## Consultee Responses

Crime Prevention Design Advisor	advises that having considered the supplementary information the comments made in the previous consultation remain relevant.
Community - Contracts Manager	provides information on what bins are required for the residential part of the development
Parks Development Officer	raises no objection to the proposal subject to a financial contribution.
Conservation Team	raise objection to the proposal
HCC Highways Development Planning	raise objection to the proposal.
Hampshire Fire & Rescue Service	advises that the development should take place in accordance with Approved Document B5 of the Building Regulations and section 12 of the Hampshire Act 1983. Advice is also given in relation to access for high reach appliances, water supplies, fire protection , the testing of fire safety systems, fire fighting and the environment and timber framed buildings.
Environmental Health	raises objection to the proposal
Housing	raise a query on the accuracy of the information submitted, the viability of the scheme and the accommodation being provided.
Natural England	raises objection to the proposal.
Planning Policy	raises concerns about the design of the proposal.
Crime Prevention Design Advisor	raises concerns about the connectivity of the residential and retail uses, potential increased burden on on-street parking given parking restrictions and absence of parking from the development and impact



of deliveries given loading restrictions. Comments are also made about pedestrian access, security of cycle store and ground floor apartments and lighting

Surface Water Drainage Consultations

No information has been submitted on drainage

Thames Water

advises that there would be no objection in relation to the waste water network and process infrastructure. It notes that the development is within 15 metres of TW underground waste water assets and seeks an informative to safeguard these assets. If the developer follows the sequential approach to the disposals of surface water no objection is raised to the proposal in terms of surface water drainage.

Aldershot Town Centre And Cultural Manager

No views received.

### **Neighbours notified**

In addition to posting a site notice and press advertisement, 133 individual letters of notification were sent to addresses in Cross Street, Frederick Street, Grosvenor Road, Queens Road, Union Street, Upper Union Terrace, Victoria Road

### **Neighbour comments**

Cllr Roberts objects to the proposal on the basis that the additional rear building is totally out of character with the surrounding properties.

The Aldershot Civic Society object to the proposal on the following grounds:

- the building is out of character for the area;
- it has an unfavourable impact on the views of the Aldershot West conservation area especially Wesley Chambers for the rest of the town, particularly when looking up from Victoria Road;
- there does not appear to be an access point for the bin area
- insufficient information about commercial waste removal;
- no parking;
- impact on local traffic associated with deliveries for both commercial and residential occupiers.

Objections have been received from 4 South Walk and 175 Victoria Road on the following grounds:

- 23 flats is too dense especially with no parking provision;
- it would be compounding an already difficult parking situation locally;
- it is entirely fanciful that the residents will be cycling around Aldershot;
- the development is aesthetically harmful to the adjacent Aldershot West conservation area;
- the design is bland and does not fit in with the heritage buildings around it;
- new residential development with no provision for any parking for its residents should obviously not be allowed.

## Policy and determining issues

The site is within Aldershot town centre. As such Policies SS1 (The Spatial Strategy), SP3 (Aldershot town centre), CP1 (Sustainable Development Principles), CP2 (Design and Heritage), CP3 (Renewable Energy and Sustainable Construction), CP4 (Surface Water Flooding), CP5 (Meeting Housing Needs and Housing Mix), CP6 (Affordable Housing), CP8 (Supporting Economic Development), CP10 (Infrastructure Provision), CP12 (Open Space, Sport and Recreation), CP13 (Thames Basin Heaths Special Protection Area), CP16 (Reducing and Managing Travel Demand) and CP17 (Investing in Transport) of the Rushmoor Core Strategy are relevant to the consideration of the submitted proposal as are "saved" local plan policies ENV16 (Development Characteristics), ENV23 (New Development affecting Listed Buildings), ENV25 (Demolition of a Listed Building/Non Listed Building in a Conservation Area), ENV26 (Development adjoining listed buildings), ENV32 (Conservation Areas), ENV33 (Demolition of a building in a Conservation Area), ENV34 (Development in Conservation Areas), ENV36, (Use of Materials in a Conservation Area), ENV37 (Views from Conservation Areas), ENV48, ENV49, ENV50 and ENV51 (Environmental Pollution and Noise), H14 (amenity space), TR10 (Contributions for Local Transport Infrastructure), OR4 (open space provision), TC1 (Policies for Aldershot and Farnborough Town Centres and North Camp District Centre), and TC5 (B1 use in town and district centres). The Council's adopted planning documents (SPD) on 'Housing Density and Design' (May 2006), 'Planning Contributions - Transport' 2008; 'Car and Cycle Parking Standards', 2017 and Aldershot Town Centre Prospectus (January 2016), the Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy as updated, policy NRM6 of the South East plan and the advice contained in the National Planning Policy Framework (NPPF) and National Planning Practice Guidance are also relevant.

The Council published the draft submission version of the Local Plan for public consultation between Friday 9 June and Friday 21 July 2017. The Council's Planning Policy team have processed all the representations that have been received, prepared a report which has summarised the issues raised during the consultation and set out the Council's response. On 2 February 2018, this report, together with all the 'duly made' representations received during the consultation period, were submitted to the Planning Inspectorate for examination, alongside the plan and its supporting documents.

A planning inspector has been appointed. She held a public hearing which took place in May this year. Given this, and recognising that they currently have limited weight, policies SS1 (Presumption in favour of sustainable development), SS2 (Spatial Strategy), IN2 (Transport), HE1 (Heritage), HE2 (Demolition of a heritage asset), HE3 (Development within or adjoining a conservation area), D1 (Design in the Built Environment), DE2 (Residential Internal Space Standards), DE3 (Residential Amenity Space Standards), DE4 (Sustainable Water Use), DE6 (Open Space, Sport and Recreation), DE10 (Pollution), LN1 (Housing mix), NE1 (Thames Basin Heaths Special Protection Area), NE3 (Trees and Landscaping), NE4 (Biodiversity) and NE8 (Sustainable Drainage Systems), as proposed to be amended are considered relevant to the current proposal.

Part of the site is within the Aldershot West Conservation Area on the edge of Aldershot town centre. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a duty on the Local Planning Authority to have special regard to the desirability of preserving a listed building or its setting. Section 72 in this Act (special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that conservation area) is also relevant.

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

## **Commentary**

### The principle of development

The site is located within Aldershot town centre. The site is identified in the Aldershot town centre prospectus supplementary document as a site with development opportunity. The existing building makes little contribution to the area therefore there would be no objection to its demolition. The building has been vacant for some time and it is evident that it does not meet the current requirements for office users. As such there is no objection to the loss of the office use on this site.

The introduction of residential development on this site is supported by policy SP3 of the Rushmoor Core Strategy, subject to development management criteria as considered below. With regard to the proposed retail units, the site is outside of the shopping core as defined by the Rushmoor Core Strategy and the primary and secondary retail frontages as identified in the emerging Local Plan. Planning Policy and Conservation has raised a concern, given the current level of vacancy within defined shopping core, whether the proposed retail units would be an effective use of land. However as the market will determine the success or failure of such uses in this location it is not considered appropriate to raise a formal objection to the proposal in this regard but is recognised finding retail occupiers in this location may be problematic.

Having regard to the above there is no objection to the principle of development subject to the consideration of the following issues.

### The effect on the character of the area having regard to the Aldershot West conservation area and proximity to adjoining listed buildings

The application is supported by design and access and built heritage statements which explain and justify in detail the design rationale behind the development and its impact on the character of the area and adjoining heritage assets. In this regard Planning Policy advise that there is a conflict with policy CP2 of the Rushmoor Core Strategy in that the proposal does not respect the character and appearance of the local area. At its highest point, the building is five storeys along the frontage with Grosvenor Road and turning the corner into Victoria Road. Whilst the line of the top floor is set back from the main building line, the building will likely appear to be more dominant in the context of the Victoria Road street scene, particularly when viewed from the elevated position of Queens Road. A fifth storey is considered excessive in this location, and a step change in height between 27 Grosvenor Road and the adjacent St Katherine Court would be preferred. However, it is noted that that the proposed development steps back on the Grosvenor Road frontage to allow for a better turn at the corner with Victoria Road, which is welcomed.

The Council's Conservation Officer has been consulted on this application. She advises that:

"There is no objection to the demolition of the existing building, which does not add to the character or appearance of the area. The three corner buildings that make up the crossroads

are listed and traditional buildings, one being a redundant church, now in alternative uses. The other two corner buildings are of a classical and Italianate architectural style, with principle key proportions and design details that could inform the design of this plot. The principle detail being the ground floor as a plinth or band that ground the building, but the rhythm of fenestration and their proportions are also important. Equally, the depth of the corner plots are that of the existing building, forming a corner block, they do not extend along the roads, as the proposed does, extending along Victoria Road. A break in the building along Victoria Road would address this and provide an opportunity to address the different styles and proportions of the street frontages.

This application proposes to set the building back by 1.4m on the Grosvenor Road elevation and 300mm on the Victoria Road elevation. The set back on the Grosvenor Road now sets the whole building back, when the building line of the existing properties along Grosvenor Road front directly onto the pavement. This set back services the now proposed retail spaces and the setback was original requested to protect private spaces from the public. The setback on the Victoria Road is not enough to provide planting or a buffer between the private and public spaces. Victoria Road retains retail up to this plot, so switching retail to this ground floor space would be more in keeping with the ground floor uses along Victoria Road.

Where the brick façade extends out beyond the building creating a clean detail; it is questioned as to whether this detail can be built out in brick or would need to be supported/design changed or an alternative material."

In the absence of amendment, she recommends the refusal as the present scheme does not enhance or preserve the character or appearance of the conservation area nor preserve the setting of the listed buildings.

Notwithstanding these comments there are also concerns that the increase the massing and height of the proposed building relative to Wesley Chambers, is considered to close down the space within which this building is viewed. As such the proposal would diminish the contribution of the Wesley Chambers as a landmark in views along Victoria Road. It is also noted that adjoining development to Wesley Chambers is visually subordinate such as to retain the setting of this building. The proposal introduces a significant increase in height when compared to the existing building which is considered to be harmful in planning terms. Whilst the proposed doors and windows on the upper floors follow the general rhythm of adjoining development the width of openings are materially different and appear disproportionate in this location to its detriment.

Having regard to the above commentary objection is raised to the proposal in terms of its impact on character of the area having regard to the Aldershot West conservation area and adjoining listed buildings

### The impact on neighbours

The closest residential neighbours to the site are situated at St Katherine Court. This building is located to the north of the site and comprises nine flats. It has an unusual relationship to the application site in that part of the south elevation is recessed (just under a metre) adjacent to the common boundary. Stairwell windows are situated in the south elevation with bedroom windows facing east and west. The application is supported by a daylight and sunlight report which concludes:

"The south facing flank windows of St Katherine's Court were consented into a position where the lowest levels were very constrained against Willow House with the upper floors experiencing an unusually open outlook above Willow House but potentially fettering the future development of this site. The scheme however responds well by increasing the width of the lightwell from the existing position.

In such circumstances the BRE guide suggests a contextual baseline assessment should be undertaken to assess the proposals against development following the design principles of St Katherine's Court. The result of this assessment shows an improvement to all windows when compared against this "mirrored" baseline and the proposal therefore confirms with the design principles set out in the BRE"

These comments are noted, however there are concerns in this regard. The proposed light well measures some 4.4 metres by 6.3 metres in area. Whilst the baseline assessment may indicate an improvement as a result of the development, this is in the context of very poor existing daylight levels. The combination of the proximity of the new building and the height of the three walls to form the light well are considered to materially worsen the existing situation for residents of St Katherine Court in terms of loss of light and is also considered to result in an unacceptable sense of enclosure. Objection is raised to the proposal in this regard.

Given existing building relationships in proximity to the site, including separation distances retained, the proposal is not considered to have an adverse impact (overbearing or overshadowing) or material loss of privacy to occupiers of Wesley Chambers or 26-28 Grosvenor Road (commercial and residential uses considered) such that the proposal should be refused on these grounds.

With regard to the impact on the adjoining warehouse it is acknowledged that as existing there is inter and overlooking between the buildings which is considered acceptable given the commercial uses on both sites. Whilst the proposal will increase the overlooking from the site into the adjoining warehouse, given its indirect nature and/or the ability to impose conditions concerning balcony areas it is not considered to be materially harmful in planning terms. Given the existing building relationships no objection is raised on overshadowing or overbearing impacts arising from the development.

With regard to the impact on 182-188 Victoria Road, it is considered that this arises from potential increase in overlooking. Given that there are no windows in the side elevation serving habitable rooms no objection is raised to the proposal in this regard.

The height of the new building will have an impact on occupiers of 183-187 Victoria Road in terms of potential overbearing and overshadowing impacts and loss of privacy. However given the site's town centre location and the separation distances retained these impacts are not considered to be significantly harmful such that the proposal should be refused on these grounds.

#### The living environment created

The submission indicates that the residential accommodation to be provided will meet the Technical Housing standard -nationally described space standard as published by the

Department of Communities and Local Government in March 2015. However it is noted that some of the one-bedroom units fall below the minimum standard for a two-person unit notwithstanding that double beds are shown on the floorplan but meet the standard for a one-person unit (flats 2.2, 2.5, 3.2, 4.2 and 4.3). The two-bedroom units at flats 2.6 and 4.1 also fall short of the standard for a four-person unit but meet the standard for a three-person unit, notwithstanding that two double beds are shown on the floorplan. Furthermore no built in storage is shown on the floorplans.

In addition, given the height of existing and proposed buildings, the orientation of development and the relationship to the rear courtyard and service area beyond there are concerns about the outlook and living environment created for future residents of flats G1, 1.1 and 2.1 and as such objection is raised to the proposal in this regard.

There would be inter and overlooking within the development particularly in relation to windows and balconies serving flats G1, 1.1 and 1.5, 2.1 and 2.5, 3.1 and 3.4. However it is considered that any material loss of privacy may be satisfactorily addressed by the imposition of conditions, in the event that planning permission were to be granted, securing the use of obscure glazing and screening as appropriate. On this basis no objection is raised to the proposal in this regard.

Environmental Health have been consulted on this application and confirm that the submitted Noise is considered broadly acceptable. They advise that table 8 of the report provides recommended acoustic performance criteria for the various elements of the external building fabric. Provided this level of acoustic insulation is provided as a minimum then a satisfactory internal noise environment can be achieved subject to condition.

The submitted details show balconies overlooking Grosvenor Road. The Noise Assessment report however does not consider noise at these locations, even though the noise measurement results indicates these spaces will experience noise levels in excess of the upper guideline value of 55dB LAeq,16hrs (as high as 67db LAeq,16hrs).

BS 8233:2014 "Guidance on sound insulation and noise reduction for buildings" recommends that "For traditional external garden space, such as gardens and patios, it is desirable that the external noise levels not exceed 50dB LAeq,T, with an upper guideline value of 55dB LAeq,16hrs which would be acceptable in noisier environments. However it also recognizes that these guideline values are not necessarily appropriate in "other locations, such as balconies, roof gardens and terraces". It also states that "Small balconies may be included for uses such as drying washing or growing pot plants, and noise limits should not be necessary for these uses. However the general guidance on noise in amenity space is still appropriate for larger balconies, roof gardens and terraces, which might be intended to be used for relaxation". "In high-noise areas, consideration should be given to protecting these areas by screening or building design to achieve the lowest practicable levels".

It seems therefore that the noise environment on the balcony spaces may well be suitable if they are to be only used sparingly, but not if they are to be used for relaxation purposes. If residents intend to spend a significant period of time sitting out on them, then the balcony spaces will not offer a comfortable acoustic environment in which to relax.

In this case, it appears that the balconies are intended to be part of the development's amenity space allocation and are therefore intended to be enjoyed by residents. Noise levels at the façade of the development indicate that these balconies are not suitable spaces for such amenity use. In the absence of any details to mitigate this impact it has not therefore

been satisfactorily demonstrated to Environmental Health that an acceptable noise environment may be created.

The Council's Contracts team has confirmed that the number of bins proposed is acceptable to serve the residential development.

Having regard to the above it has not been adequately demonstrated that a satisfactory living environment has been created for all future residents and objections are raised to the proposal in this regard.

#### The provision of affordable housing

The proposal is for 23 residential dwellings. Policy CP6 requires a 'minimum of 35% of dwellings on sites of more than 15 or more net dwellings' to be in the form of affordable housing, subject to site viability. No affordable housing is being proposed and a financial viability assessment has been submitted in this regard. The Council's Housing team raised a concern that this assessment does not relate to the development being proposed (ie the report is based on 15 one bedroom and 8 two bedroom units) and queried the sales values used. This report has been considered by the District Valuer. He has assessed the submitted information but in the context of the development proposed ie including the studio flats and has come to different views on the gross development value of the scheme and the developer profit. Notwithstanding this he concludes that their appraisal shows a deficit figure of -£354,339 and the development would not be viable if affordable housing were to be provided on site or an affordable housing contribution in lieu of on site provision were to be sought. On this basis no objection is raised to the proposal in respect of policy CP6. Notwithstanding this he does query the sustainability of the proposed scheme based on his assessment. It is noted that whilst contributions associated with the provision of SANG mitigation have been included in the submitted assessment, no reference is made to the provision of a contribution towards open space (£23,263.83). This is considered to further undermine the viability of the scheme.

#### Flood risk and drainage issues

The site is within Flood Zone 1 and as such is considered to be at low risk of fluvial flooding. However no information has been submitted with the application on this issue which has been noted by Hampshire County Council (HCC) as Lead Local Flood Authority. Policy CP4 seeks to return run off rates and volumes back to the original greenfield discharge and the provision and maintenance of SUDS. Given the site constraints and the existing and proposed building footprints, it is difficult to see how policy CP4 may be satisfactorily addressed. Thames Water raise no objection to the proposal. Having regard to the above comments, it has not been satisfactorily demonstrated that the proposal incorporates an acceptable drainage strategy for the site having regard to policy CP4 and objection is raised to the proposal in this regard.

#### Highway considerations

No car parking provision is being made to serve the development. Roads in the vicinity of the site are subject to parking controls including double yellow lines and traffic regulation orders. The Council's adopted Car and Cycle Parking standards 2017 require a minimum provision of one space per dwelling in town centres which in relation to the proposed development would generate a requirement of 23 spaces. The application is supported by a Transport statement, a framework travel plan and Technical note 1 on deliveries and parking. The Transport statement concludes by advising that:

- the site benefits from access to a good network that serves the local area and a range of local facilities and is ideally located to encourage people to travel to the site by more sustainable modes of transport;
- it has been shown that the proposals are unlikely to have a material impact upon the local transport network, particularly having regard to the extant office use;
- servicing will continue from the existing Victoria Road access which was designed to serve a commercial use;
- the use of bicycles will be encouraged through the provision of cycle parking that meets the adopted standards and
- the provision of a residential travel plan will ensure the use of more sustainable modes of transport.

The County Highway Authority have been consulted on this proposal and they advise:

"The parking standards for the site are laid down by Rushmoor Borough Council (RBC) as the local parking authority, in accordance with their Supplementary Planning Document (SPD) as adopted in November 2017.

These standards require a minimum provision of 1 car parking space per one bed dwelling, and 2 car parking spaces per two bed dwelling. This results in a total quantum of 31 spaces for the residential element of the site. The same is also required for cycle storage.

The total parking requirements, in accordance to the RBC Parking Standards, are therefore 46 car parking spaces and 34 cycle spaces.

#### Residential parking

In accordance to the RBC Parking Standards SPD, a minimum of 31 vehicle and 31 cycle parking spaces are required. Zero parking spaces and 32 cycle parking spaces are proposed.

Whilst it is ultimately for RBC to stipulate the number of vehicle parking spaces required for the residential element of the development, given the location of the site, HCC as Highway Authority would not necessarily have concerns to a reduction in standards. However a parking provision would remain a justified requirement given that even with various retail and employment opportunities, as well as sustainable transport options in close proximity, research demonstrates that car ownership remains for the 'occasional' journey. Given this, it would be requested that RBC ensure their parking standards are fully considered, as without this there would be concerns that overspill parking could result in highway obstruction (physical and in regard to visibility) that could onwards become a highway concern.

In regard to cycle parking however, there would be no highway concerns in regard to the provision proposed.

#### Commercial parking

The standards for the retail element of the proposals require in the region of 15-20 spaces, and 3 cycle spaces.



Again RBC will need to assess whether the vehicle parking proposed for the site (zero spaces) is acceptable, and this should take into consideration any spare capacity of existing public car parks in the local vicinity that could be utilised by customers. It would be requested that if there is insufficient spare capacity, then RBC officers inform HCC, given that the shortfall could overspill onto the highway, causing a highway safety concern in terms of loss of visibility and obstruction.

It is suggested that two short term cycle hoops are provided at the front of the retail units for public use, as all cycle spaces are currently at the rear of the site and not suitable for retail customer use. This can be secured through a suitably worded condition.

### Servicing

Concern is raised over the expected size of delivery vehicles to the site. Victoria Road has Traffic Regulation Orders in place within the vicinity of the site that prevents on street parking and loading. Therefore all deliveries and refuse collection would need to be operated at the rear of the site. Therefore tracking drawings showing that access and egress in forward gear is achievable for both delivery vehicles and large refuse vehicles is requested. It is also noted that this service yard is not under the control of the applicant, and therefore further details should be provided as to how deliveries would be made.

### Trip generation/Developer contributions

The submitted analysis of TRICS data regarding the proposed level of trips is deemed acceptable. The Highway Authority concurs that the expected level of trips is not expected to be greater than that of the existing use of the building, and therefore no contributions would be sought against mitigating the impact of the development on the local road network.

### Additional information

Due to the proximity to high volume roads and existing retail and residential units, a Construction Method Statement is required to be submitted for approval prior to any development commencing.

Having regards to the above, the Highway Authority would place a holding objection until the requested details have been confirmed or submitted for review."

The County Highway Authority have been advised of the objection to the proposal on grounds of lack of car parking and if any further views are received they will be updated at the meeting.

The Hampshire Constabulary Crime Prevention Design Advisor has also made comments on the issues of car parking and deliveries as follows:

"The development creates 23 apartments but no onsite parking is provided. On street parking within the area is restricted, we would be concerned if this development placed an additional burden on any existing on street parking provision. I would remind you that vehicles parked on the public highway are many more times likely to be the subject of an incident when compared to those parked on private space. Therefore, a parking solution should be found to provide at least one parking space per dwelling.

I do note that the traffic restriction on both Grosvenor Road and Victoria Road is "No Loading

at any time", we would be concerned if this development caused vehicles to park on this busy junction to affect deliveries to either the apartments or the retail units. Some consideration should be given to provision of a layby to facilitate deliveries."

The Council's Contracts team have commented in relation to the refuse storage facilities. They recommend that the bin store should have a double door that opens outwards and the ground surface between the bin store and the vehicle stopping point should be smooth and flat. They also note that no bin storage provision has been made for the retail units and confirms that business and household waste must be kept separately.

The submitted information and the consultation responses have been carefully considered. Given the comments about car ownership above and the associated need to park a vehicle and the Council's adopted parking standards the proposal is considered to be unacceptable in that no car parking provision is made to serve any part of the development. Given the extant office use on the site it is accepted that the car parking provision for the proposed retail floorspace may be accommodated within the wider town centre and as such no objection is raised to the proposal in this regard. However reference is made to the servicing of the proposed development from the access drive from Victoria Road. As this and the service area beyond is outside the application site the Council has no certainty that this would be achievable. On this basis objection is raised that it has not been satisfactorily demonstrated that appropriate cycle and refuse storage facilities are proposed to serve the development. However as set out above the agent for this application has raised objection to the development proposal on the adjoining site primarily on the grounds that the applicants own a right of access and egress over the whole of the Star Yard area and any obstructions to his clients land should be removed from the submitted proposal to ensure such rights are maintained. Queries have been raised on the submitted information and an update will be given to the meeting on any further details received. Having regard to the above, objection is raised to the proposal on highway grounds.

#### Open space provision

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

#### Nature conservation

The European Court of Justice judgement in 'People Over Wind, Peter Sweetman v Coillte Teoranta C-323/17' established the legal principle that a full appropriate assessment (AA) must be carried out for all planning applications involving a net gain in residential units in areas affected by the Thames Basin Heaths SPA, and that this process cannot take into account any proposed measures to mitigate any likely impact at the assessment stage.

The applicant is responsible for carrying out a full appropriate assessment following the requirements of The Conservation of Habitats and Species Regulations 2010.

As a result of this judgement, the Council can no longer conclude that the assignment of, or provision of, mitigation capacity at the point of application is sufficient to remove the requirement for a full appropriate assessment. The applicant was asked to provide further information in support of the application in relation to an appropriate assessment. The applicant has declined to do so and asked for the application to be determined. A Habitats Assessment form was subsequently sent to the agent but a completed form has not been returned at the time of the preparation of this report. Having regard to the above the Local Planning Authority is unable to conclude that there would be no likelihood of significant impact on the Thames Basin Heaths Special Protection Area arising from the proposed development and as such objection is raised to the proposal in this regard.

Notwithstanding this, the Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy is in place. However, as there is no available mitigation within the Council's ownership or control which could be allocated to a scheme of 23 units in this part of the Borough at the present time, the development would not, in any event, be able to mitigate its impact on the features of interest within the Thames Basin Heaths Special Protection Area. In the absence of mitigation being in place Natural England have also objected to this proposal.

In the Planning statement it states that in the event that the if the Council has no SANG available or if it is reluctant to allocate SANG to this development proposal, the applicant will acquire and has sourced SANG from an alternative source and provide further details in due course. No such details have been provided. Given the above the proposal does not mitigate its impact on the Thames Basin Heaths Special Protection Area and on this basis objection is raised to the proposal in this regard.

#### Renewable energy and construction.

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

In conclusion it is recognised that there are some benefits associated with the development in that it would provide additional housing and new retail space and provide employment during and post construction. It could also provide economic benefits in terms of support for local shops and services through operational demands of retail uses and the residents. However, whilst having regard to these benefits, the harm associated with the proposal as set out above is so significant that, in the planning balance, they do not override the harm associated with the development and as such the proposal is recommended for refusal.

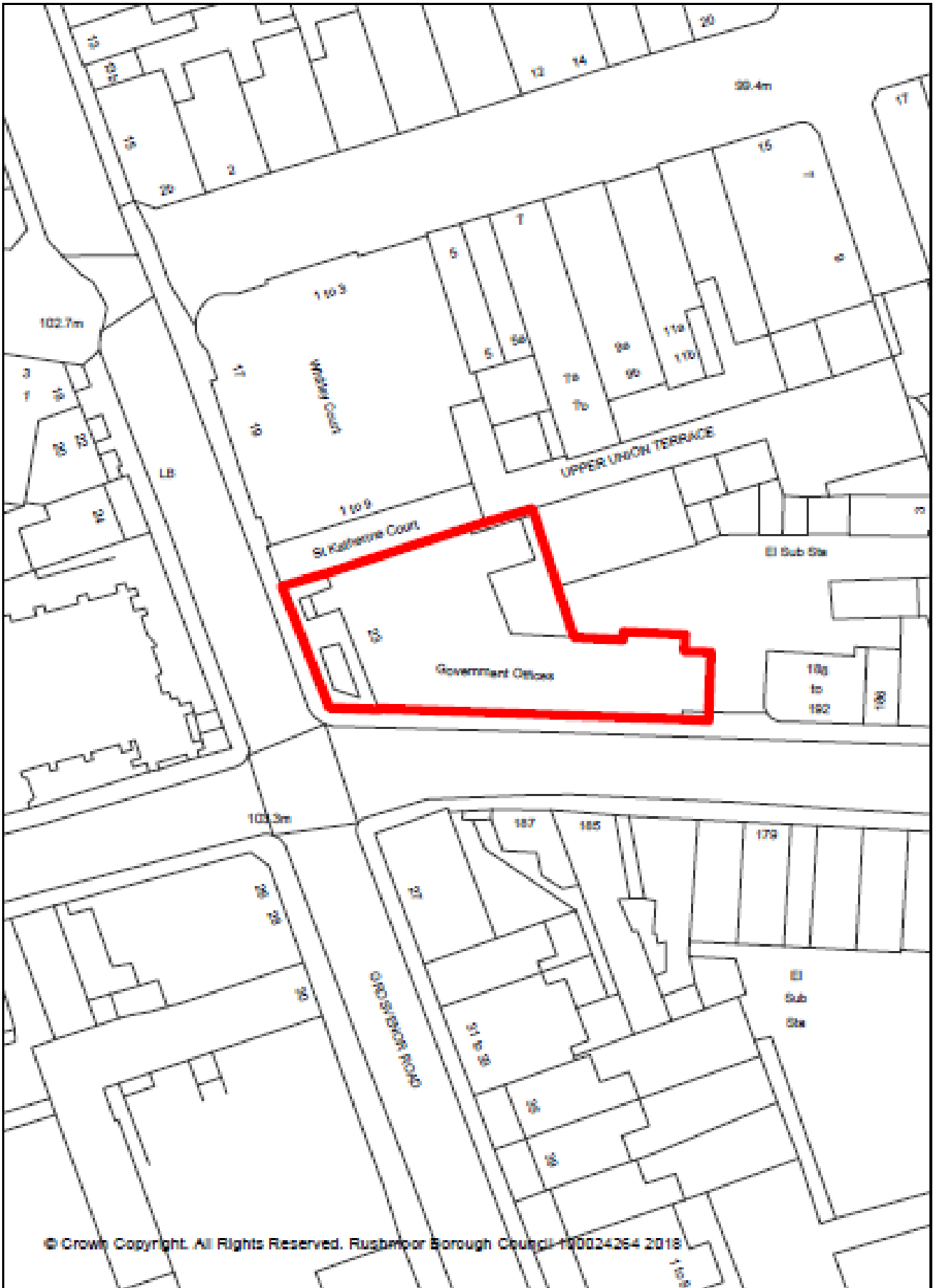
#### **Full Recommendation**

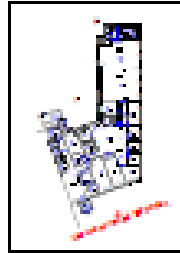
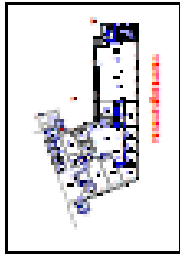
It is recommended that planning permission be **REFUSED** for the following reasons:

- 1 By virtue of its height, massing and design the proposed building does not respect the character and appearance of the local area and is also considered to adversely affect the setting of Wesley Chambers, a Grade II \* listed building located within the Aldershot West conservation area. As such the proposal is considered to conflict with policies CP1 and CP2 of the Rushmoor Core Strategy, "saved" local plan policies ENV16, ENV26, ENV34, ENV35 and ENV37 and paragraphs 127, 130, 192, 194, 195, 196 and 200 of the National Planning Policy Framework. Regard has also been had to policies HE1, HE3 and D1 of the Rushmoor Local Plan Draft Submission June 2017 as proposed to be amended.
- 2 By virtue of the proximity, footprint and height of the building the proposal is considered to result in an unacceptable loss of light and outlook and create an unacceptable sense of enclosure to residents of St Katherine Court. As such the proposal conflicts with policy CP2 of the Rushmoor Core Strategy and "saved" local plan policy ENV16.
- 3 It has not been satisfactorily demonstrated that the proposed dwellings would provide an acceptable internal residential environment or appropriate external amenity space for future residents. As such the proposal conflicts with policy CP2 of the Rushmoor Core Strategy and "saved" local plan policies ENV16 and H14. Regard has also been had to policies DE2 and DE3 of the Rushmoor Local Plan Draft Submission June 2017.
- 4 The development is unacceptable in highway terms in that no car parking has been provided. Moreover it has not been satisfactorily demonstrated that acceptable refuse collection arrangements and cycle storage facilities can be provided. The proposal conflicts with the objectives of policy CP16 of the Rushmoor Core Strategy and the Council's adopted Car and Cycle Parking Standards 2017. Regard has also been had to policy IN2 of the Rushmoor Local Plan Draft Submission June 2017.
- 5 Given the existing hardsurfacing within the site and the proposed footprint of building it has not been satisfactorily demonstrated that the proposal would make acceptable arrangements for the disposal surface water drainage and the provision of SUDs. As such the proposal conflicts with the objectives of policy CP4 of the Rushmoor Core Strategy and paragraph 165 of the National Planning Policy Framework. Regard has also been had to policy NE6 of the Rushmoor Local Plan Draft Submission 2017 as proposed to be amended.
- 6 The proposal fails to address the impact of the development on the Thames Basin Heaths Special Protection Area as required by the Habitats Regulations in accordance with the Council's Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy and is therefore contrary to Policy CP13 of the Rushmoor Core Strategy, NRM6 of the South East Plan and paragraph 175 of the National Planning Policy Framework. Regard has been had to policies NE1 and NE4 of the Rushmoor Local Plan Draft Submission 2017 as proposed to be amended.
- 7 The proposed development would fail to make provision for open space contrary to the provisions of policy CP12 of the Rushmoor Core Strategy and "saved" policy OR4 of the Rushmoor Local Plan Review 1996-2011. Regard has also been had to policy DE6 of the Rushmoor Local Plan Draft Submission 2017.

### **Informative**

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



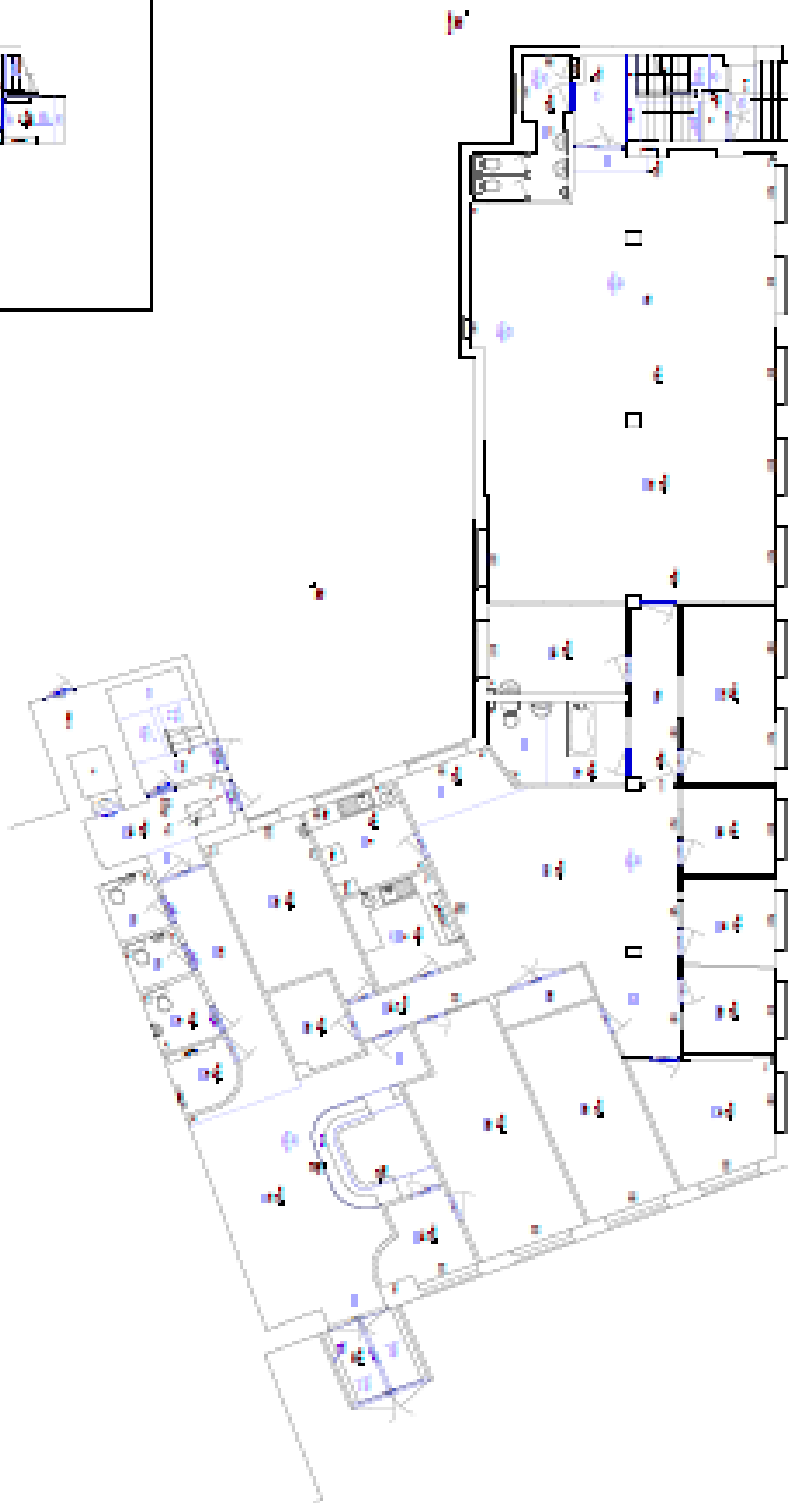
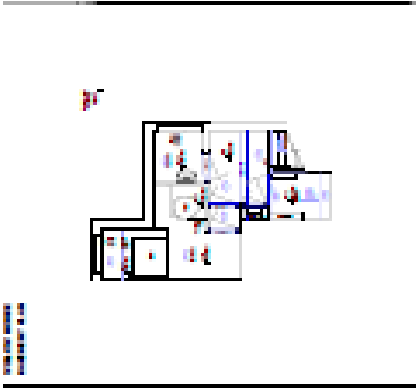


**PLANNING AND PROJECT INFORMATION**

Project Name	...
Client	...
Architect	...
Scale	...
Date	...
Sheet No.	...
Scale	...
Author	...
Checker	...
Approver	...

**AT 10000**

North Arrow



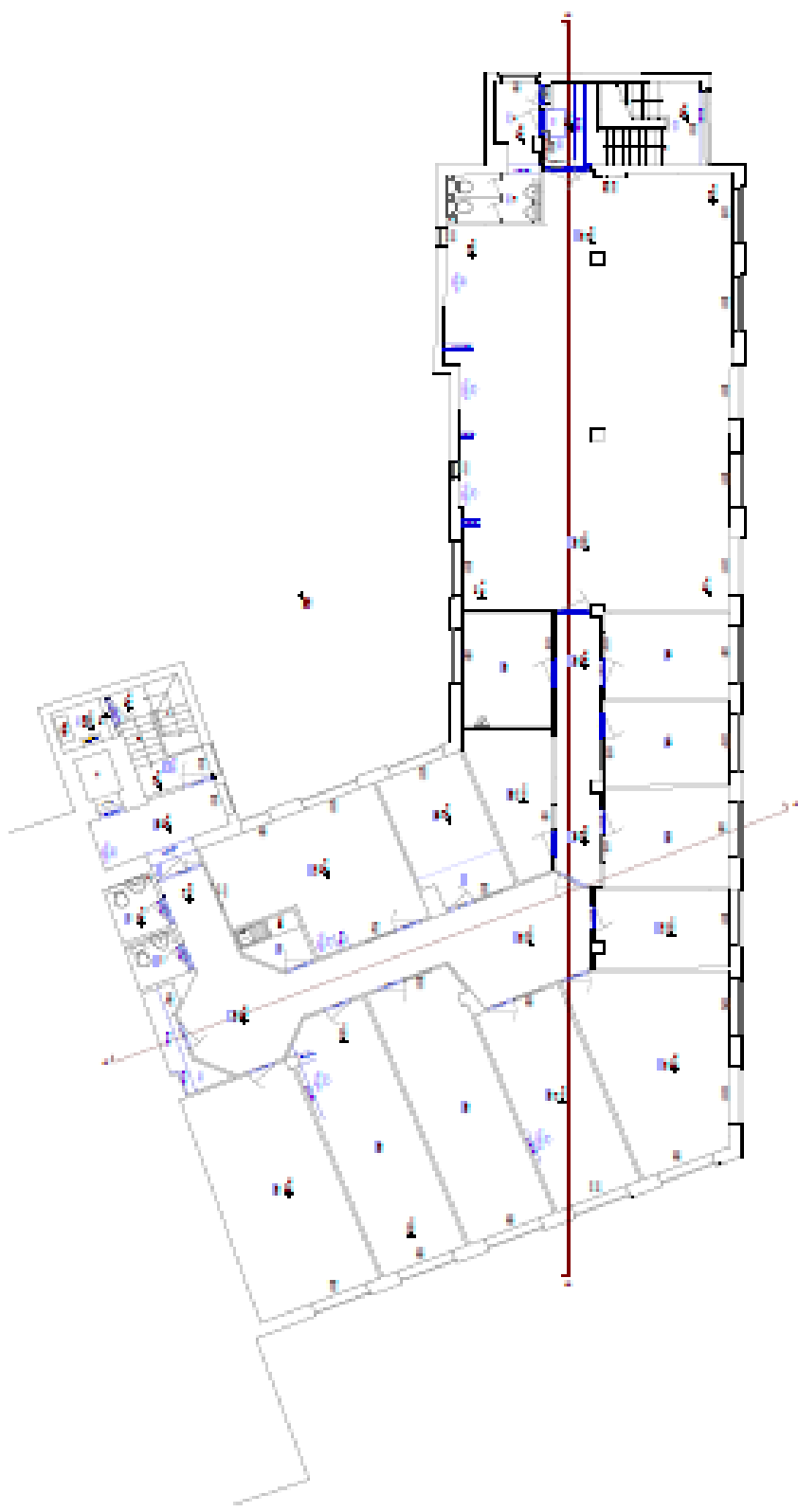
**A2**

**PLANNING APPLICATION 30113**

<b>APP (A)</b>	<b>EXISTING AND PROPOSED</b>
plan power (accessories)	EXISTING: GROUND FLOOR PLAN PLAN POWER (ACCESSORIES) ADDRESS: 10301 152 <sup>RD</sup>
DATE: 10/11/2017	DATE: 10/11/2017
SCALE: 1:100	SCALE: 1:100
PROJECT NO: 30113	PROJECT NO: 30113
DRAWN BY: [Name]	CHECKED BY: [Name]







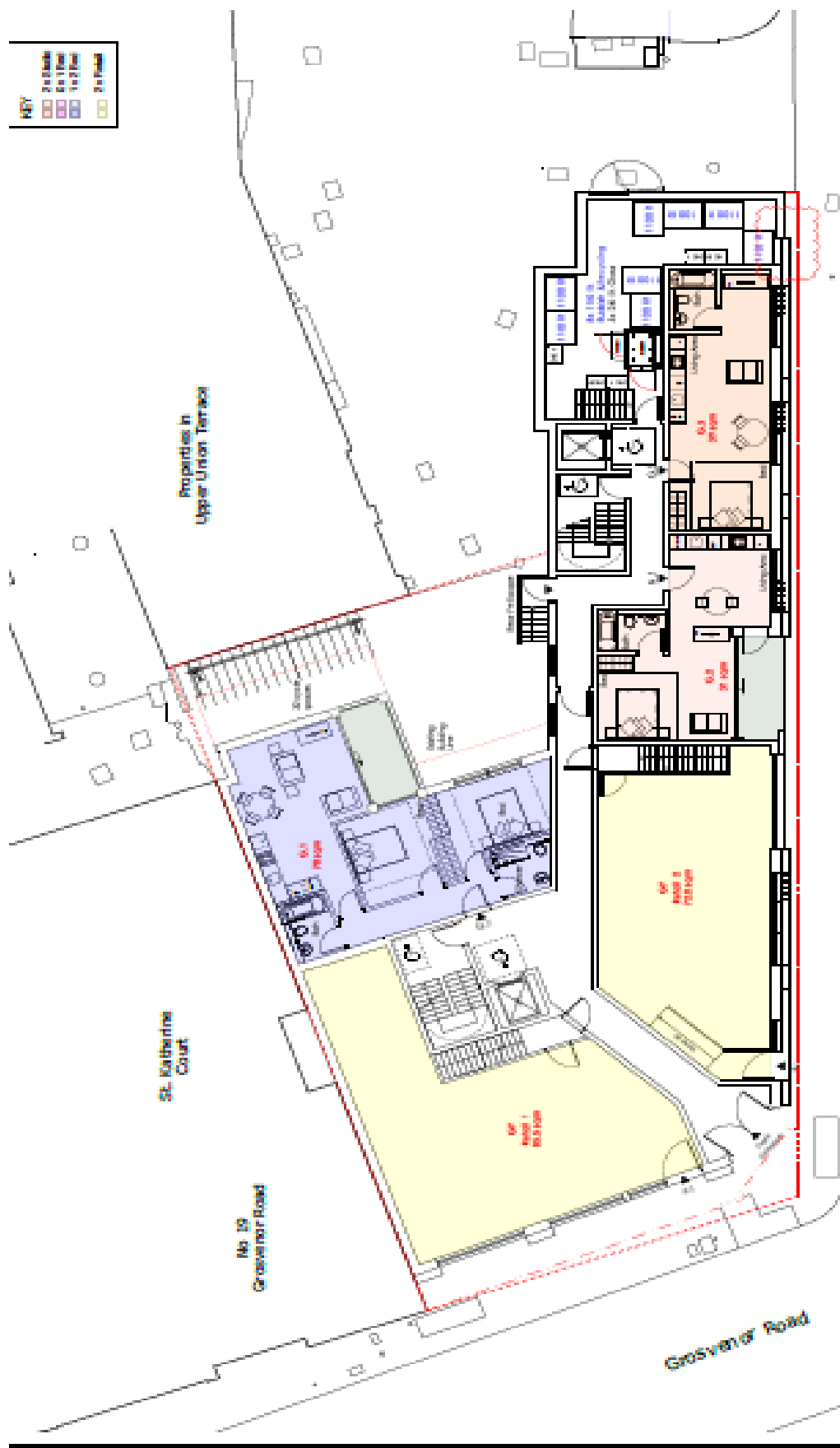
**A2** 10/18/2018  
10/18/2018

**PLANNING APPLICATION 2018**

<b>AP #</b>	<b>PROJECT</b>	<b>DATE</b>	<b>BY</b>
14	EXISTING FLOOR PLAN	10/18/2018	ES/AM
	REVISION		
	1. CORRECTED CONFORMANCE WITH 10/18/2018		
	2. CORRECTED CONFORMANCE WITH 10/18/2018		
	3. CORRECTED CONFORMANCE WITH 10/18/2018		
	4. CORRECTED CONFORMANCE WITH 10/18/2018		
	5. CORRECTED CONFORMANCE WITH 10/18/2018		
	6. CORRECTED CONFORMANCE WITH 10/18/2018		
	7. CORRECTED CONFORMANCE WITH 10/18/2018		
	8. CORRECTED CONFORMANCE WITH 10/18/2018		
	9. CORRECTED CONFORMANCE WITH 10/18/2018		
	10. CORRECTED CONFORMANCE WITH 10/18/2018		



KEY	
[Yellow Box]	2 to 6 Beds
[Light Blue Box]	6 to 11 Beds
[Purple Box]	1 to 2 Beds
[Green Box]	2 to 4 Beds

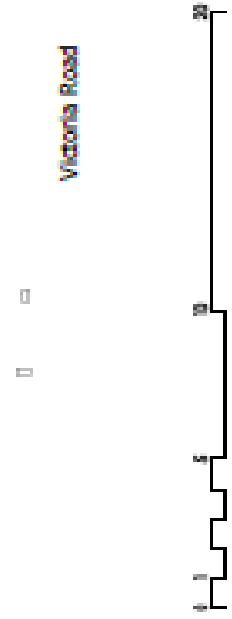


Rev. 6 (0.34.20) Amended opening direction of balcony/porch  
 Amended coloured areas to match with sub-division

**A2** 1/2018 AG  
 1/2018 AG

**PLANNING APPLICATION 10118**

<b>A/P</b> [A.]	<b>OWNER</b>	<b>DESIGNER</b>
Urban Projects (Auckland) Ltd	PROPOSED GROUPING FLOORPLAN	SPR181
	REAR	Site 1
	REAR	Site 2
	REAR	Site 3
	REAR	Site 4
	REAR	Site 5
	REAR	Site 6
	REAR	Site 7
	REAR	Site 8
	REAR	Site 9
	REAR	Site 10
	REAR	Site 11
	REAR	Site 12
	REAR	Site 13
	REAR	Site 14
	REAR	Site 15
	REAR	Site 16
	REAR	Site 17
	REAR	Site 18
	REAR	Site 19
	REAR	Site 20
	REAR	Site 21
	REAR	Site 22
	REAR	Site 23
	REAR	Site 24
	REAR	Site 25
	REAR	Site 26
	REAR	Site 27
	REAR	Site 28
	REAR	Site 29
	REAR	Site 30
	REAR	Site 31
	REAR	Site 32
	REAR	Site 33
	REAR	Site 34
	REAR	Site 35
	REAR	Site 36
	REAR	Site 37
	REAR	Site 38
	REAR	Site 39
	REAR	Site 40
	REAR	Site 41
	REAR	Site 42
	REAR	Site 43
	REAR	Site 44
	REAR	Site 45
	REAR	Site 46
	REAR	Site 47
	REAR	Site 48
	REAR	Site 49
	REAR	Site 50
	REAR	Site 51
	REAR	Site 52
	REAR	Site 53
	REAR	Site 54
	REAR	Site 55
	REAR	Site 56
	REAR	Site 57
	REAR	Site 58
	REAR	Site 59
	REAR	Site 60
	REAR	Site 61
	REAR	Site 62
	REAR	Site 63
	REAR	Site 64
	REAR	Site 65
	REAR	Site 66
	REAR	Site 67
	REAR	Site 68
	REAR	Site 69
	REAR	Site 70
	REAR	Site 71
	REAR	Site 72
	REAR	Site 73
	REAR	Site 74
	REAR	Site 75
	REAR	Site 76
	REAR	Site 77
	REAR	Site 78
	REAR	Site 79
	REAR	Site 80
	REAR	Site 81
	REAR	Site 82
	REAR	Site 83
	REAR	Site 84
	REAR	Site 85
	REAR	Site 86
	REAR	Site 87
	REAR	Site 88
	REAR	Site 89
	REAR	Site 90
	REAR	Site 91
	REAR	Site 92
	REAR	Site 93
	REAR	Site 94
	REAR	Site 95
	REAR	Site 96
	REAR	Site 97
	REAR	Site 98
	REAR	Site 99
	REAR	Site 100



KEY	
[Green Box]	60-65sqm
[Pink Box]	40-55sqm
[Purple Box]	20-35sqm
[Light Blue Box]	10-15sqm



Properties in Upper Union Terrace

St. Katherine Court

No 19 Grosvenor Road

Grosvenor Road

Victoria Road



Rev.0 01.04.20 Working drawing of balconies

PLANNING APPLICATION 0018

Client	PROPOSED FINE FLOORPLAN
Project	PROPOSED FINE FLOORPLAN
Site	19 GROSVENOR RD, BRISTOL, BRISTOL
Date	01.04.20
Scale	1:100
Author	W20
Checker	W20
Drawn	W20
Checked	W20



KEY	
■	As Shown
■	As Proposed
■	As Proposed
■	As Proposed



**A2** 1:200 A2  
1:100 B2

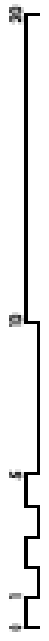
Rev.0 0.14.20 - After opening direction of balcony doors

**PLANNING APPLICATION 0018**

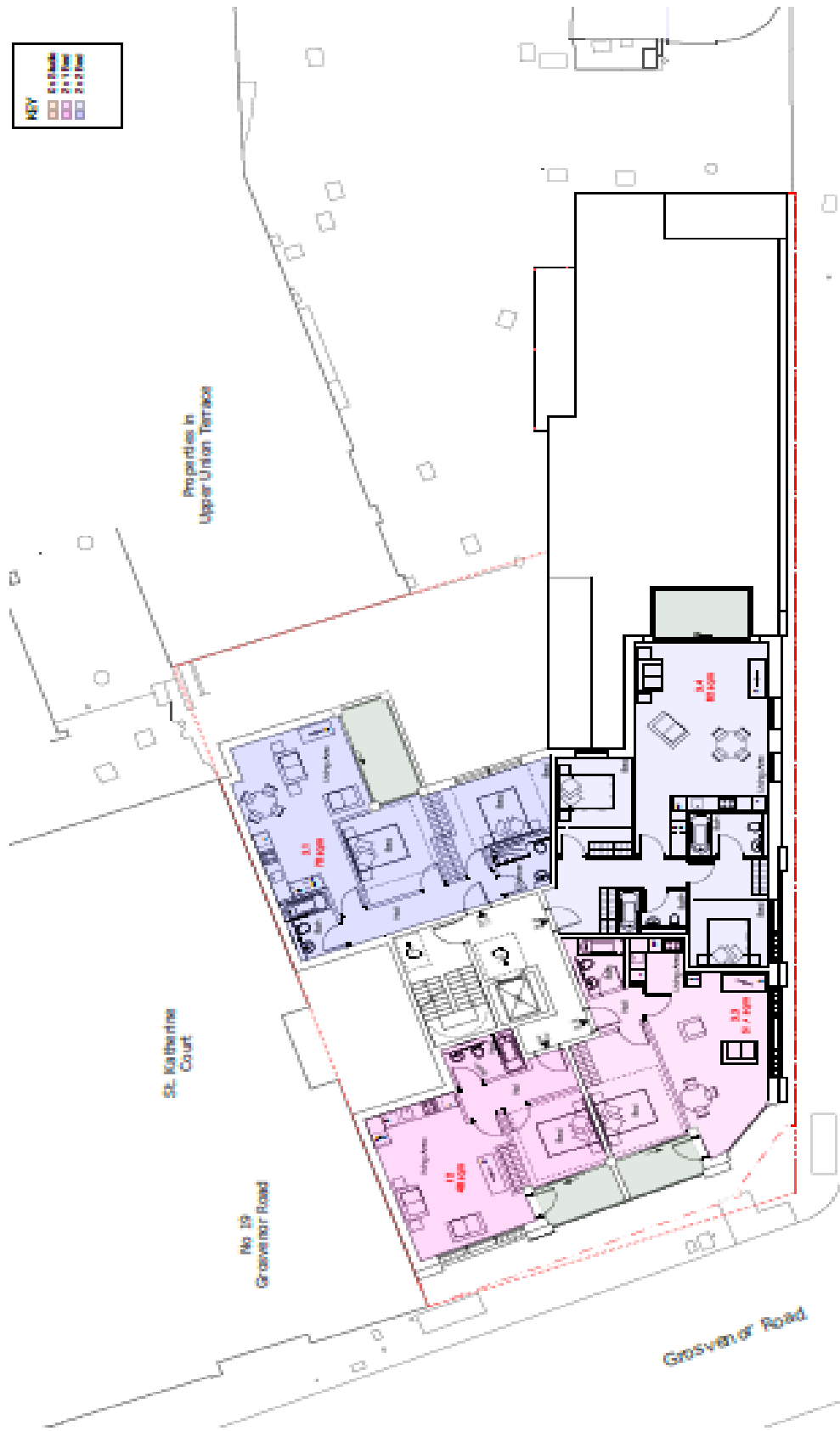
NO.	DESCRIPTION	DATE
1	PREPARED SECOND FLOOR PLAN	2018/08/08
2	REVISION: AS SHOWN IN PERMITTED PLAN	2018/08/08
3	REVISION: AS SHOWN IN PERMITTED PLAN	2018/08/08
4	REVISION: AS SHOWN IN PERMITTED PLAN	2018/08/08
5	REVISION: AS SHOWN IN PERMITTED PLAN	2018/08/08

AP (A2) Main project (ARCHITECTURE)  
 W33 Donly & Sons Inc.  
 100 West Beaver Creek Road, Suite 200, Richmond Hill, Ontario L4B 3N2

Victoria Road



KEY	
<span style="background-color: #FFD700; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span>	Existing
<span style="background-color: #FFA500; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span>	Renovate
<span style="background-color: #FF69B4; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span>	Proposed
<span style="background-color: #FF0000; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span>	Demolish



Rev. 03/2019 Marked opening direction of balconies

**PLANNING APPLICATION 1018**

AP 1018		A2	
OWNER	PROPOSED TRADING BUSINESS	APPLICANT	SPUTNIK
PROPOSAL	RENOVATE AND DEMOLISH EXISTING BUILDING	DATE	15/01/2019
APPLICANT	SPUTNIK	DATE	15/01/2019
OWNER	102 GOVERNOR RD	DATE	15/01/2019

© Copyright 2019 SPUTNIK. All rights reserved. No part of this publication may be reproduced without the prior written permission of SPUTNIK.

Victoria Road



Governor Road

VIEW FROM THE WEST



SCALE

View from the East of the Building



- 1. BUILDING
- 2. DRIVEWAY
- 3. DRIVEWAY
- 4. DRIVEWAY
- 5. DRIVEWAY



**PLANNING APPLICATION # 23-11**

**AP # 23-11**

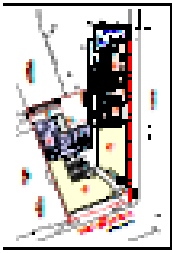
PROJECT: **REDEVELOPMENT OF 1000 WEST 10TH AVENUE**

APPLICANT: **WEST 10TH DEVELOPMENT LLC**

DATE: **10/24/2023**

STATUS: **APPROVED**





1:1

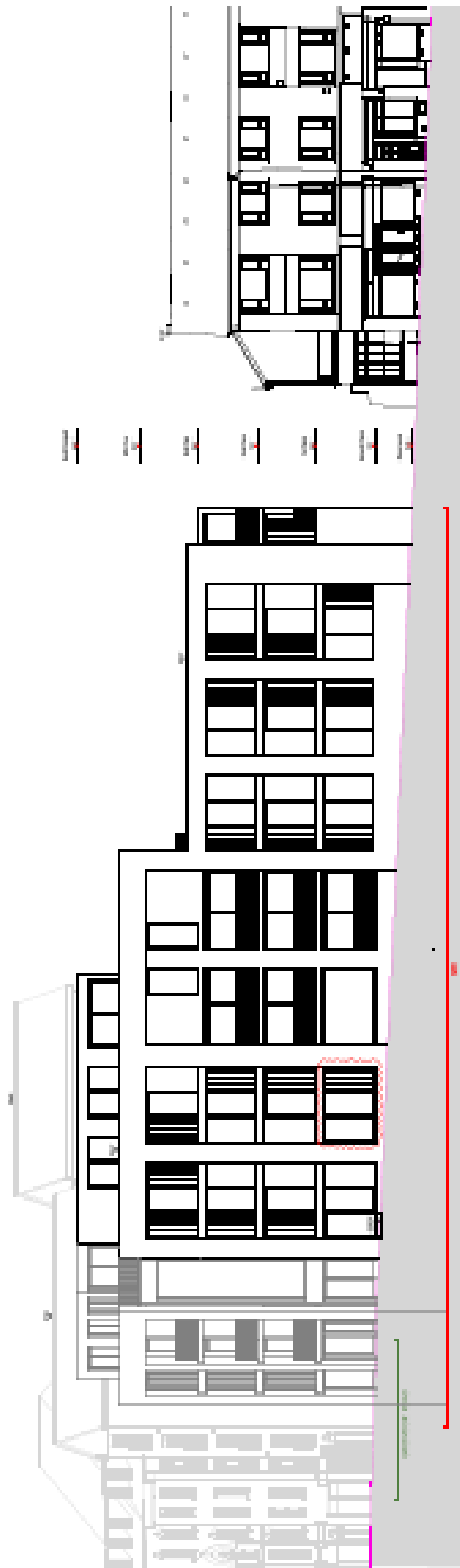
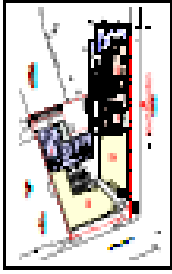


A) 1:1000

**PLANNUNGSPERSONEN**

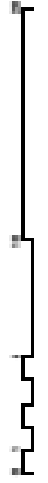
NAME	STELLE
VERANTWORTLICHER ARCHITECT	ARCHIT.
VERANTWORTLICHER INGENIEUR	INGEN.
VERANTWORTLICHER BAUFÜHRER	BAUFÜHR.
VERANTWORTLICHER VERMESSUNGSINGENIEUR	VERMESSUNGSINGEN.
VERANTWORTLICHER VERMESSUNGSBAUFÜHRER	VERMESSUNGSBAUFÜHR.
VERANTWORTLICHER VERMESSUNGSBAUINGENIEUR	VERMESSUNGSBAUINGEN.
VERANTWORTLICHER VERMESSUNGSBAUVERMESSUNGSBAUFÜHRER	VERMESSUNGSBAUVERMESSUNGSBAUFÜHR.
VERANTWORTLICHER VERMESSUNGSBAUVERMESSUNGSBAUINGENIEUR	VERMESSUNGSBAUVERMESSUNGSBAUINGEN.
VERANTWORTLICHER VERMESSUNGSBAUVERMESSUNGSBAUVERMESSUNGSBAUFÜHRER	VERMESSUNGSBAUVERMESSUNGSBAUVERMESSUNGSBAUFÜHR.
VERANTWORTLICHER VERMESSUNGSBAUVERMESSUNGSBAUVERMESSUNGSBAUINGENIEUR	VERMESSUNGSBAUVERMESSUNGSBAUVERMESSUNGSBAUINGEN.





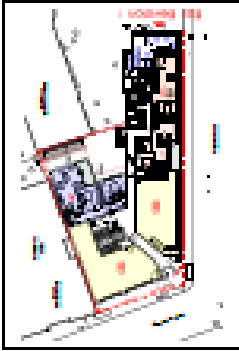
Plan 1: 1:500 - 1:1000  
**PLANING IZVEDENJE 2013**

<b>PROJEKTOVALNA DRUŠTVA</b> ARH. BUREAU Ulica Petra Prigara 1 SI-1000 Ljubljana, Slovenija Tel: +386 (0)1 422 11 11 Fax: +386 (0)1 422 11 12 E-mail: info@arh.bureau.si	
<b>PROJEKTOVALNA DRUŠTVA</b> ARH. BUREAU Ulica Petra Prigara 1 SI-1000 Ljubljana, Slovenija Tel: +386 (0)1 422 11 11 Fax: +386 (0)1 422 11 12 E-mail: info@arh.bureau.si	
<b>PROJEKTOVALNA DRUŠTVA</b> ARH. BUREAU Ulica Petra Prigara 1 SI-1000 Ljubljana, Slovenija Tel: +386 (0)1 422 11 11 Fax: +386 (0)1 422 11 12 E-mail: info@arh.bureau.si	
<b>PROJEKTOVALNA DRUŠTVA</b> ARH. BUREAU Ulica Petra Prigara 1 SI-1000 Ljubljana, Slovenija Tel: +386 (0)1 422 11 11 Fax: +386 (0)1 422 11 12 E-mail: info@arh.bureau.si	

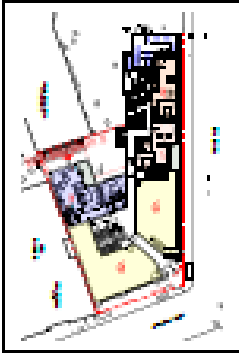




East Elevation 1



East Elevation 2



Scale: 1/32" = 1'-0" Section Line as indicated for East Elevation 2

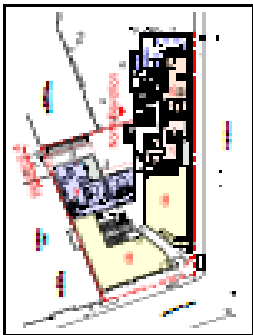
PLANNING APPLICATION 1018

AP No.	1018	Project Name	PROPOSED EAST/ELEVATION 2	Client	BRUNNEN
Site No.		Address	1018 S. 1st St. (at University St.)	City	Portland, OR
Block		County	Multnomah	State	OR
Map		County	Clatsop	City	Astoria, OR
Sheet	A2	Scale	1/32" = 1'-0"	Date	08/20/24

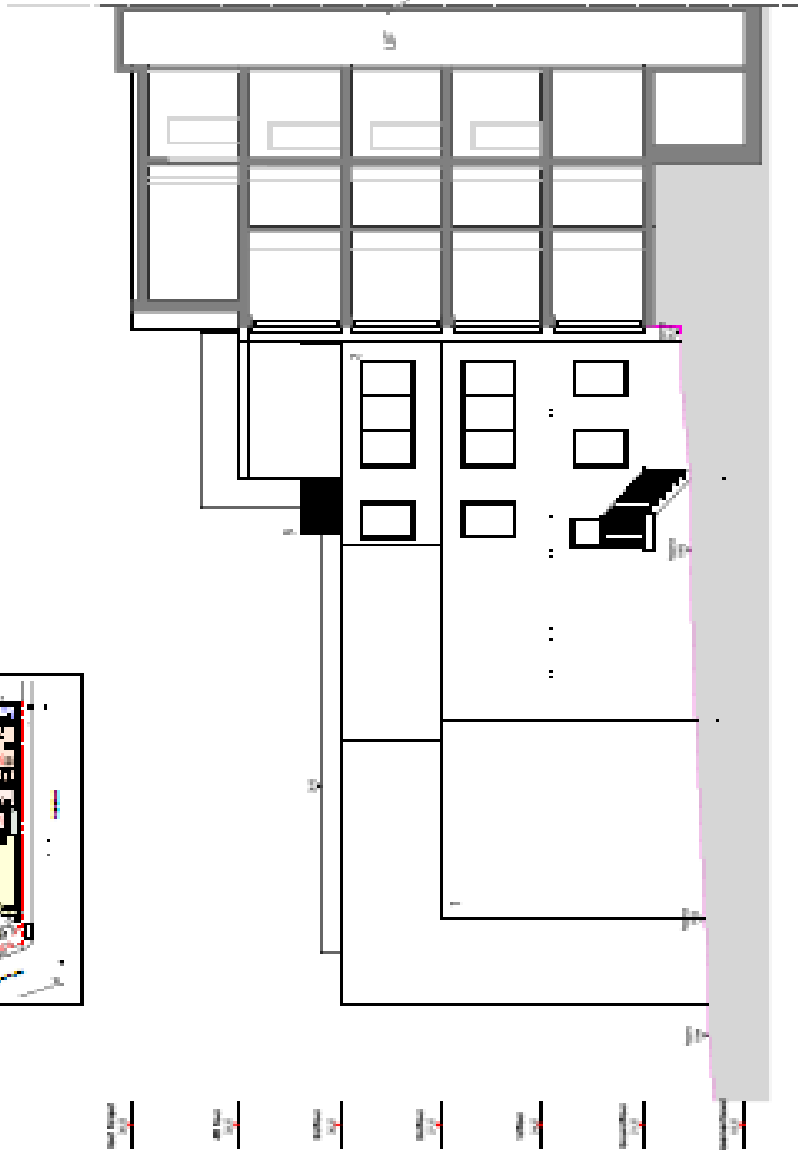
A2

1/32" = 1'-0"

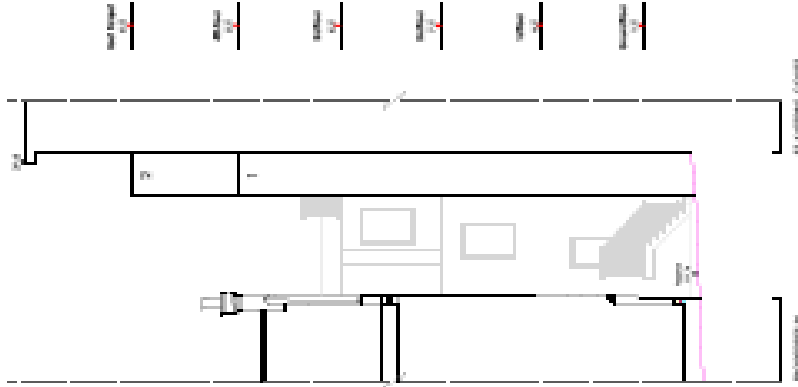
NORTH ELEVATION



NORTH ELEVATION



ELEVATION A



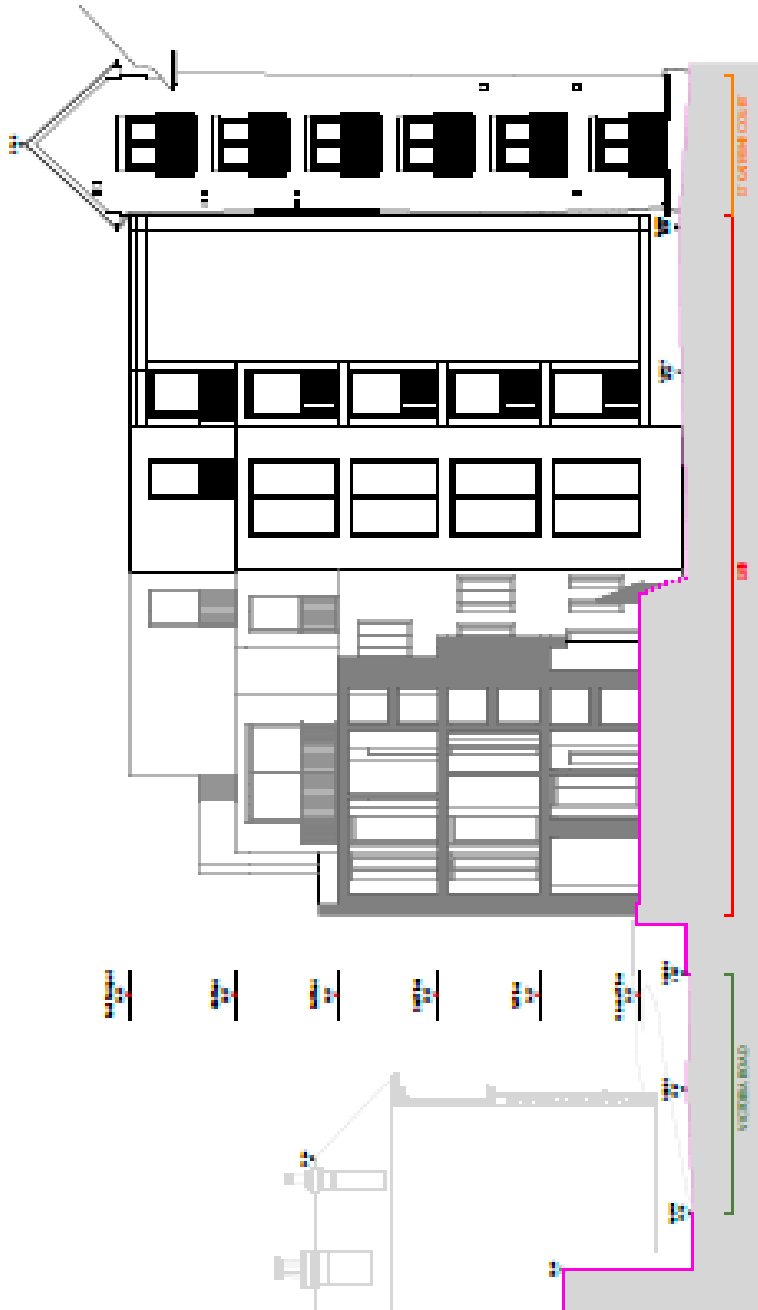
- 1. Update Elevation and
- 2. Pre-Submittal Draw
- 3. Detail Windows and Stairs

606-C 00419 Elevator A-coded  
 606-B 00439 Basement and Floor-coded

**PLANNING APPLICATION 1018**

AP 1018	PROJECT (ADDRESS) Main Street	PROPOSED DEVELOPMENT REAR PORCH AND ALCOVE/STAIRS ALTERNATIVE 11B	APPLICANT M2 CORP & TRUST PC
	DATE SUBMITTED 10/11/2024	DATE RECEIVED 10/11/2024	DATE APPROVED
	APPLICANT'S PHONE 408-288-1111	DATE APPROVED	DATE
	APPLICANT'S EMAIL m2corp@tr.com	DATE APPROVED	DATE
	PROJECT NUMBER 606-C 00419	DATE APPROVED	DATE
	PROJECT ADDRESS 1018 Main Street	DATE APPROVED	DATE

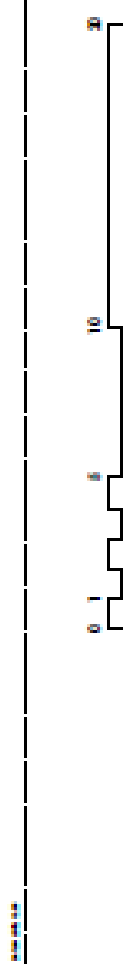


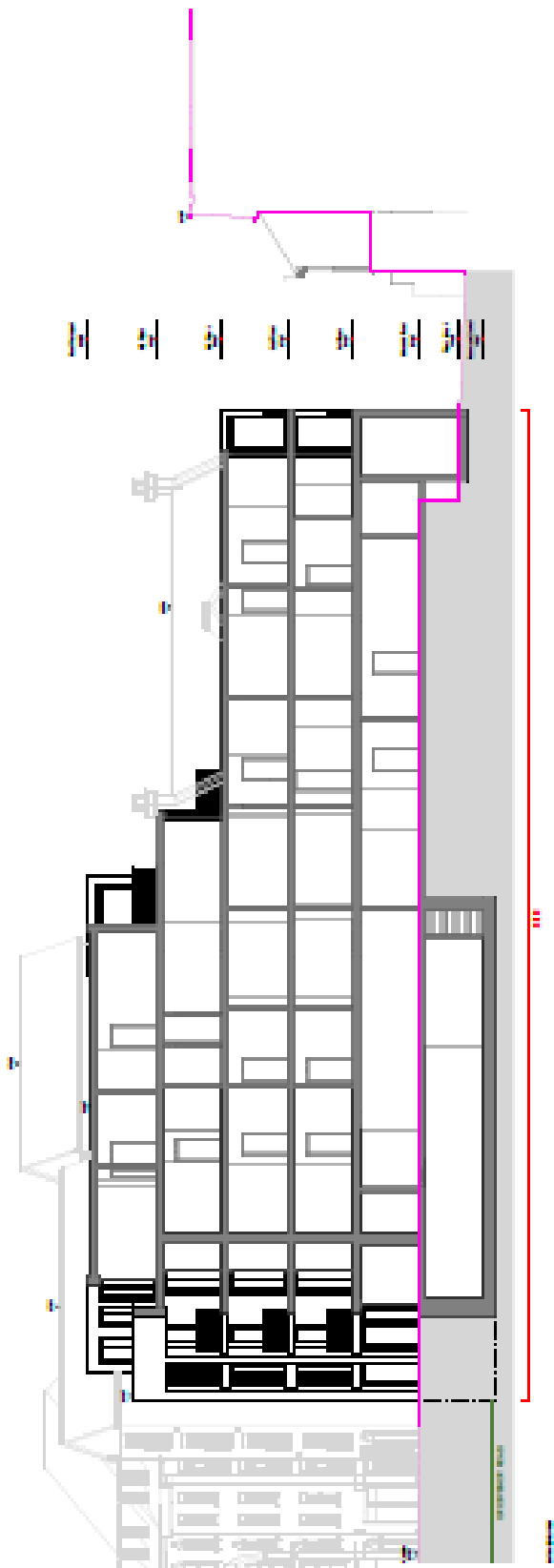
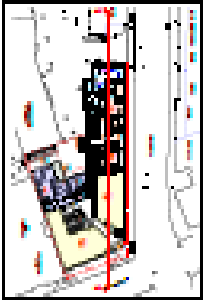


A2

**PLANNING APPLICATION 3018**

<b>AP/</b> (U.L.) Urban Form / Substructure	<b>PROJECT</b> RENOVATION OF COMMERCIAL BUILDING	<b>PROJECT NO.</b> 3018	<b>DATE</b> 2024-01-15
<b>APPLICANT</b> MIDWEST REGIONAL A	<b>PROJECT ADDRESS</b> 1234 VICTORIA ROAD	<b>PROJECT TYPE</b> RENOVATION	<b>PROJECT STATUS</b> APPROVED
<b>PREPARED BY</b> ARCHITECTURE	<b>DATE</b> 2024-01-15	<b>SCALE</b> 1:50	<b>PROJECT NO.</b> 3018
<b>APPLICANT</b> MIDWEST REGIONAL A	<b>PROJECT ADDRESS</b> 1234 VICTORIA ROAD	<b>PROJECT TYPE</b> RENOVATION	<b>PROJECT STATUS</b> APPROVED





**PLANNING OF RESEARCH 1008**

DATE	10/11/2022
PROJECT	RESEARCH 1008
DESIGNER	ARCHITECT
SCALE	1:100
NO.	1008-01
DATE	10/11/2022
PROJECT	RESEARCH 1008
DESIGNER	ARCHITECT
SCALE	1:100
NO.	1008-01

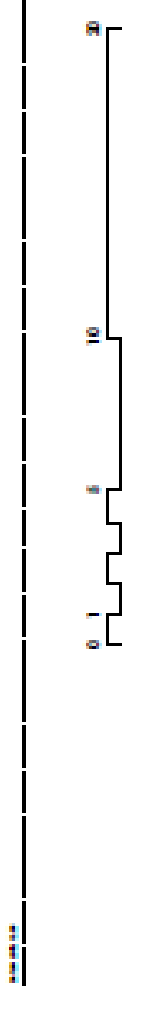


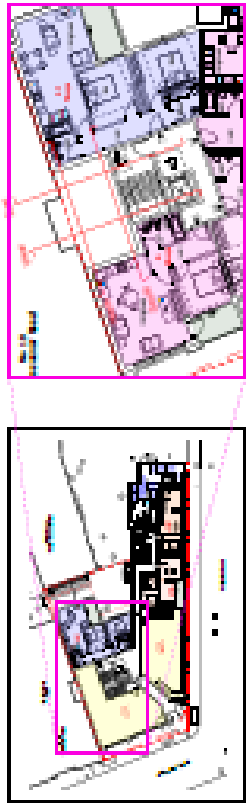


**A2** 10/24/23

**PLANNING APPLICATION 2018**

<b>APP #</b>	18-001	<b>PROJECT</b>	PROPOSED ELECTRONIC EQUIPMENT
<b>OWNER</b>	PROPOSED ELECTRONIC EQUIPMENT	<b>PROFESSOR</b>	DR. J. A. ...
<b>DATE</b>	10/24/23	<b>ADDRESS</b>	1000 ...
<b>SCALE</b>	AS SHOWN	<b>APPLICANT</b>	...





**PLANNING APPLICATION 1018**

**A2** 1/28/18 A2  
1/28/18 A2

AP (A.)	PLAN PROJECT	PROPOSED LIGHTWELL SECTIONS	APR 11/17
		PROJECT: WILSON DEVELOPMENT NO. 10	
		APPLICANT: WILSON DEVELOPMENT	
		DATE: 1/28/18	
		SCALE: AS SHOWN	
		DATE: 1/28/18	

ALL THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF WILSON DEVELOPMENT. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO OTHER REUSE, REPRODUCTION OR DISTRIBUTION IS PERMITTED WITHOUT THE WRITTEN CONSENT OF WILSON DEVELOPMENT.



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

Case Officer	Sarita Jones
Application No.	18/00397/FULPP
Date Valid	25th May 2018
Expiry date of consultations	22nd August 2018
Proposal	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.
Address	<b>Village Hotel Pinehurst Road Farnborough Hampshire GU14 7BF</b>
Ward	Empress
Applicant	VUR Village Trading No 1 Limited
Agent	Katie Brown
Recommendation	<b>Refuse</b>

### Description

This triangular shaped site is located on the south eastern side of Pinehurst Road, some 50m from its junction with the Sulzers roundabout. The site comprises a part two storey part five storey building of 9258 sq m comprising an 123 bedroom hotel, health and fitness facilities including a 25m swimming pool, spa, sauna, steam room, aerobic studios and gymnasium, a pub, a restaurant and conference facilities with associated car, cycle and motorbike parking. Two semi-circular external seating areas are located at the front of the building. The building is of contemporary design with a flat roof and upper floors of front elevation characterised by a central glazed section, incorporating a laddered window design, framed by a black clad surround with a slatted brise soleil system on either side. It is noted that there is an established informal path through an adjoining landscaped area from Pinehurst Avenue into the hotel car park.

The site is generally level. On the Pinehurst Road frontage there is a cycleway/footpath which provides links into the business park, town centre and railway station. There is a bus stop immediately outside the site. Farnborough Business Park Ltd (FBP) have initiated a demand responsive bus serve which offers free connections to rail services at peak times and a flexible service to a variety of town centre locations at other times of day depending on user requirements.

This is a gateway site to the Farnborough Business Park to the south and west. The business park has an area of just under 51 hectares with vehicular access from Elles Road (A327) via the Meadowgate roundabout or Meudon Avenue via the Sulzers roundabout. Queensgate Road (formerly the Southern Access Road) provides vehicular access into the park from the Queens roundabout Farnborough Road/Government House Road. Beyond the business park is Farnborough Airport which is operated by TAG. To the east there is a tree/landscaped area (which is within the control of FBP) with terraced properties known as Pinehurst Cottages beyond. These properties flank the application site on a north/south orientation and have access from Pinehurst Avenue. To the north there are offices, the Solartron and Horizon retail parks and Farnborough town centre.

In November 2000, outline planning permission, 99/00744/OUT, was granted for the redevelopment of the former Royal Aircraft Establishment factory site and G1 area to provide up to 155,350 sqm of B1 floorspace with up to 6000 sq m of associated development for subsidiary uses within Classes A1 (retail), A3 (food and drink), D1 (non residential institutions) and D2 (assembly and leisure) with associated car parking, landscaping, access roads and new junction with Elles Road. Permission was also granted for the construction of the southern access road. This permission was subject to a legal agreement which, amongst other matters, required the provision of the southern access road when half the permitted floorspace had been constructed and occupied (this level of construction/occupation has not yet been achieved) and the submission of a green transport plan. An indicative master plan was submitted with this outline application which subdivided the business park into areas designated zones A-H inclusive. The application site is within part of plot D.

In October 2006, an application, 06/00550/FULPP was withdrawn for a part two storey part six storey building of 9728 sq m comprising a 154 bedroom 4\* hotel with associated development.

In May 2007, the Council formally confirmed (07/00311/SCREEN) that the development proposed pursuant to planning application 07/00309/FUL as set out below was not Environmental Impact Assessment (EIA) development within the meaning of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999. This was on the basis that it was concluded the proposed development would not be likely to have significant effects on the environment by virtue of factors such as its nature, size or location.

In September 2007 planning permission, 07/00309/FUL, was granted for part two storey part five storey building of 9258 sq m comprising an 120 bedroom hotel, health and fitness facilities to include a 25m swimming pool, spa, sauna, steam room, aerobic studios and gymnasium, a pub, a restaurant and conference facilities with associated car, cycle and motorbike parking. Two semi circular external seating areas were to be provided. 300 car parking spaces were approved of which 18 were for disabled use. Cycle parking for 44 bicycles and 12 motorbikes was also approved. The approved servicing for the development is through the car park with the main service area being located adjacent to the eastern boundary. The existing pedestrian and cycle ways in front of the site were modified to reflect the revised access arrangements. A new walkway was approved, and subsequently provided, across the site to provide pedestrian access into the adjoining site currently occupied by Fluor. This permission was implemented.



In January 2009, planning permission, 08/00761/FUL, was granted for the reconfiguration of external plant buildings (previously approved under planning reference 07/00309/FUL)(part retrospective). This permission was implemented.

In February 2009, planning permission, 08/00769/FUL, was granted for an amendment to planning application 07/00309/FUL for changes to the external design, internal layout (including 3 additional bedrooms ) and an extension to accommodate an external water tank. No additional car parking spaces were provided. This permission was implemented.

The current proposal seeks permission for the erection of a 48 bedroom extension with link bridge connecting to the existing building, the reconfiguration of the existing car park, landscaping and associated works. The extension would be rectangular in footprint and located on the north west corner of the existing hotel. It would be five storeys in height, matching the height of the main hotel, with a flat roof. The extension would be at an angle when viewed from the front with a full height glazed link forming the transition from the existing hotel. The ground floor would be used as undercroft car parking with enclosed staircase access, plant and store area also provided. The upper floors would provide a total of 48 bedrooms (12 per floor). The proposed materials are shown to match the existing hotel, including black metal cladding panels, tinted glass and black spandrel panels. Air conditioning plant would be located on the roof behind the proposed parapet. New landscaping is proposed including the planting of three trees to replace the one to be felled.

Vehicular access into the site remains unchanged. Six car parking spaces would be lost as a result of the proposal. No additional parking would be provided. The existing pedestrian link from the Fluor site would be retained and located beneath the link bridge. Four new cycle spaces are proposed. Two existing streetlights within the car park to the north and south of the proposed extension would be reduced in height by 50 centimetres and one fixed wall light on the existing hotel would be removed and replaced by undercroft lighting under the proposed link bridge.

The application is accompanied by a planning statement, a design and access statement, a transport statement including parking surveys, a flood risk and drainage impact assessment, a noise statement, a Phase II ground investigation report, an arboricultural survey and impact assessment, landscape plans and design statement, a BREEAM pre-assessment, a sustainability statement, a preliminary ecological appraisal assessment report and an external lighting plan.

## **Consultee Responses**

Ecologist Officer	raises no objection to the proposal subject to condition.
Surface Water Drainage Consultations	raises no objection to the proposal.
Environment Agency	raises no objection to the proposal.
HCC Highways Development Planning	raises a holding objection to the proposal.
Scottish & Southern Energy	No views received.
Environment Agency	advises that new development should be connected to

the public foul sewer. If it is shown not to be feasible to connect to the public foul sewer, an Environmental Permit may be required from the Environment Agency.

Hampshire Fire & Rescue Service	advises that the development should be in accordance with Approved Document B5 of the Building Regulations and section 12 of the Hampshire Act 1983. Recommendations are also made in respect of access for high reach appliances, water supplies, fire protection, testing of fire safety systems, fire fighting and the environment and timber framed buildings.
Southern Gas Network (Formerly TRANSCO)	No views received.
Environmental Health	raises no objection to the proposal.
Planning Policy	raises no objection to the proposal.
Crime Prevention Design Advisor	No views received.
TAG	raises no objection to the proposal.
Arboricultural Officer	raises no objection to the proposal subject to the submitted tree protection measures applied throughout the development and mitigation planting.
Thames Water	advises that they have identified an ability of the existing surface water infrastructure to accommodate the needs of this development proposal. They also note that surface water flows from the site represent a flooding risk to the local network and site drainage. No objection is raised to the proposal in terms of the foul water network infrastructure .

### **Neighbours notified**

In addition to posting a site notice and press advertisement, 94 individual letters of notification were sent to addresses in Elles Close, Invincible Road, Pinehurst Avenue, Pinehurst Road and Solartron retail park and also to XLB as asset managers for the business park

### **Neighbour comments**

Objections have been received from 28 and 69 Pinehurst Cottages Pinehurst Avenue on the following grounds:

- not satisfied with the parking survey, it is obvious that staff park in Pinehurst Avenue as evidenced by the worn path through the trees to the hotel grounds;
- dangerous levels of parking now;
- given breaches of the licence conditions how can we be sure that they will comply with any other constraints placed upon them;

- unless a change in access can be made for residents, the extension will exacerbate existing traffic levels;
- little attention is being paid to the residents of Pinehurst Avenue;
- increased noise nuisance;
- large volumes of additional vehicles using the already limited parking space at the hotel;
- further congestion on the entrance to the Sulzers roundabout;
- probability of hotel clients parking in Pinehurst Avenue when the car park is at capacity is greatly increased;
- worsening problems with the continual stream of vehicles entering Pinehurst Avenue and asking residents where the Village hotel is;
- any extension would be overdevelopment;

A representation has been received on behalf of XLB LLP, the asset manager for Farnborough Business Park on behalf of the owner Farnborough Business Park Ltd making the following comments:

- it is imperative that the chosen construction methods are not to the detriment of the other occupiers of the business park or the functioning of the park;
- it is important that the quality of the proposed materials is of high standard and in keeping with the wider business park in terms of overall quality as well as colour palette and finish;
- the landscaping which is a key feature of the business park must be respected and maintained and be of high quality throughout the proposed development.

### **Policy and determining issues**

The site lies within the built up area of Farnborough. Policies SS1 (The Spatial Strategy), SP4 (Farnborough town centre), CP1 (Sustainable Development Principles), CP2 (Design and Heritage), CP3 (Renewable Energy and Sustainable Construction), CP4 (Surface Water Flooding), CP8 (Supporting Economic Development), CP9 (Skills and Training), CP10 (Infrastructure Provision), CP16 (Reducing and Managing Travel Demand) and CP17 (Investing in Transport) of the Rushmoor Core Strategy, "saved" local plan policies ENV13 (Trees and Existing Landscape Features), ENV16 (General development criteria), ENV19-19.4 (New landscaping requirements), ENV21 & 22 (Access for people with disabilities), ENV43 (Flood Risk), ENV48, ENV49, ENV50, ENV51 and ENV52 (Environmental Pollution and Noise), T1 (New hotels and loss of existing), T3 (Tourist facilities), TC1 (Policies for Aldershot & Farnborough town centres & North Camp District Centre), FA1 & 1.1 (Major development proposals at Farnborough Aerodrome), FA3 (Main factory site allocated for employment development plus appropriate uses), TR10 (Transport and Development) are relevant to the consideration of this application as is the advice contained in the National Planning Policy Framework/Practice Guidance. The guidance contained in the Council's supplementary planning documents on Planning Contributions - Transport 2008 and Car and Cycle Parking Standards 2017 is also relevant as are the supplementary planning documents on Farnborough town centre and associated prospectus and Farnborough Civic Quarter.

The Council published the draft submission version of the Local Plan for public consultation between Friday 9 June and Friday 21 July 2017. The Council's Planning Policy team have processed all the representations that have been received, prepared a report which has summarised the issues raised during the consultation and set out the Council's response. On 2 February 2018, this report, together with all the 'duly made' representations received during the consultation period, were submitted to the Planning Inspectorate for examination,

alongside the plan and its supporting documents.

A planning inspector has been appointed. She held a public hearing in May this year. Given this, and recognising that they currently have limited weight, policies SS1 (Presumption in favour of sustainable development), SS2 (Spatial Strategy), SP2 (Farnborough town centre), SP2.3 (Farnborough Civic Quarter), IN1 (Infrastructure and Community Facilities), IN2 (Transport), D1 (Design in the Built Environment), DE4 (Sustainable Water Use), DE10 (Pollution), PC1 (Economic Growth and Investment), PC2 (Strategic Employment Sites), PC4 (Farnborough Business Park), PC8 (Skills, training and employment), NE3 (Trees and Landscaping), NE6 (Managing Fluvial Flood Risk) and NE8 (Sustainable Drainage Systems) are considered relevant to the current proposal.

The main determining issues are considered to be

- the principle of development;
- design and scale;
- trees, landscape and ecology;
- impact on neighbours;
- flood risk and the water environment
- transport and parking issues and
- sustainable development.

## **Commentary**

### The principle of development

The site lies within the built up area of Farnborough wherein the principle of development is acceptable. The Planning Policy and Conservation Manager has been consulted on this application and advises that:

.."The application submission includes a Planning Statement, which sets out in detail the relevant planning policy framework for the assessment of the application. This is accepted as a comprehensive analysis of the relevant planning policy framework for the assessment of this application and is therefore not repeated here. To summarise the principle of the hotel use on the business park is established through the original permission for hotel development and the extension of the hotel meets the operation and function of the business park tests set out in emerging Rushmoor Local Plan Policy PC2. In addition, the development comprises the extension of an existing building to support identified business needs, which satisfies criterion b of Policy CP8.

The application Planning Statement sets out a sequential analysis of sites, as required by the NPPF. Not all the conclusions in respect of the sequential analysis are accepted. However, it is agreed that sequentially a hotel extension is acceptable in this location given the nature of the proposed extension to an existing hotel and hotel business model, location on the Farnborough Business Park and strong market link serving the needs of the Business Park. In addition, the site is located in close proximity to the town centre, in a relatively

accessible location to sustainable transport and in particular to the hotel business model target market. Arguably the opportunities provided by the Civic Quarter development provide a sequentially preferable location for new hotel development. However, this proposal is for an extension to an existing hotel with strong links to the Business Park market and the hotel business model would not support the construction of new hotel to provide for these bedrooms. In addition, the Farnborough Hotel Investment Prospectus 2017 identifies that all indicators point to continuing growth in demand for hotel accommodation in Farnborough led by the new Farnborough International Exhibition and Conference Centre. To conclude, taking account of all the above factors it is concluded that in principle there are no planning policy objections to the extension of the existing hotel on sequential grounds.

On this basis there is no policy objection to the principle of development. However comment is also made in respect of the detailed acceptability of the hotel extension and that should be assessed against other relevant Local Plan policies, as set out in the Planning Statement and as above. The adequacy of car parking provision also needs to be assessed in line with the requirements of Core Strategy Policy CP16 and the adopted car parking standards, as set out as in the adopted SPD. These matters are considered below.

### Design and scale

The existing building has the appearance of a black rectangular box with clean and simple lines reflecting its contemporary design. The proposed extension continues this design ethos in both its linear form and use of materials. It is a subordinate element to, and seen in the context of the existing hotel, and is considered to be acceptable in visual amenity terms.

### Trees, landscape and ecology

The application is accompanied by an Arboricultural Survey, an Arboricultural Impact Assessment and landscape proposals. The tree survey indicates that two trees (one *Prunus schmitti* - Schmitt's Cherry, and a *Crataegus x prunifolia* "Splendens - Frosted Thorn") are required to be removed to facilitate the development. A *Prunus schmitti* located adjacent to the southern end of the car park is also proposed to be removed due to declining health and sound arboriculture practice. The landscape strategy includes the planting of three replacement Schmitt's Cherry trees. The Council's Arboricultural Officer has been consulted on this application and advises that this proposal threatens the loss of two small C grade trees and one U grade tree all of nominal significance to public visual amenity. He is satisfied that mitigation planting will compensate for this loss. Subject to the imposition of conditions to protect and supplement the landscape character of the site during and following the completion of development he raises no objection to the proposal.

A preliminary ecological appraisal has been submitted with the application. This concludes that the potential impact of the proposed hotel extension are likely to be low. However recommendations are made in relation to lighting, proposed works taking place outside the bird breeding season (March to September), use of native species in any new landscaping and provision of bird and bat boxes. The Council's Ecologist is satisfied with these recommendations and also recommends the submission of a green infrastructure strategy. These matters may be dealt with by way of condition in the event that planning permission were to be granted.

Subject to the imposition of conditions as set out above, in the event that planning permission were to be granted and given the existing structural landscaping on the Pinehurst Road frontage and the trees to be retained within the adjacent landscaped buffer, the proposal is acceptable in landscape and ecology terms.

### Impact on neighbours

Objections on noise grounds have been received from residents in Pinehurst Cottages. Given this, specific enquiries were made of both the Council's Environmental Health and Licensing teams on this issue. In this regard Environmental Health advise that:

"Environmental Health have been in receipt of five complaints relating to noise from the Village Hotel since 2014, all apparently in relation to the licensable activities that regularly take place there. On each occasion, following an initial investigation, no further action was deemed necessary, and no formal action was taken. There was no evidence of regular incidents of disturbance being caused. The Village Hotel is subject to a premises licence for late night entertainment and any future noise problems can be adequately addressed via this regulatory regime.

The proposed extension will be shielded from the nearest residential properties by the existing Hotel building so will not have an impact in itself on noise levels from the Hotel site as a whole. The submitted noise statement is considered acceptable. The only impact is considered to be during the construction phase of the development and Environmental Health would recommend that a condition regarding regulating hours of construction, be applied to minimise possible disturbance."

Licensing advise that:

"We used to have a problem a long time ago with breaches of the premises licence in the function room at the back which resulted in noise complaints from local residents, but that has not been an issue for some time."

Their last recorded breach of licence was in July 2016.

Having regard to the above comments, the screening afforded by the existing hotel building, the separation distance between the development and residents in Pinehurst Cottages and the retained tree/landscaped buffer and the imposition of a condition to control construction hours in the event that planning permission were to be granted the proposal would not have an unacceptable impact upon neighbours and as such no objection is raised to the proposal in this regard.

### Flood risk and the water environment

Policy CP4 relates to surface water flooding and seeks details of sustainable drainage systems that will be incorporated into the development. The application site is within Flood Zone 1. The submitted flood risk assessment concludes that the proposed development is at a low probability of risk of flooding. Surface and foul water from the hotel extension are proposed to discharge into the existing on site surface water/foul water drainage. Hampshire County Council as Lead Local Flood Authority advise that the proposals for surface water drainage meet the current standards/best practice and are acceptable. The Environment Agency and Thames Water raise no objection to the proposal. On this basis no objection is raised to the proposal in terms of the water environment and flood risk.

### Transport and parking issues

The application is supported by a transport statement and car parking surveys. The original

development as proposed in 2007 generated a car parking requirement of 354 spaces. 300 spaces were proposed and subsequently provided. It is noted that a car parking accumulation exercise was undertaken at the time of the original planning application which demonstrated that this level of curtilage parking to serve the development would be sufficient. Notwithstanding this the Council's adopted car parking standards advise that one space is required per additional bedroom. The current proposal would therefore generate a requirement of 48 additional spaces. This in combination with the loss of 6 existing spaces means that the proposed development would result in a shortfall of 54 car parking spaces.

The County Highway Authority have been consulted on this application. In their original response they sought further information on car park survey that had been undertaken in November 2017 and requested that additional survey work was undertaken between the months of May-August to test for seasonal impacts. Further information was submitted by the applicants including surveys undertaken on 27 and 29 June 2018. In this regard the transport consultants advise that:

"The parking survey undertaken in November 2017 indicated that:

- the peak period of parking accumulation occurred between 17:45 and 18:00 when 237 vehicles were parked, or 79% of the available 300 space capacity was occupied;
- at peak demand, 63 spaces or 21% of the car park's existing capacity was available for use;
- after 18:30, car park occupancy gradually reduced to around 20% by 22:00;
- substantial numbers of car parking spaces were available in the car park throughout the day, including during the period of peak accumulation.

An assessment of future parking demand was undertaken which robustly assumed that for each additional room, one new vehicle will enter the site during peak check in times.

The assessment concluded that peak demand for the 294 spaces would be 261 vehicles or 89% occupancy and 33 spaces or 11% of the total capacity would be unused. It was therefore considered that while the overall number of parking spaces will be reduced and traffic generation will increase, given the existing spare parking capacity and the arrival and departure profile of the new trips, the future parking provision will provide sufficient capacity to meet demand."

With regard to the parking surveys undertaken in June 2018 the transport consultants also advised that:

"The dates Wednesday 27th June and Friday 29th June 2018 were chosen as being representative of average days with and without conferences taking place. Two conferences took place on Wednesday 27th June, one of 150 delegates, one of 18 delegates; no conferences or meetings took place on Friday 29th June. The following confirmed room occupancies were provided by Village Hotels (both higher than that of the original November survey - 90.24%):

- Wednesday 27 June - 98.37% occupancy (121 rooms); and
- Friday 29 June - 95.93% occupancy (118 rooms)"

With regard to trip generation the following information is provided:

"No additional business or leisure facilities are proposed at the site and therefore any additional trips associated with the development will be solely related to the users of the hotel rooms. The estimated car park accumulation figures in the attached tables (which assume that all of the new bedrooms will generate a vehicle trip and need for a parking space) are considered to be a robust representation of the number of trips the proposed development will generate.

It is also clear from the survey data which shows comparatively low levels of parking overnight, that peak car parking usage correlates to business and leisure use, rather than overnight guests."

The transport consultants conclude that:

"Overall the proposed development results in the net loss of 6 car parking spaces, resulting in a total provision of 294 spaces at the site. As explained above, the November 2017 survey and the two surveys undertaken in June 2018 conclude that there is sufficient capacity to accommodate the predicted number of trips associated with the proposed hotel extension and that therefore there is no need for additional car parking spaces. The Transport Statement (April 2018) that accompanies the planning application sets out demand management measures and includes information on sustainable modes of transport, including the provision of 44 cycle spaces, and the details of an updated Travel Plan at the site that aims to reduce single occupancy trips to the site.

It is concluded that with these measures, and even assuming that all hotel guests associated with the 48 new rooms access the site by car, the proposals will result in a parking demand that can be accommodated and no highways safety issues."

In response to this information the County Highway Authority advise that:

"Parking:

Concerns have been raised in regard to the reduction of parking associated with the development, given that room numbers are to increase by 48 and parking spaces are to reduce by 6. It is understood that on-road parking issues have been reported in the surrounding streets of the site, and with pedestrian links to and from these areas it would be reasonable to assume that some parked cars may be associated with the development site. As such it would be requested that confirmation is given by the applicant that staff are currently permitted to park on-site as should be, and that this is actively encouraged. (Officer note the agent has confirmed that Village Hotels require their staff to park within the car park)

Assuming staff are permitted to park on-site, and on the further assumption that it would be unlikely for customers to park off-site if spare capacity in the dedicated car park exists, note should be taken of the on-site parking surveys and accompanying report that has been submitted (dated 13 July 2018).

This report outlines site specific parking survey data that has been undertaken on 3 separate days, taking into account occupancy rates and projected growth associated with the increase in room availability at the hotel.

Whilst this data is primarily for RBC to assess as Local Parking Authority, in order to



ascertain whether their Parking Standards are being sufficiently adhered to, a review has been undertaken regardless by the highway authority given that any demonstrated shortfall could have an effect on the local highway network in terms of obstruction both visually and physically.

The data presented suggests that even with the additional rooms, spare parking capacity will exist on-site, and as such there will be no additional highway stress in terms of on-street parking needs.

It is however requested that RBC Officers confirm that on-site parking levels are sufficient and in line with their Parking Standards, as if this is not the case then justified highway concerns would likely result that could onwards form a justified objection.

Highways developers contributions:

As outlined in the previous consultation response dated 14 June 2018, due to the accumulative impact of development on the local highway network, a highways developer contribution is requested for £22,080. This will be allocated to highways schemes in the local vicinity that will be of benefit to the users of the site and/or will mitigate against the additional multimodal trips associated with the additional development. (Officer note this is envisaged that it would be used towards the new pedestrian crossing on Meudon Avenue in the event that planning permission were to be granted)

Agreement to provide this contribution has been received from the developer in the letter dated 14 June 2018, and as such should be secured accordingly.

Construction site management plan:

Again as outlined in the previous consultation response dated 14 June 2018, it is requested that a condition be put in place which requires a CSMP to be submitted and approved by the Local Planning Authority prior to commencement of any construction works on site.

As such, given the information provided by the applicant, there would be no objection from the highway authority subject to:

1 Applicant confirmation that staff are permitted to park on-site, and that this is actively encouraged.

2 Rushmoor Borough Council officer confirmation that the proposed parking levels are sufficient to meet their Parking Standards SPD.

3 Highway developer contributions are secured and collected to the value of £22,080 and

4 A condition being applied to a permission (if granted) requiring a Construction Site Management Plan.

In response to these comments the agent has confirmed the following:

"As a response to Hampshire County Council Letter of the 26th July, it can be confirmed that Village Hotels require staff to park within the car park and that a Travel Plan is in place to encourage travel to the site by sustainable modes of transport. As set out in the Transport Statement (April 2018) that accompanies the planning application, the Travel Plan will be updated to take account of the proposed extension.

Rushmore (sic) Borough Council's non-residential car parking standards as set out in the November 2017 SPD are expressed as maximum standards. This "allows provision below the standard to be sought and provided where it would be appropriate and not result in problem parking or highway safety issues". The SPS goes on to state that "even if the proposal would not exceed the maximum parking standard, evidence should be provided to demonstrate that the parking level proposed would minimise car use, and would be appropriate for the site". Analysis of the proposed level of parking provision and associated demand requested by Hampshire County Council has confirmed that "spare parking capacity will exist on-site and as such there will be no additional highway stress in terms of on-street parking needs". In this regard, and taking the Travel Plan and justification for the proposed car parking in the Transport Statement into account, it is therefore considered that the proposed level of parking provision does not result in car parking capacity issues, and would be appropriate for the site.

It is understood that on-road parking issues have been reported on Pinehurst Avenue. With pedestrian links to and from these areas we understand that it is assumed that some parked cars could be associated with the development site, though the parking surveys undertaken do not suggest this to be the case. It would be equally reasonable to assume that the parked cars could be associated with trips to the town centre via underpass at Sulzer's Roundabout or adjacent office buildings via the as Pinehurst Avenue provides the closest unrestricted on-street parking."

It is acknowledged that the issue of car parking provision on this site is not straightforward. Notwithstanding that the Council's parking standards are expressed as maximum standards, and having regard to the parking surveys undertaken, the proposal represents a significant shortfall in parking of some 18%. It is not only removing existing car parking, it is generating a requirement in its own right. The roads within Farnborough Business Park are private therefore the applicant cannot rely on the ability for customers to park on these roads and it is noted that on street car parking is not characteristic of the business park. Anecdotal information from residents indicate that cars are parked in Pinehurst Avenue associated with the hotel. The established informal footpath from Pinehurst Avenue into the hotel would appear to support this as it is not a natural desire line for users of the business park. Whilst balancing all the information submitted with the application, it is considered that the proposal does not comply with the Council's Car and Cycle Parking Standards and objection should be raised to the proposal in this regard. The Council has advised the County Highway Authority of this (point 2 in their consultation response above) and any further views received on this issue will be updated at the meeting,

Sustainable development.

A Sustainability statement has been submitted in support of the application which confirms that the development will be energy efficient, low carbon and be in compliance with part L of the Building Regulations. Water efficiency will be a feature of the development through the use of low flow sanitary ware. The building enveloped will include passive design measures such as improved U values, solar controlled glazing and minimised air permeability rates.

A BREEAM Pre-Assessment also accompanies the application which demonstrate that the development will achieve a BREEAM "Very Good" level. To ensure this, in the event that planning permission were to be granted, it is recommended that a condition securing a verification report confirming that "Very Good" level has been achieved be imposed. Subject to this no objection is raised to the proposal in terms of policy CP3.

In conclusion it is recognised that there are some benefits associated with the development in that it would provide additional tourist facilities and provide employment during and post construction. It could also provide economic benefits in terms of support for local shops and services through visitors using the site. However, whilst having regard to these benefits, the harm associated with the proposal as set out above is so significant that, in the planning balance, they do not override the harm associated with the development and as such the proposal is recommended for refusal.

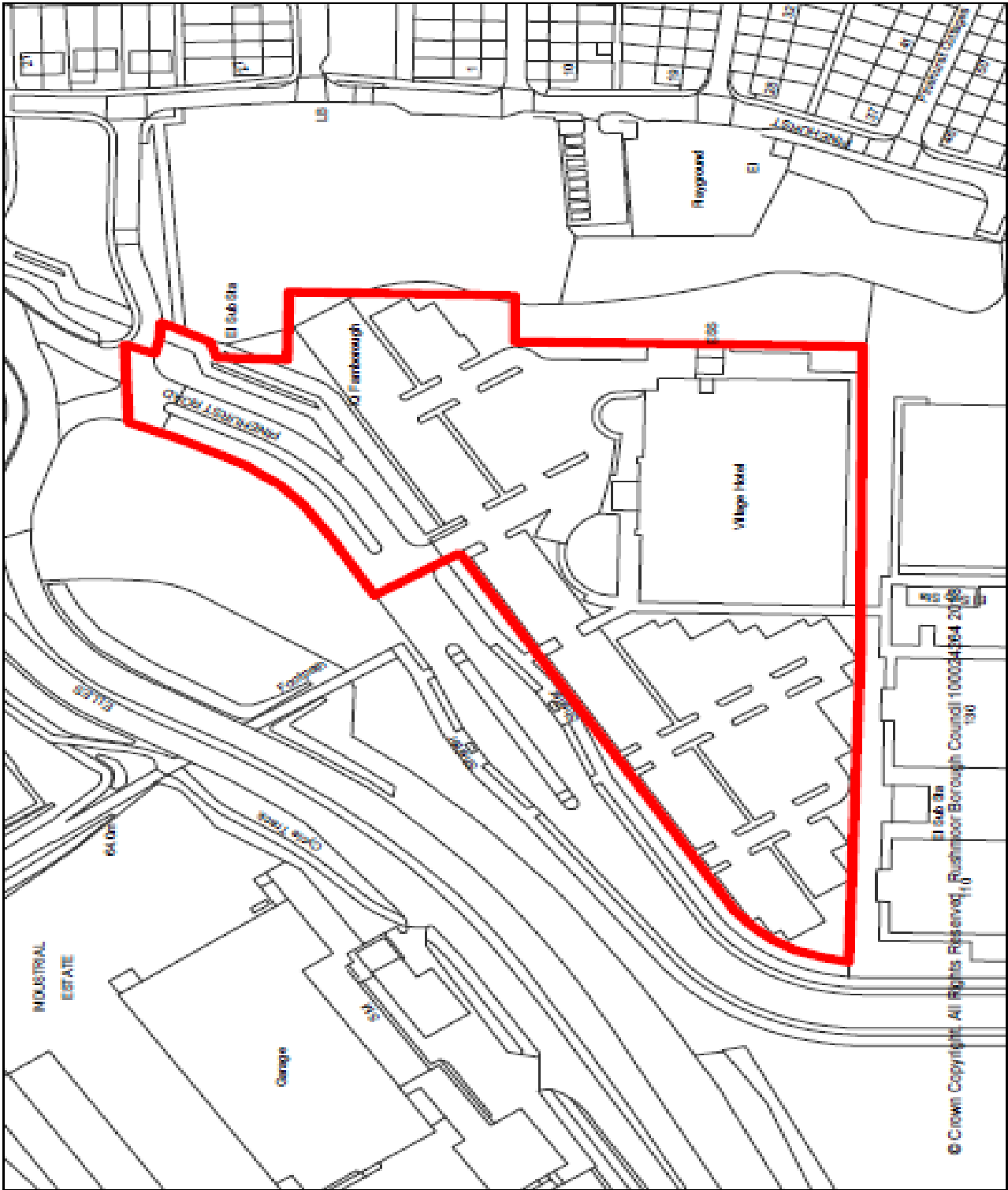
### **Full Recommendation**

It is recommended that planning permission be **Refused** for the following reason

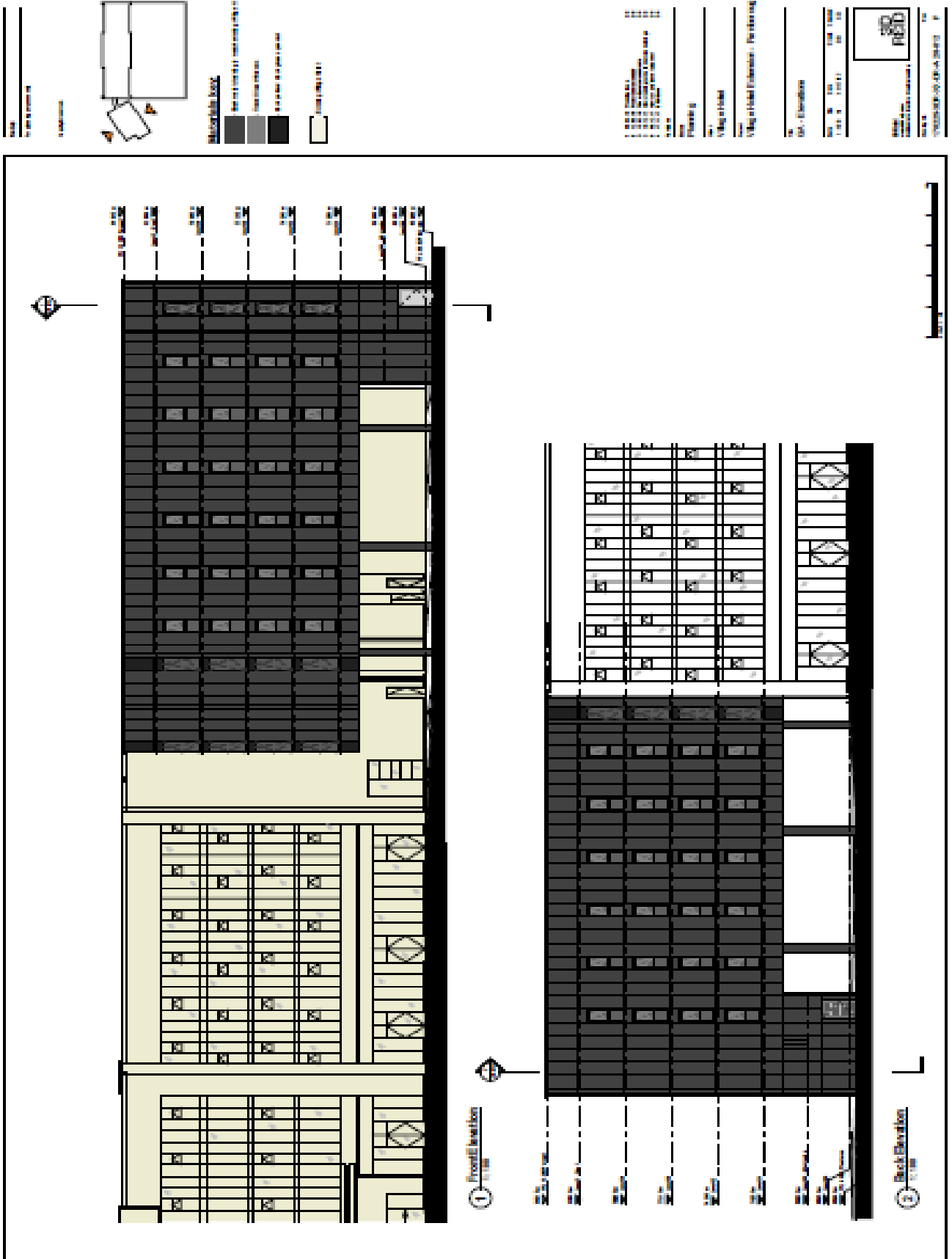
The development is unacceptable in highway terms in that no car parking has been provided and existing car parking provision is to be removed. As such the proposal conflicts with the objectives of policy CP16 of the Rushmoor Core Strategy and the Council's adopted Car and Cycle Parking Standards 2017. Regard has also been had to policy IN2 of the Rushmoor Local Plan Draft Submission June 2017.

### Informative

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

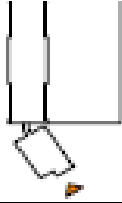






Scale  
1:100

1:100

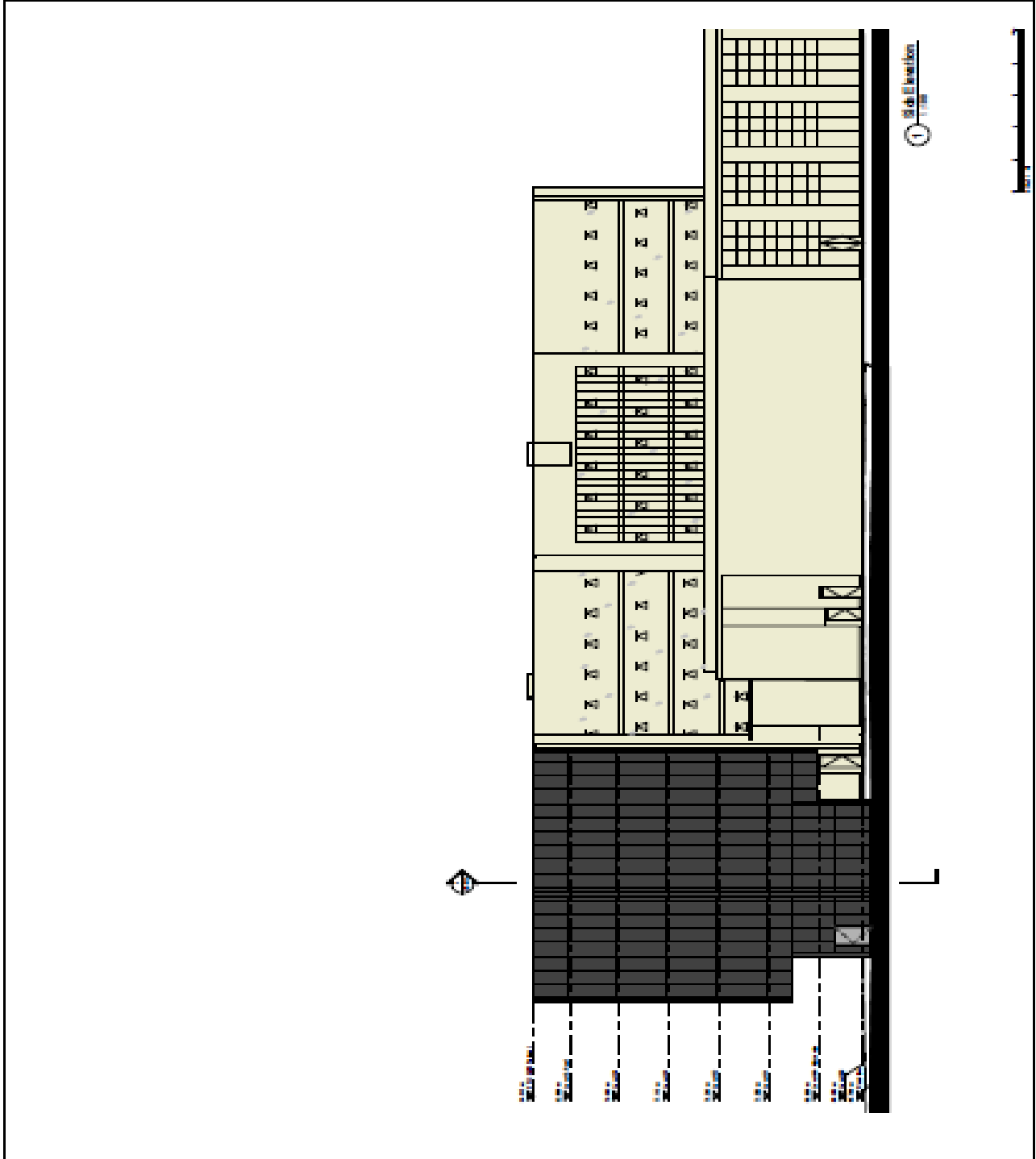


**Material Legend**

- Concrete
- Brick
- Insulation
- Roofing

Project Name  
Address  
Client  
Date  
Scale

Architect's Stamp and Logo



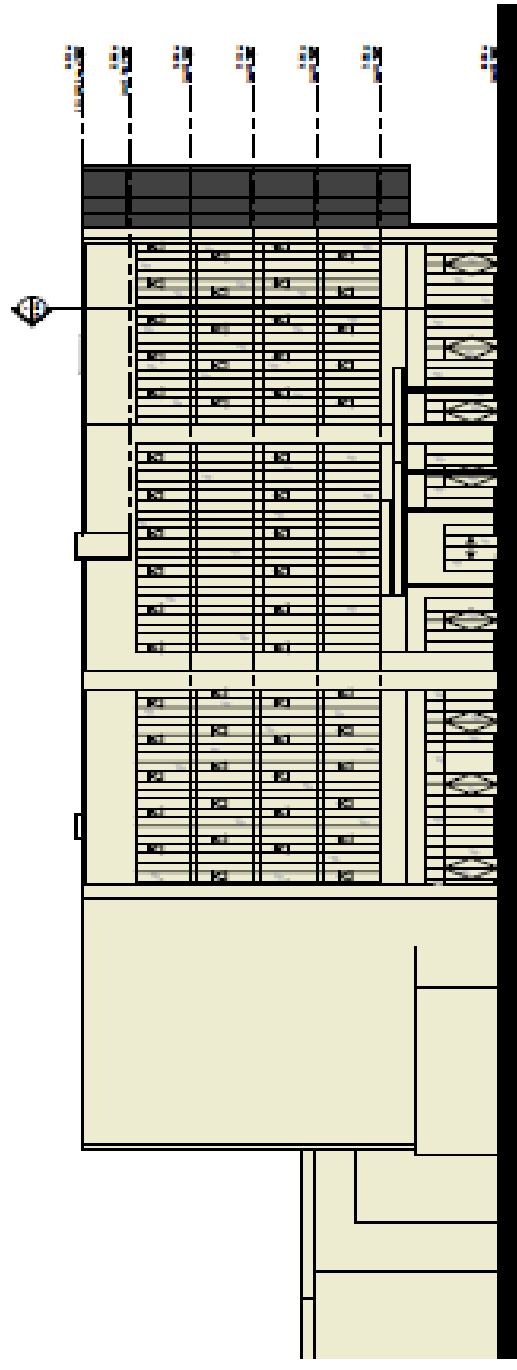
Scale: 1:100



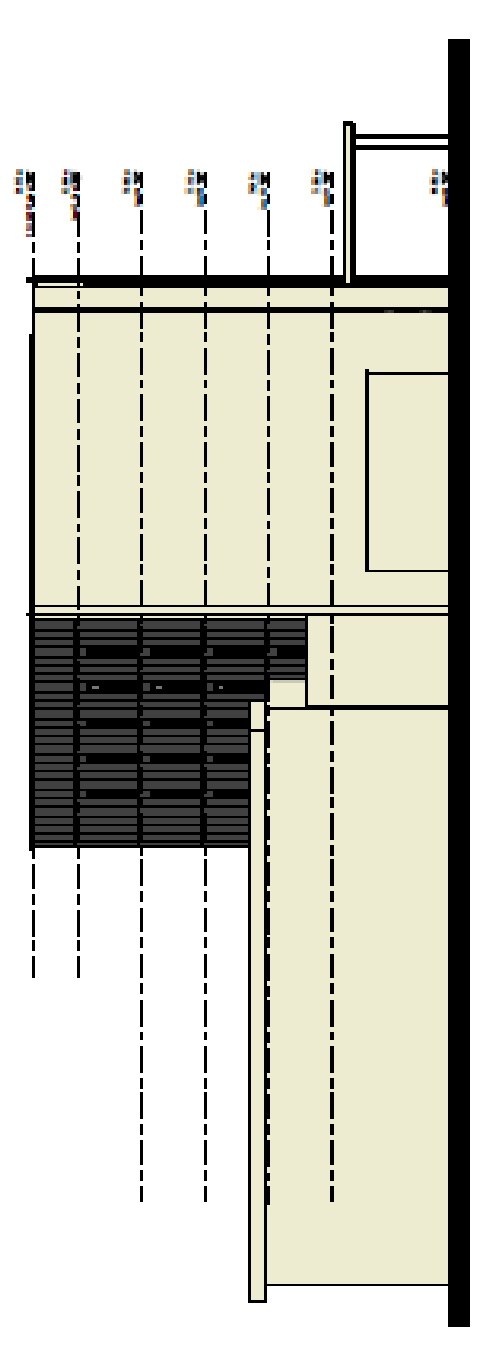
**Scale:** 1/4" = 1'-0"  
**North Arrow:** (Symbol)  
**Legend:**  
 - **Existing Structure:** (Solid black)  
 - **Proposed Structure:** (Hatched pattern)  
 - **Site Area:** (White)

**Project Information:**  
 Project Name: [Blank]  
 Address: [Blank]  
 City: [Blank]  
 State: [Blank]  
 Date: [Blank]  
 Designer: [Blank]  
 Title: [Blank]

**Professional Seal:**  
 State: [Blank]  
 License No.: [Blank]  
 Name: [Blank]



1 - Section (Proposed) Elevation

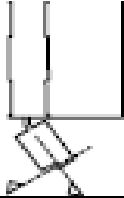


2 - Section (Existing) Elevation

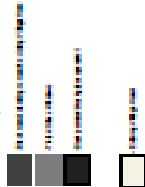


1:100  
1:100

1:100



1:100



1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

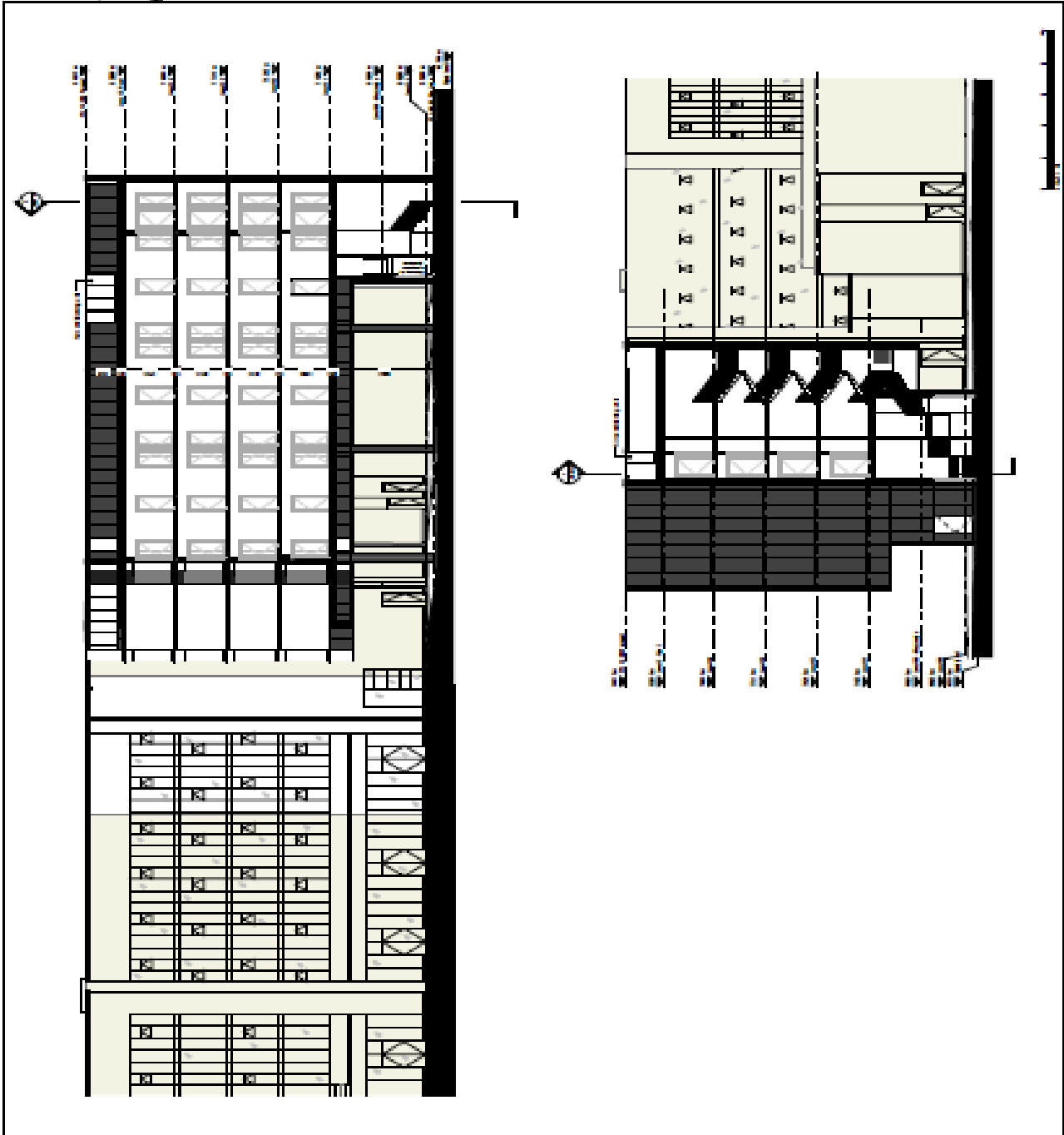
1:100

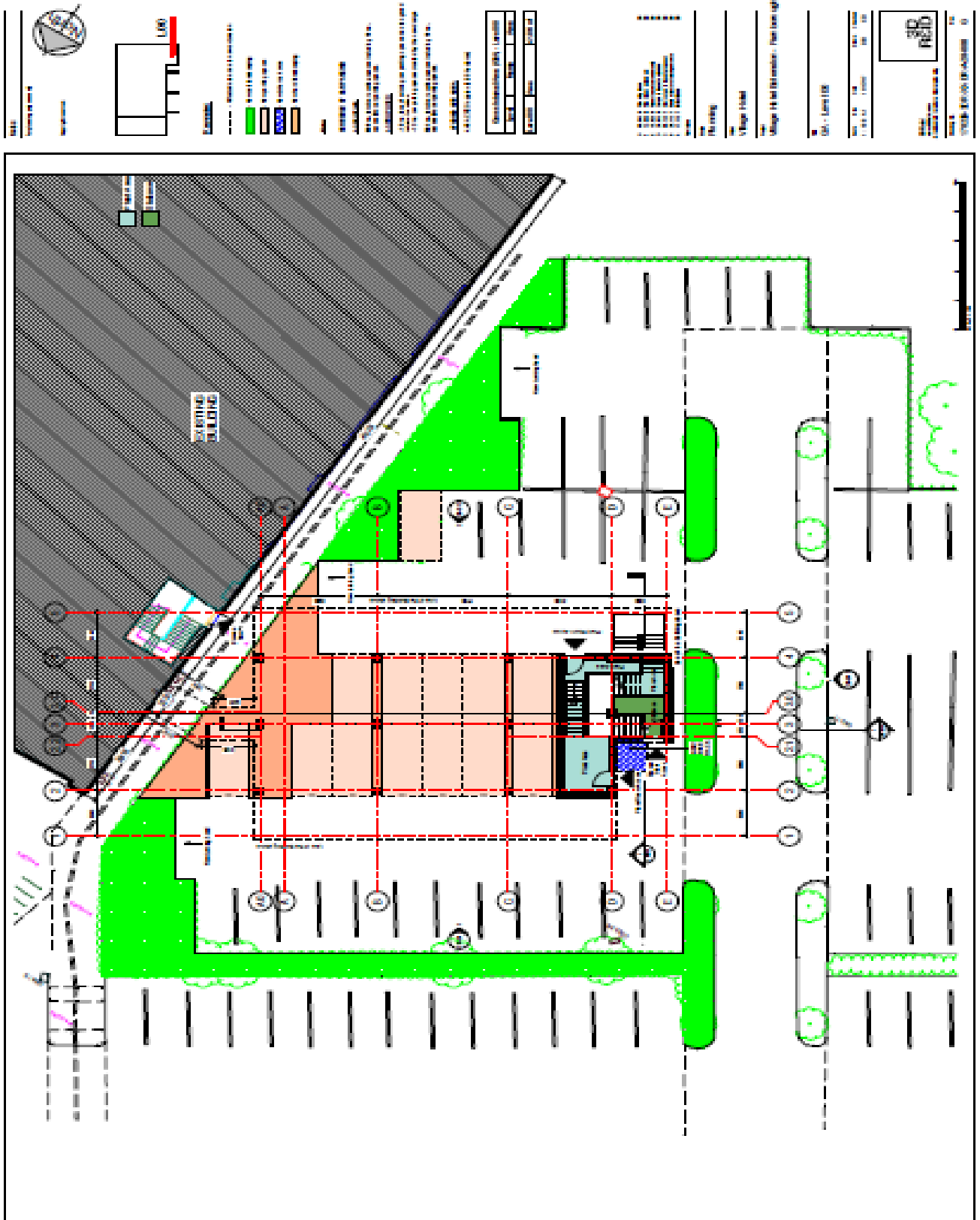
1:100

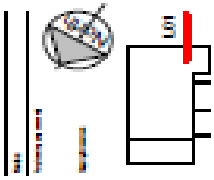
1:100

1:100

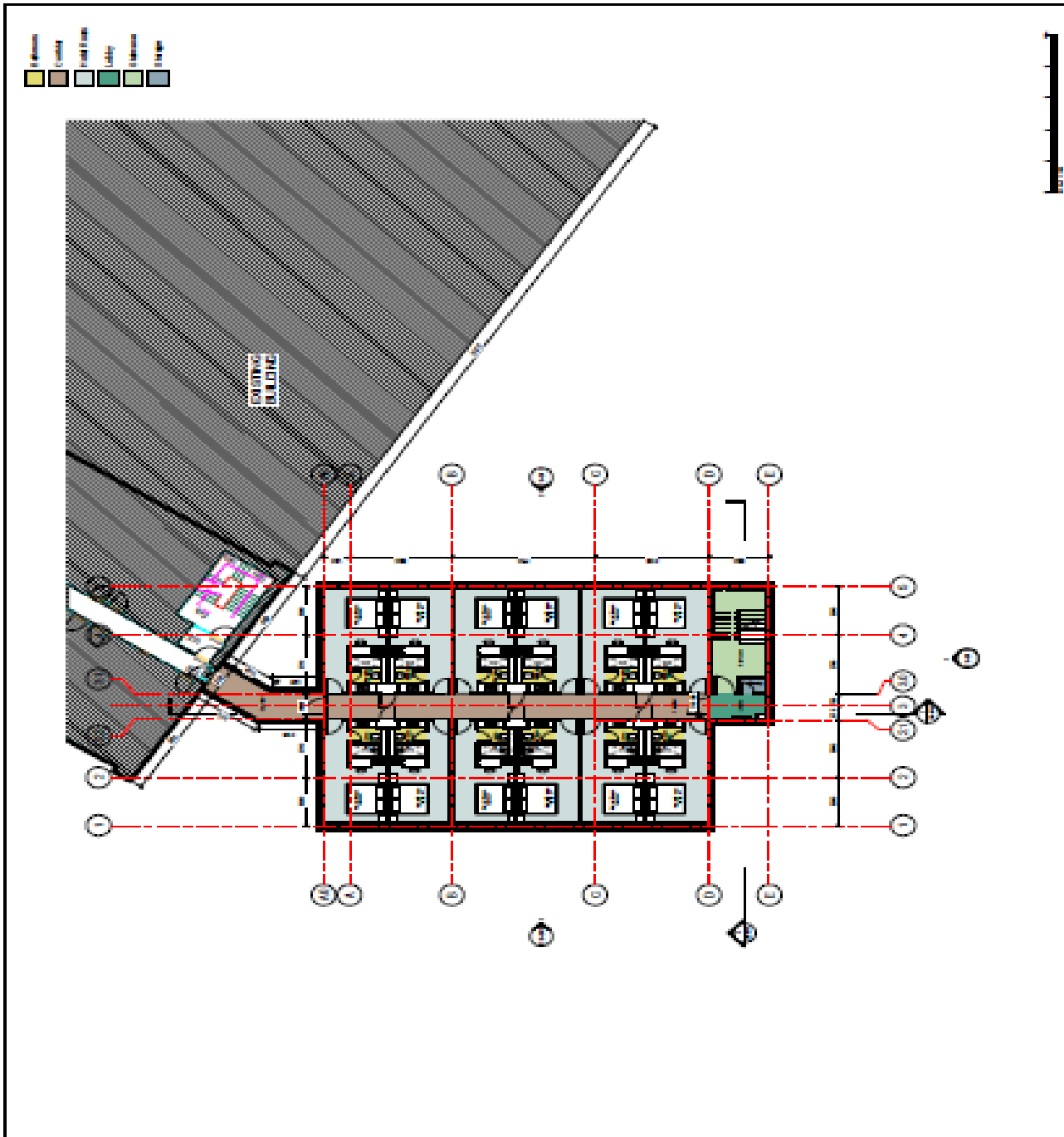
1:100







1. 3D Model	2. 3D Model	3. 3D Model	4. 3D Model
5. 3D Model	6. 3D Model	7. 3D Model	8. 3D Model
9. 3D Model	10. 3D Model	11. 3D Model	12. 3D Model
13. 3D Model	14. 3D Model	15. 3D Model	16. 3D Model
17. 3D Model	18. 3D Model	19. 3D Model	20. 3D Model
21. 3D Model	22. 3D Model	23. 3D Model	24. 3D Model
25. 3D Model	26. 3D Model	27. 3D Model	28. 3D Model
29. 3D Model	30. 3D Model	31. 3D Model	32. 3D Model
33. 3D Model	34. 3D Model	35. 3D Model	36. 3D Model
37. 3D Model	38. 3D Model	39. 3D Model	40. 3D Model
41. 3D Model	42. 3D Model	43. 3D Model	44. 3D Model
45. 3D Model	46. 3D Model	47. 3D Model	48. 3D Model
49. 3D Model	50. 3D Model	51. 3D Model	52. 3D Model
53. 3D Model	54. 3D Model	55. 3D Model	56. 3D Model
57. 3D Model	58. 3D Model	59. 3D Model	60. 3D Model
61. 3D Model	62. 3D Model	63. 3D Model	64. 3D Model
65. 3D Model	66. 3D Model	67. 3D Model	68. 3D Model
69. 3D Model	70. 3D Model	71. 3D Model	72. 3D Model
73. 3D Model	74. 3D Model	75. 3D Model	76. 3D Model
77. 3D Model	78. 3D Model	79. 3D Model	80. 3D Model
81. 3D Model	82. 3D Model	83. 3D Model	84. 3D Model
85. 3D Model	86. 3D Model	87. 3D Model	88. 3D Model
89. 3D Model	90. 3D Model	91. 3D Model	92. 3D Model
93. 3D Model	94. 3D Model	95. 3D Model	96. 3D Model
97. 3D Model	98. 3D Model	99. 3D Model	100. 3D Model



This page is intentionally left blank

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

Case Officer	Sarita Jones
Application No.	18/00416/REVPP
Date Valid	5th June 2018
Expiry date of consultations	7th August 2018
Proposal	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.
Address	<b>26 - 28 Grosvenor Road Aldershot Hampshire GU11 3DP</b>
Ward	Manor Park
Applicant	26-28 Grosvenor Limited
Agent	Ms Chantal Foo
Recommendation	<b>Grant</b>
Application No.	18/00417/LBCPP
Date Valid	5th June 2018
Expiry date of consultations	7th August 2018
Proposal	Listed building consent for changes to listed building consent 11/00559/LBC2 dated 11 November 2011 in relation to external and surfacing materials including new windows and doors, partial demolition and rebuild of existing wall, changes to layout/site level, retention and repair of existing staircases and PV panels and submission of details of electrics, services, acoustic and fire protection measures, extraction vents and soil ventilation pipes.

Address	<b>26 - 28 Grosvenor Road Aldershot Hampshire GU11 3DP</b>
Ward	Manor Park
Applicant	26-28 Grosvenor Limited
Agent	Ms Chantal Foo
Recommendation	<b>Grant</b>

## **Description**

The site occupies a prominent position at the junction of Grosvenor Road and Queens Road within the Aldershot West conservation area. It is on the edge of Aldershot town centre. 26 Grosvenor Road is a three storey building with a basement and a variety of outbuildings to the rear. It is adjacent to the junction with frontages onto both roads with access to the outbuildings provided from Queens Road. 28 Grosvenor Road is a single storey building which occupies a mid terrace position between 28 and 30 Grosvenor Road. 26, 28 and 30 Grosvenor Road are Grade II listed buildings dating from the late 19th century. The buildings have been vacant for some time and were last used for retail purposes on the ground floor with ancillary storage and office uses on the remaining floors. The main buildings are showing signs of wear with the outbuildings being in a poor state of repair. Both buildings have shop fronts at ground floor with arch detailing and glazed shop windows subdivided by glazing bars. The upper floors of 26 Grosvenor Road are finished in yellow bricks with arched windows of classical design following a regular pattern and form. The outbuildings are screened from general view by boundary walls and wooden doors which enclose the rear of the site. There is no car parking provision within the site. There is a difference in levels in the area with Queens Road being at a higher level than Grosvenor Road.

30 Grosvenor Road lies to the south of the site. It is a three storey building owned by Hampshire County Council and is in use as a registry office. 2 Queens Road lies to the west of the site. It has accommodation over four floors and has been subdivided into four flats. Wesley Chambers occupies a corner position to the north of the site and is also a Grade II \* listed building. Whilst historically this building was used as a Methodist Chapel, it has been deconsecrated and is now used for commercial, educational and health purposes. 27 Grosvenor Road occupies a corner position to the east of the site and is also a Grade II listed building. It is two storey and is used as for retail purposes at ground floor with ancillary accommodation above. 23 Grosvenor Road is located on the north east corner to the east of the site. It is a two storey flat roofed vacant office building of little architectural merit.

In 2008 applications for planning permission and listed building consent were withdrawn, 08/00135/FUL and 08/00105/LBC2 for the retention and restoration of facades, the conversion and construction of upper floors, demolition of 3 storey and single storey element and erection of a 3 storey rear extension to facilitate 10 flats.

In 2009 an application for listed building consent was withdrawn, 08/00818/LBC2, for the change of use of upper floors to 2 self contained units, the retention and separation of retail units on ground floor to facilitate 2 independent units and the demolition and partial rebuild of the single storey element to facilitate access to new residential unit. There was no corresponding planning application for this proposal.

In August 2011 an almost identical application to the 2011 proposal and the associated listed building consent application , as set out in more detail below, were withdrawn following the

introduction of the Second phase of the Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy, 10/00643/LBC2 and 11/00017/FUL.

In October 2011 planning permission, 11/558/FUL, was granted for the application site. The approval comprised three elements. First in respect of 26 Grosvenor Road the existing ground floor retail space were to be retained and restored and converted the upper floors into two 1 bedroom flats. The living/dining rooms and kitchens were approved at the front of the building with the bedrooms to the rear. An existing second floor sash window was shown to be enlarged and replaced in the rear elevation to serve the new bedroom on this level. The existing staircase and balustrade at first and second floor level were to be retained and restored, and incorporated within a new one bedroom house which would link 26 Grosvenor Road and the new extension to the rear. The entrance into this house would be from the proposed courtyard. Part of the rear wall was to be removed and extended at first floor level to facilitate the creation of this unit. New internal partitions are approved to form the bathroom and linking corridor.

Secondly in respect of 28 Grosvenor Road the existing ground floor retail space were to be retained and restored and a two storey extension was to be erected above the existing building with a single storey rear extension following the demolition of an existing storage building. This accommodation would provide two 1 bedroom flats. As with the adjoining flats the living/dining rooms and kitchens were approved at the front with bedrooms to the rear. The facade to the building would be retained and restored. A contemporary design approach was approved, in part, with the use of a flat roof. However the arched windows and materials on the Grosvenor Road frontage reflected the existing window design and proportions, render finish and stone coping typical of 26 Grosvenor Road. The rear of the building detailed windows and doors which were modern in shape and appearance with minimal glazing bars and detailing. A render finish was approved with a sedum roof to the single storey extension. A new staircase, access and door to serve these flats and also the flats above 26 Grosvenor Road was also approved are proposed. Refuse storage would be provided within the extended building at ground floor level with access onto the new courtyard.

The third element of the proposal was the erection of a part two storey/part three storey/part four storey rear extension following the demolition of the remaining outbuildings to provide three 1 bedroom flats and four 1 bedroom studio flats, part of the accommodation for the one bedroom house and part of the accommodation for the first floor studio flat. The two storey element comprised an open archway at ground floor level which provided for pedestrian access for the new units, a kitchen for the one bedroom house and part of the bathroom/living room for the studio flat at first floor. It had a pitched roof and when viewed from Queens Road comprised a large proportion of windows to wall. It linked 26 Grosvenor Road with the proposed three and four storey extension to the west. This extension comprised a studio flat and one bedroom flat with small patio areas at ground floor level, a studio flat and one bedroom flat at first floor and second floor levels and a studio flat at third floor level. This part of the development was contemporary in design and finish. It had flat roofs including a bank of solar panels at roof level. It was finished in render, timber, facing brickwork and metalline spandrel panels. Square and rectangular windows with minimal detailing were approved. The existing boundary walls which enclose the site were shown to be retained and extended. One of the existing openings in the wall which abuts Queens Road would be retained with the installation of metal gates which would provide the pedestrian access from Queens Road. The other existing opening would be infilled with timber and glass blocks to form a lightwell for the approved ground floor flat. The existing high level windows and door in the west boundary wall were shown to be retained. The windows would serve the living/kitchen area for the ground floor flat with the door providing

an access from a small enclosed patio which would serve this unit. Cycle storage was approved within the new courtyard adjacent to side wall of 30 Grosvenor Road.

This permission was subject to a legal agreement which secured financial contributions towards mitigation, for the impact of the additional residential development on the Thames Basin Heaths Special Protection Area, at Southwood Woodland, open space, off site parking provision and transport. Whilst development commenced on this site (inspected by the Council's Building Control service) and all financial contributions paid, it was subsequently mothballed by the previous owner. However it is important to note that this implemented permission represents a "fall back" for the applicant. In the interests of clarity, since planning permission and listed building consent were granted the need for conservation area consent for demolition of outbuildings within conservation areas has been superseded by planning permission.

The associated listed building consent application, 11/00559/LBC2, was also approved in November 2011.

Conditions applications pursuant to planning permission 11/00559/FUL and listed building consent 11/00559/LBC2 were approved in November 2014, 14/00685/COND (conditions 2 (internal and external materials - listed buildings), 3 (external materials - new build), 5 (surfacing materials), 6 (levels), 10 (screen walls), 16 (overlooking measures), 17 (Code for Sustainable Homes) and 18 (SUDS)) and 14/00710/COND (condition 5 (internal and external materials) respectively.

The current proposal seeks permission for the 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. All other matters remain as previously approved in 2011 ie there is no increase in the number of units or bedrooms being proposed nor are there any alterations to the gross external area of the development.

The proposed changes relate external alterations to the two storey rear extension above 28 Grosvenor Road, external alterations to the rear extension, alterations to the internal layouts of the flats and additional information on the interior and exterior works to the listed buildings and the new build.

The most significant external change sought to the approved scheme is considered to be the partial demolition and rebuild of the existing boundary wall treatment onto Queens Road from the west gate opening up to 2 Queens Road.

In the interests of clarity flats 1-7 are within the new build part of the development, flats 8-11 and the house relate to the listed building part of the development. The main internal layout changes are proposed as follows:

Flat 1 -lobby incorporated for fire escape requirements from upper floors;

Flat 2 - minor impact from rebuild of wall;

Flat 3 - lobby incorporated for fire escape requirements from upper floors, alterations to entrance in relation to communal staircase requirements; bathroom changed to shower room;

Flat 4 - entrance lobby included for fire regulations, minor impact from rebuild of wall, change



in width of living space;

Flat 5 - entrance changed in relation to communal staircase requirements, addition of entrance lobby for fire regulations, bathroom changed to shower room;

Flat 6 - entrance lobby included for fire regulations; bathroom changed to ensuite shower room;

Flat 7 - addition of lobby to meet communal staircase and fire regulation requirements, addition of maintenance door for access out onto flat roofs;

Flat 8 - Entrance door moved to increase hallway space, alterations to hallway, bathroom changed to ensuite shower room, additional cupboard and wardrobe to increase storage and provide place for the hot water cylinder. Proposed walls in main room removed to allow open plan living/kitchen/dining, mechanical and foul stacks to be taken up service void in adjacent house staircase within acoustic wall build up.

Flat 9 - bathroom altered, alterations to entrance to suit communal staircase requirements;

Flat 10 - front door moved flush with communal staircase wall, alterations to swap positions of bathroom and bedroom to allow the retention of the fireplace to be in the bedroom. Bathroom changed to a shower room. Proposed walls in existing open plan main room removed to allow open plan living/kitchen/dining, mechanical and foul stacks to be taken up service void in adjacent house staircase within acoustic wall build up.

Flat 11 - bathroom altered.

House - alterations at ground floor for commercial and house due to existing structural column location, allowing for ambulant disabled WC

Commercial unit 26 - ramp moved into rear access space and whole basement allocated to this unit and alterations to disabled WC

Commercial unit 28 - space required to accommodate staircase for new flats, alterations to the bin store and disabled WC.

Detailed submissions have been made in respect of the external and internal materials to be used (including timber sash windows in a white paint finish with Pilkington Spacia glazing in the listed building and slate grey chamfered framed units in the new build), levels and refuse/cycle storage (to incorporate rebuilding of wall, to improve ramped access to bin storage area and levels to cycle storage area amended to match existing levels so as not to expose footings of adjacent listed building resulting in stepped access to cycle store and purpose built cycle store, noise mitigation measures including the use Pilkington Spacia glazing, the use of obscure glazing to mitigate overlooking from the third floor flat in the new build, energy efficiency (to remove the requirement to comply with Code 3 and replace it with energy efficiency measures to comply with Code 3) and SUDS.

The revised application for listed building consent seeks consent for external and surfacing materials including new windows and doors, partial demolition and rebuild of existing wall, changes to layout/site level, retention and repair of existing staircases and PV panels and submission of details of electrics, services, acoustic and fire protection measures, extraction vents and soil ventilation pipes. It is noted that there is no longer a requirement for a new staircase within the listed building.

The application is supported by detailed interior elevations, a planning, heritage, design and access statement, an external walls repairs and replacement statement, an acoustic mitigation statement, a repair and replacement of plaster and retained fabric and justification of materials statement, a glazing, ventilation and external wall specification, a structural engineers report on the boundary wall, an environmental noise assessment, a brick laying statement, timber windows and glazing specifications and surface water drainage details.

## **Consultee Responses**

Conservation Team	raises no objection subject to conditions.
Environmental Health	raises no objection to the proposal raises no objection to the proposal subject to the proposed noise mitigation measures in the form of Pilkington Spacia units being implemented.
Surface Water Drainage Consultations	Views awaited (consultation period expires 7 August)
Community - Contracts Manager	raises no objection to the proposal.
HCC Highways Development Planning	advises that the County Highway Authority is satisfied that there is no direct or indirect impact upon the operation or safety of the local highway network. A comment is made about the accessibility of the cycle car parking.
Environment Agency	advise that they do not wish to be consulted on this application.
Hampshire Fire & Rescue Service	No views received
Crime Prevention Design Advisor	advises that the development should be in accordance with Approved Document Q in relation to the security of new dwellings.
Thames Water	No views received.
Historic England	advise that on the basis of the information available to date in their view they do not need to be consulted on the proposal and refers to the Council's Conservation Officer.
The Society For The Protection Of Ancient Buildings	No views received.

### **Neighbours notified**

In addition to posting site notices and press advertisements, 77 individual letters of notification were sent to addresses in Barrack Road Grosvenor Road, Queens Road and Victoria Road.

### **Neighbour comments**

The Aldershot Civic Society has commented that whilst appreciating the proposal is almost identical to that approved in 2001, it is of the view that the new build is out of keeping and visually harmful to the surrounding area which is chiefly Victorian. It does approve of the plans to retain and repair the main building to full heritage standards and trusts that this will be closely monitored by the Council.

## Policy and determining issues

The site is located within the Aldershot town centre. As such policies SS1 (The Spatial Strategy), CP1 (Sustainable Development Principles), CP2 (Design and Heritage), CP3 (Renewable Energy and Sustainable Construction), CP4 (Surface Water Flooding), CP5 (Meeting Housing Needs and Housing Mix), CP10 (Infrastructure Provision), CP12 (Open Space, Sport and Recreation), CP13 (Thames Basin Heaths Special Protection Area), CP16 (Reducing and Managing Travel Demand) and CP17 (Investing in Transport) of the Rushmoor Core Strategy and "saved" Local Plan Policies ENV16, ENV23, ENV25, ENV27, ENV32, ENV33, ENV34, ENV36, ENV37, ENV49, H14, TR10 and OR4/OR4.1 are relevant to the consideration of the submitted proposal. The guidance contained in the Council's supplementary planning documents on Planning Contributions - Transport 2008 and Car and Cycle Parking Standards 2017, the Thames Basin Heaths Avoidance and Mitigation Strategy as updated November 2017, the National Planning Policy Framework/Practice Guidance and the Planning (Listed Buildings and Conservation Areas) Act 1990 including section 72 (special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area) are also relevant.

The Council published the draft submission version of the Local Plan for public consultation between Friday 9 June and Friday 21 July 2017. The Council's Planning Policy team have processed all the representations that have been received, prepared a report which has summarised the issues raised during the consultation and set out the Council's response. On 2 February 2018, this report, together with all the 'duly made' representations received during the consultation period, were submitted to the Planning Inspectorate for examination, alongside the plan and its supporting documents.

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

The main determining issues are the principle of development, the impact on the character of the area having regard to the site's location within a conservation area and the Grade II/II\* listed buildings on and adjoining the site, the impact on neighbours, the living environment created, highway considerations, open space provision, nature conservation, the water environment and sustainable development.

## Commentary

### The principle of development

The principle of development has been established by the extant 2011 planning permission. As such there is no objection to the proposal in this regard.

The impact on the character of the area having regard to the site's location within a conservation area and the Grade II/II\* listed buildings on and adjoining the site

The general design, scale and massing of development remains as approved in 2011. The applications have been accompanied by detailed information, specifications and reports to support the proposed changes. It is noted that many of the internal changes are in response to the requirements of the Building Regulations. With regard to the partial demolition and rebuilding of the boundary wall on Queens Road, the submitted structural engineers report have confirmed structural defects in the wall make it unstable, particularly the lintel over the side access door onto Queens Road. Brick laying specialists have also inspected the wall and confirmed that has severe weathering and cannot be fully repaired and is unstable. Historic England did not wish to offer comments and referred back to the Council's specialist conservation adviser. She has considered the proposals in great detail including the partial demolition/rebuild of the wall and raises no objection subject to the imposition of appropriate conditions.

#### The impact on neighbours

The building relationships and pattern of overlooking remain as previously approved. As such, and having regard to the fall back position, there is no objection to the proposal in this regard.

#### The living environment created

There are various changes to the living environment as set out above. However, and whilst recognising the some of the units do not meet the National Space standards, having regard to the fall back position, no objection is raised to the proposal in this regard

The acoustic measures proposed have been considered by both Environmental Health and the Conservation Officer. They are satisfied that the proposals would create a satisfactory noise environment for all future occupiers whilst also safeguarding the listed buildings. As such no objection is raised to the proposal in this regard.

#### Highway considerations

There is no increase to the number of units being provided nor the schedule of accommodation compared to the approved scheme. A financial contribution was secured as part of this permission (and subsequently paid in full) towards a scheme to provide secure parking facilities in the High Street multi storey car park and accessibility improvements within Aldershot. The County Highway Authority is satisfied that there is no direct or indirect impact upon the operation or safety of the local highway network. Having regard to the above no objection is raised to the proposal on highway grounds.

#### Open space provision

There is no increase to the number of units being provided nor the schedule of accommodation compared to the approved scheme. A financial contribution was secured as part of this permission (and subsequently paid in full) towards a scheme to provide open space improvements at Municipal Gardens in Grosvenor Road. Given this no objection is raised to the proposal in terms of open space provision.

#### Nature conservation

There is no increase to the number of units being provided nor the schedule of accommodation compared to the approved scheme. A financial contribution was secured as

part of this permission (and subsequently paid in full) towards SPA mitigation at Southwood Woodland. Given this the Council may reasonably conclude that there would be no likelihood of significant impact on the Thames Basin Heaths Special Protection Area arising from the proposed development and as such no objection is raised to the proposal in this regard.

### The water environment

SUDS were approved in 2014 in respect of the planning permission granted in 2011. Updated details have been provided to reflect the proposed scheme although there is no material change in the design or level of hardsurfacing within the site. Hampshire County Council as Lead Local Flood Authority have sought further information on this issue. This has been provided and they have been re-consulted. Any views received will be updated at the meeting.

### Sustainable development

As approved the development was required to meet the full requirements of Code Level 3 for Sustainable Homes. Following the Royal Assent of the Deregulation Bill 2015 (26 March 2015) the government's current policy position is that planning permissions should not be granted requiring or subject to conditions requiring, compliance with any technical housing standards for example the Code for Sustainable Homes, other than for those areas where authorities have existing policies. In Rushmoor's case this means that the Council can require energy performance in accordance with Code Level 4 as set out in policy CP3 of the Rushmoor Core Strategy. However in this case, having regard to the fallback position and the requirements of the current Building Regulations, it is not considered unreasonable to agree to energy efficiency measures being in accordance with Code Level 3 provided a verification report is submitted to confirm that this has been achieved. This may be secured by way of condition.

In conclusion the proposed variations are considered to be compatible with the proposals approved in 2011 and the special architectural and historic character of the buildings and the wider conservation area. Furthermore with the re-use of the buildings they are considered to secure the future for these important heritage assets.

### **Full Recommendation 18/00416/REVPP**

Subject to no adverse views being received from Hampshire County Council as Lead Local Flood Authority it recommended that planning permission be **Granted** subject to the following conditions and informatives

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

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

- 2 The development shall be completed in external and internal materials in accordance with the external walls repair and replacement statement rev A and the repair and replacement of plaster and retained fabric and justification of materials statement rev A, the planning, heritage and design statement rev A, the submitted windows details including the use of Pilkington Spacia glazing and the submitted plans.

Reason - To safeguard the special architectural and historic character of the buildings and the wider conservation area.

- 3 The development shall be completed in the surfacing materials as set out in the planning, heritage, design and access statement rev A.

Reason - To ensure a satisfactory external appearance and in the interest of surface water drainage

- 4 All new works of making good to the retained fabric, whether internal or external, shall be finished to match the adjacent work with regard to methods used and to material, colour, texture and profile.

Reason - To safeguard the special architectural and historic character of the buildings.

- 5 The development shall be undertaken in accordance with the site levels shown on the approved plans.

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

- 6 Prior to occupation of any part of the residential development hereby approved, the refuse storage facilities, including the provision of level access as shown, shall be provided in accordance with the approved plans and thereafter retained in accordance with the details so approved.

Reason - To safeguard the amenities of the area and to meet the functional requirements of the development.

- 7 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 additional windows, doors or openings of any kind shall be inserted in the development hereby permitted without the prior permission of the Local Planning Authority.

Reason - To protect the amenities of neighbouring residential properties and in the interests of safeguarding the listed building

- 8 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.

- 9 The boundary treatment shall be undertaken in accordance with the external walls repairs and replacement statement rev A and the approved plans.

Reason - To safeguard the amenities of neighbouring properties and future occupiers and the character of the wider conservation area

- 10 No part of the residential development hereby approved shall be occupied until the approved cycle parking is provided as shown on the approved plans and this shall thereafter be retained on site and available for its intended purpose

Reason - To promote sustainable modes of transport

- 11 Notwithstanding the details shown on the submitted plans, the high level windows in the west elevation shall have a minimum cill height of 1.7m above the internal floor level.

Reason - To protect the amenities of neighbouring residential properties.

- 12 The sedum roof area of the development hereby approved shall not be used as a balcony, sitting-out, or amenity area.

Reason - To preserve the privacy and amenities of neighbouring properties and to safeguard the sedum roof.

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

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

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

- 14 The development shall be completed in accordance with the acoustic mitigation statement and the approved plans.

Reason - To safeguard the amenities of future occupiers

- 15 Prior to the occupation of flat 7 the obscure glazing as shown on drawing number PP-03 shall be completed in full and thereafter retained.

Reason - To safeguard the amenities of adjoining occupiers

- 16 Within 6 months of the completion of the last new build residential unit a verification report shall be submitted which confirms that the new built residential development has achieved energy efficiency in accordance with Code Level 3 for Sustainable Homes.

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

- 17 The surface water drainage for this site shall be undertaken in accordance with drawing numbers PP-00, BR-DR-00, 01, 02, 03, 04, 05 and 06, the planning, heritage,

design and access statement and the information contained in the agent's e-mail dated 17 July 2018.

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

- 18 The permission hereby granted shall be carried out in accordance with the following approved drawings - PP-00 rev C, 01 rev E, 02 rev D, 03 rev B and 04 rev B, PS-00 rev C, 01 rev C, 02 rev C, 03 rev C, 04 rev C, 05 rev D, 06 rev E, 07 rev B, 08 rev A, 09 rev A, PE-00 rev B, 01 rev B, 02 rev D and 03 rev E, BR-DR-00 rev D, 01 rev C, 02 rev A, 03 rev A, 04, 05 rev A and 06, AD-01 rev A, AW01 rev A, EP-00 rev A, 01 rev A, 02 rev A, 03 and 04, EE-00, 01 and 02, BR-ED-00 rev C, 01 rev A, 02 rev A and 09, BR-ED-00 rev C, 01 rev A, 02 rev A and 09 and PW-EX-00

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 The Council has granted permission because it is considered that the proposal would not materially affect the character of the area having regard to the site's location within the Aldershot West Conservation Area, the architectural and historical significance of the Grade II listed buildings within the site, the amenities of adjoining occupiers, highway safety or the integrity of the Thames Basin Heaths Special Protection Area and it creates a satisfactory living environment for future occupiers. It is therefore acceptable having regard to Policies SS1 (The Spatial Strategy), CP1 (Sustainable Development Principles), CP2 (Design and Heritage), CP3 (Renewable Energy and Sustainable Construction), CP4 (Surface Water Flooding), CP5 (Meeting Housing Needs and Housing Mix), CP10 (Infrastructure Provision), CP12 (Open Space, Sport and Recreation), CP13 (Thames Basin Heaths Special Protection Area), CP16 (Reducing and Managing Travel Demand) and CP17 (Investing in Transport) and saved Local Plan Policies ENV16, ENV23, ENV25, ENV27, ENV32, ENV33, ENV34, ENV36, ENV37, ENV49, H14, TR10, and OR4/OR4.1 and the Council's adopted SPD on Transport Contributions and the Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy. 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 - 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.
- 5 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.
- 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 - The planning permission hereby granted does not authorise the applicant, or his agents, to construct a new/alterd access to, or other work within, the public highway. A separate consent for works within the highway must first be obtained from the highway authority who may be contacted at the following address:- Hampshire County Council Highways Sub Unit, M3 Motorway Compound, Hook, Hampshire, RG27 9AA.
- 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 - 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.
- 10 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.
- 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 for the duration of the works.

**Full Recommendation** 18/00417/LBCPP

It is recommended that listed building consent be **Granted** subject to the following conditions and informatives

- 1      The works to which this application relates shall be begun before the expiration of 3 years from the date of this permission.

Reason - To comply with the requirements of the Planning (Listed Building and Conservation Areas) Act 1990 as amended.

- 2      Before any work is undertaken in pursuance of this consent to demolish any part of the buildings/structures such steps shall be taken and such works shall be carried out as shall, during the course of the works permitted by this consent, secure the safety and stability of the remainder of the buildings.

Reason - To safeguard the special architectural and historic character of the building

- 3      All new works of making good to the retained fabric, whether internal or external, shall be finished to match the adjacent work with regard to methods used and to material, colour, texture and profile unless otherwise agreed in writing.

Reason - To safeguard the special architectural and historic character of the building.

- 4      No vents or flues, plumbing or pipes, other than rainwater pipes, shall be fixed on the external faces of the building, unless shown on the approved drawings.

Reason - To safeguard the special architectural and historic character of the buildings

- 5      The development shall be completed in external and internal materials in accordance with the external walls repair and replacement statement rev A and the repair and replacement of plaster and retained fabric and justification of materials statement rev A, the planning, heritage and design statement rev A, the submitted windows details including the use of Pilkington Spacia glazing and the submitted plans.

Reason - To safeguard the special architectural and historic character of the buildings and the wider conservation area.

- 6      Prior to any works starting on the ceilings within the listed buildings, a photo record of existing lath and plaster ceilings to be repaired/retained and those with a suspended ceiling proposed beneath shall be submitted to the Local Planning Authority.\*

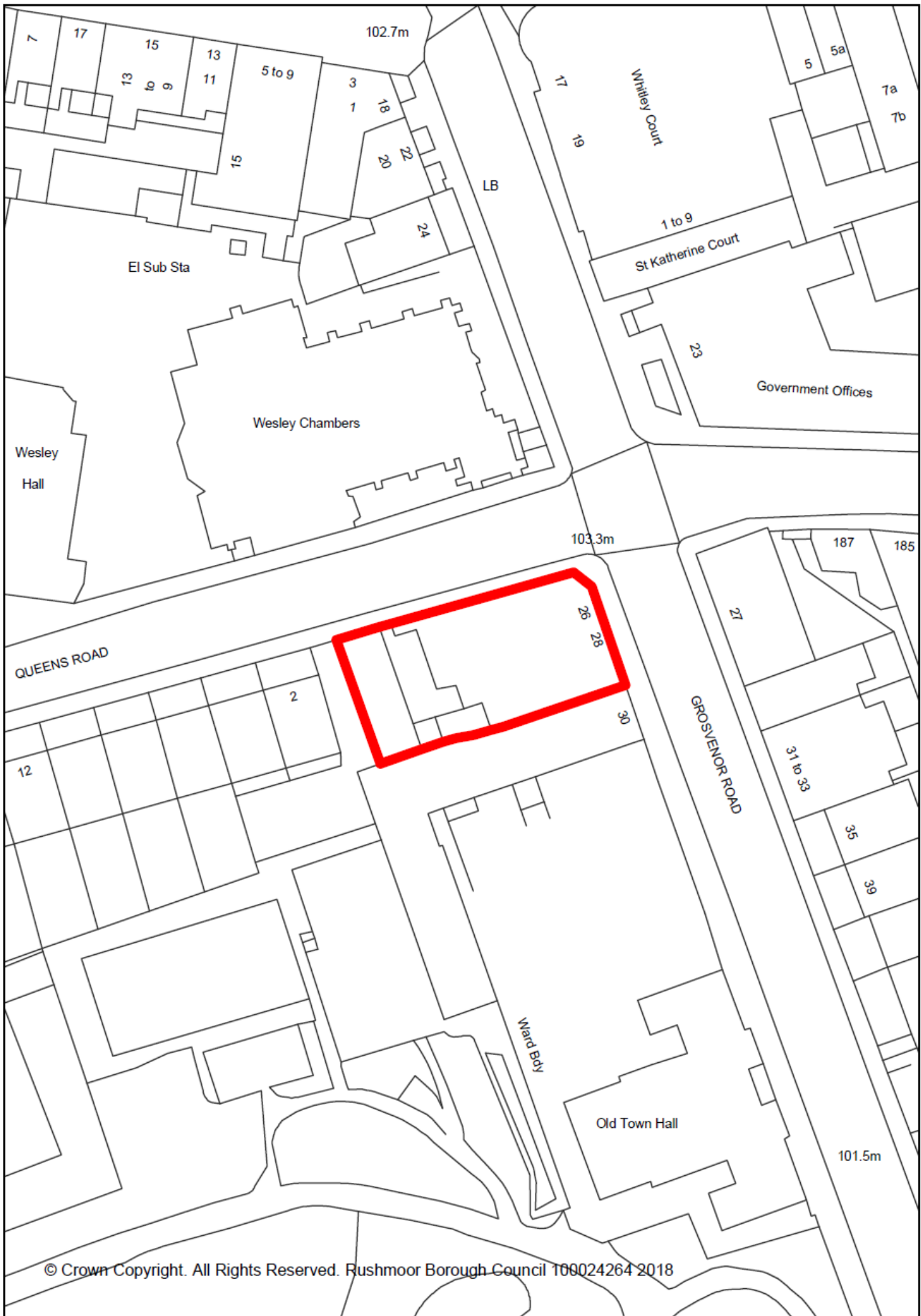
Reason To safeguard the special architectural and historic character of the buildings.

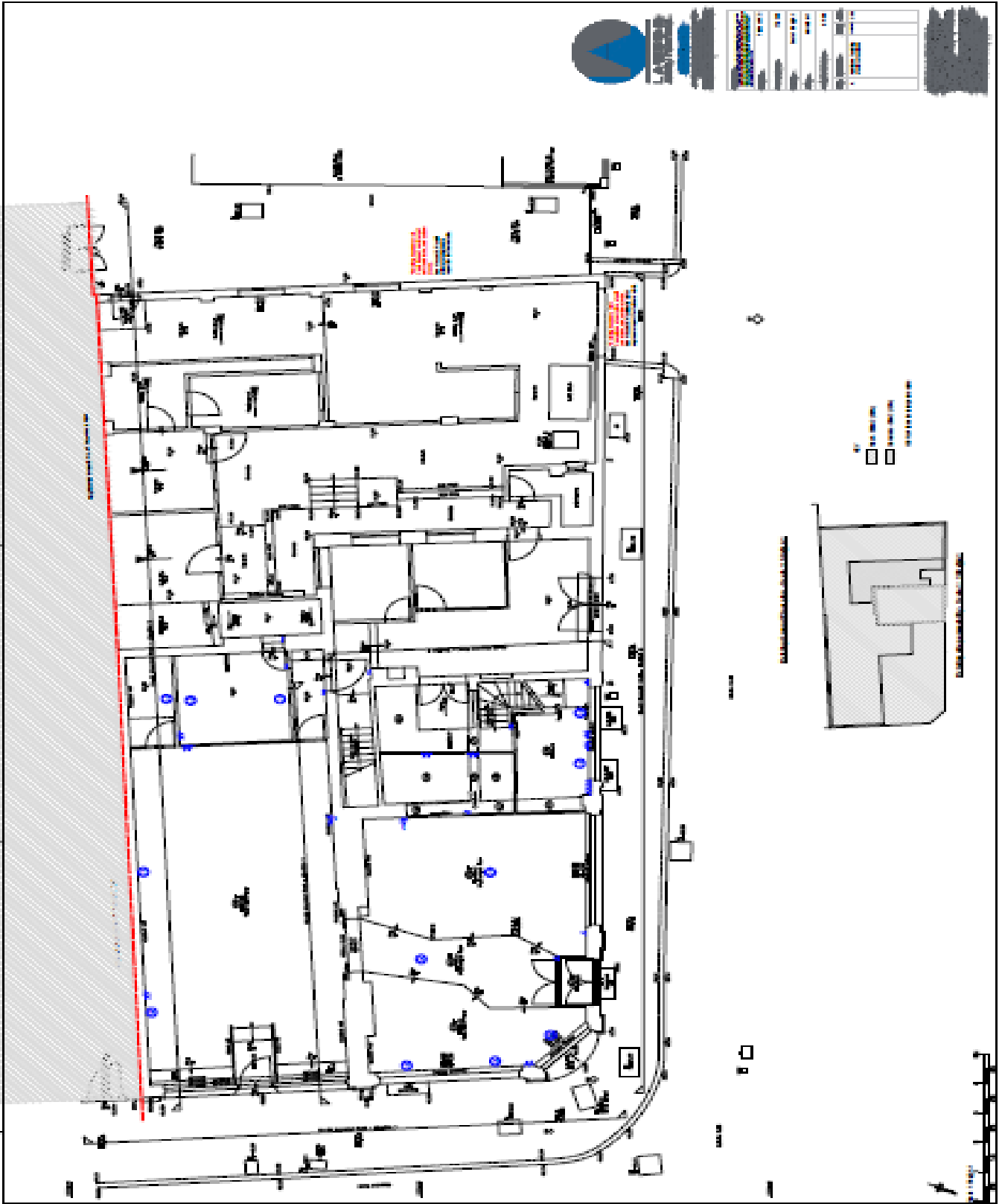
- 7 The consent hereby granted shall be carried out in accordance with the following approved drawings - PP-00 rev C, 01 rev E, 02 rev D, 03 rev B, 04 rev B and 05, PS-00 rev C, 01 rev C, 02 rev C, 03 rev C, 04 rev C, 05 rev D, 06 rev E, 07 rev B, 08 rev A, 09 rev A, BR-DR-00 rev D, 01 rev C, 02 rev A, 03 rev A, 04, 05 rev A and 06, AD-01 rev A, AW01 rev A, EP-00 rev A, 01 rev A, 02 rev A, 03 and 04, BR-SPEC rev F, 07 rev A, 08 rev A, 09 rev A and 10 rev A, DS-00 rev A, EE-00, 01 and 02 and PW-EX-00

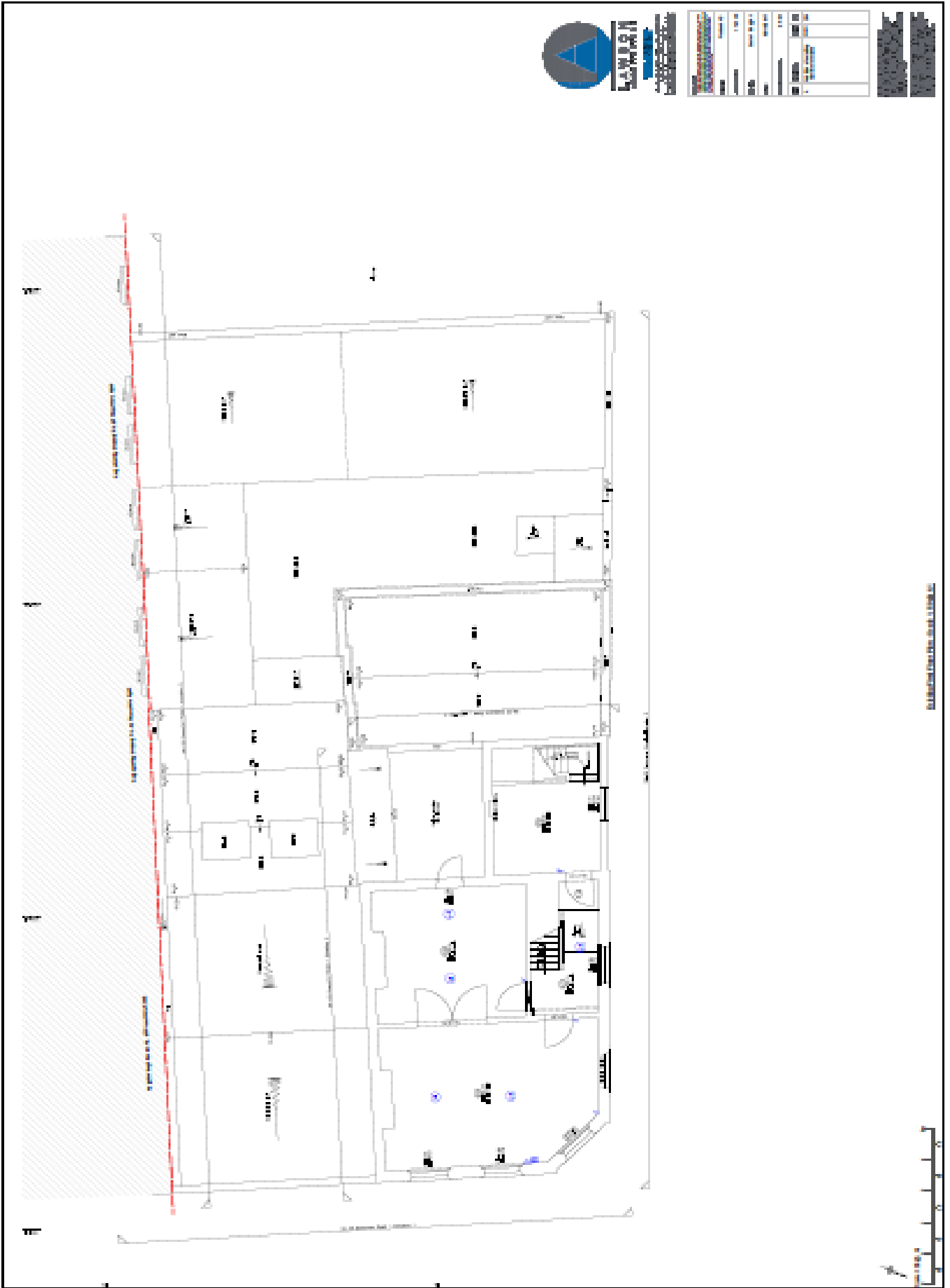
Reason - To ensure the development is implemented in accordance with the consent granted

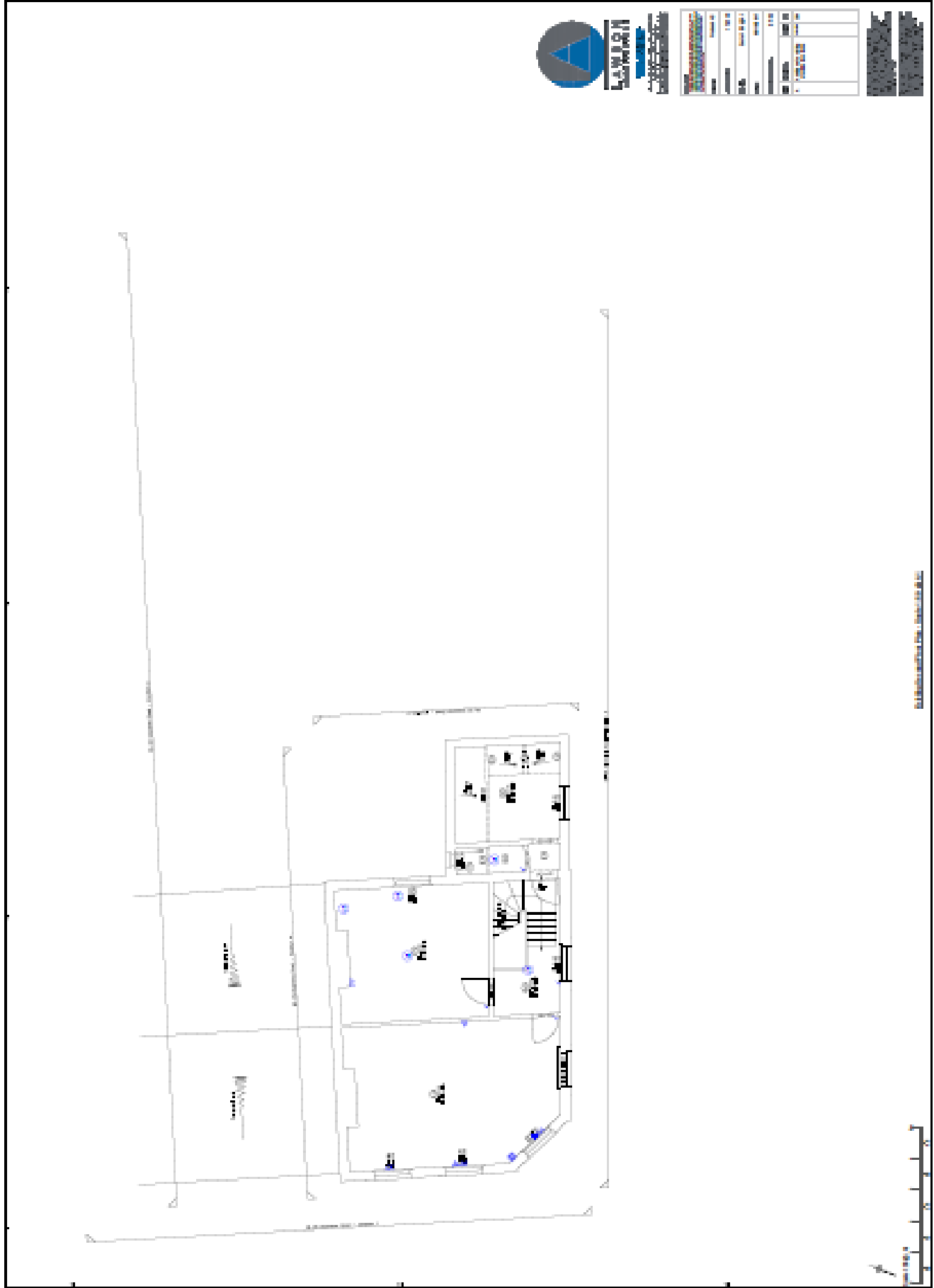
### **Informatives**

- 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 consent because it is considered that the proposal would not materially affect the character of the area having regard to the site's location within the Aldershot West Conservation Area or the architectural and historical significance of the Grade II listed buildings within the site. It is therefore acceptable having regard to Policies SS1 (The Spatial Strategy), CP1 (Sustainable Development Principles), CP2 (Design and Heritage), and “saved” Local Plan Policies ENV23, ENV25, ENV27, ENV32, ENV33, ENV34, ENV36 and ENV37 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 condition marked \*. This condition requires the submission of details, information, drawings etc. to the Local Planning Authority **BEFORE WORKS START ON THE CEILINGS WITHIN THE LISTED BUILDINGS**. Works started, carried out or occupied without first meeting the requirements of this condition are effectively works carried out **WITHOUT LISTED BUILDING CONSENT**. The Council will consider the expediency of taking enforcement action against any such works and may refer to any such breach of listed building 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.







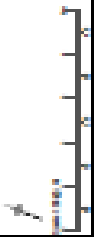


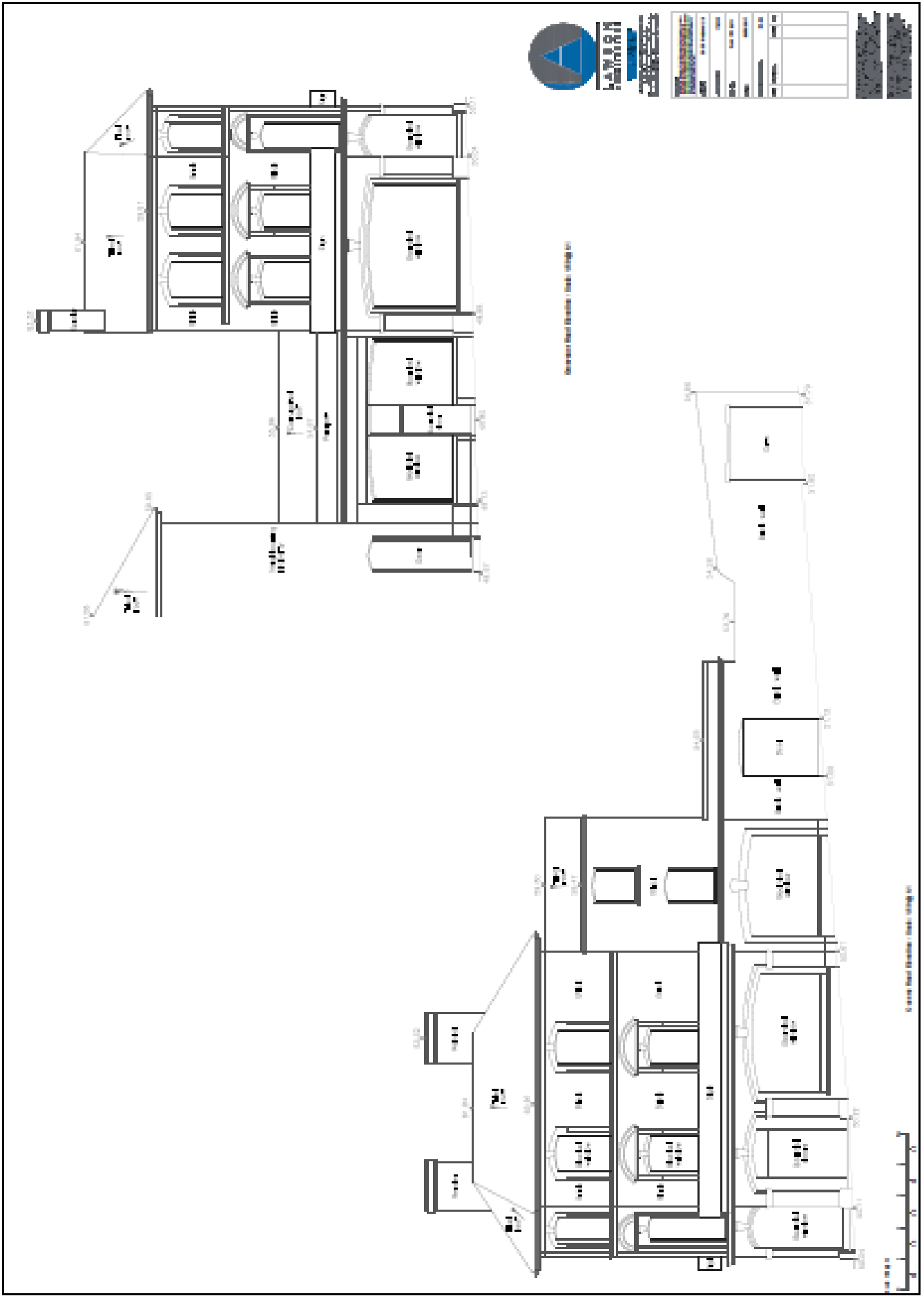
设计单位  
设计日期

图名	图号	比例	日期
平面图		1:100	2023.10.10
设计			
审核			
批准			

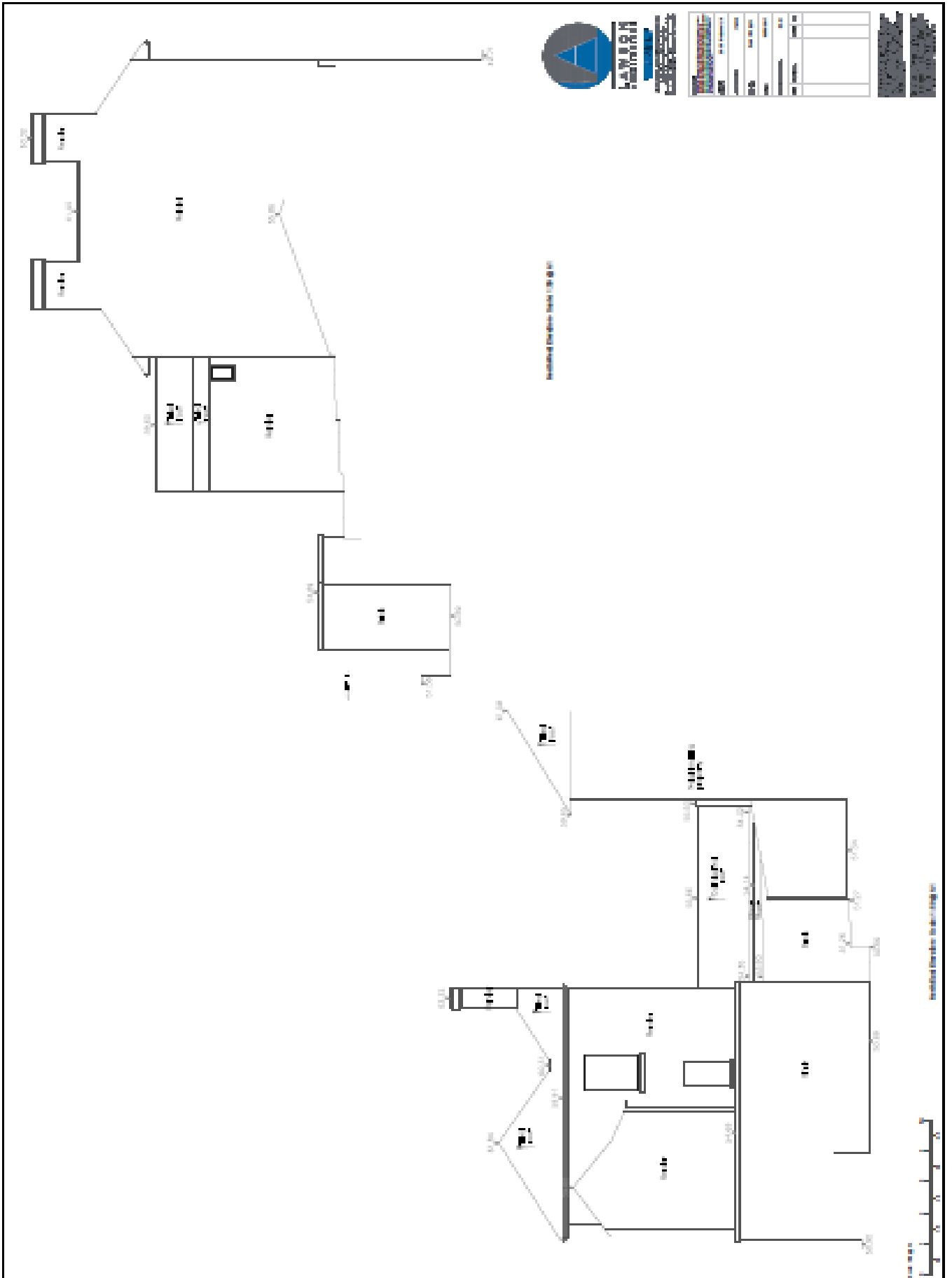


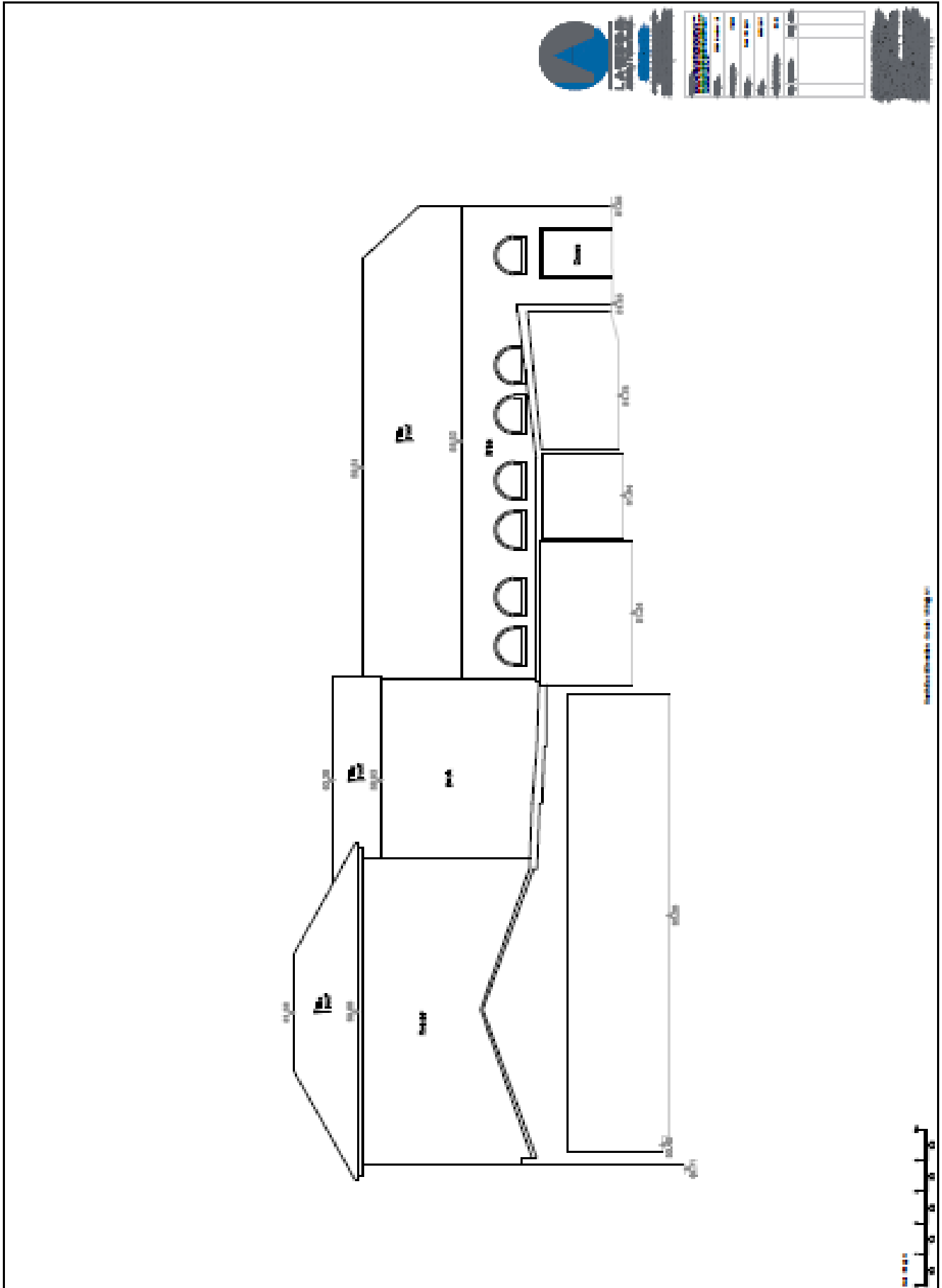
比例尺 1:100

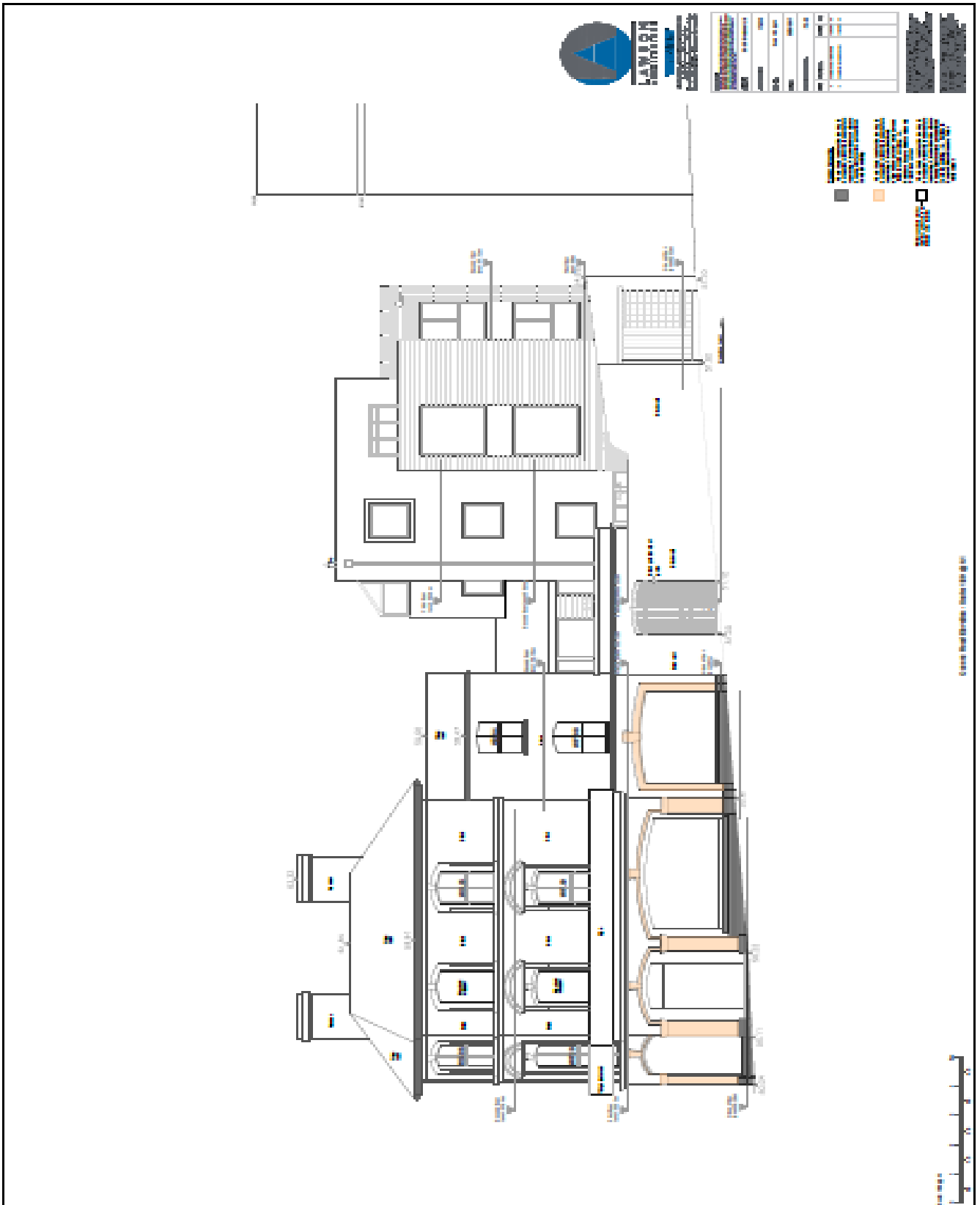


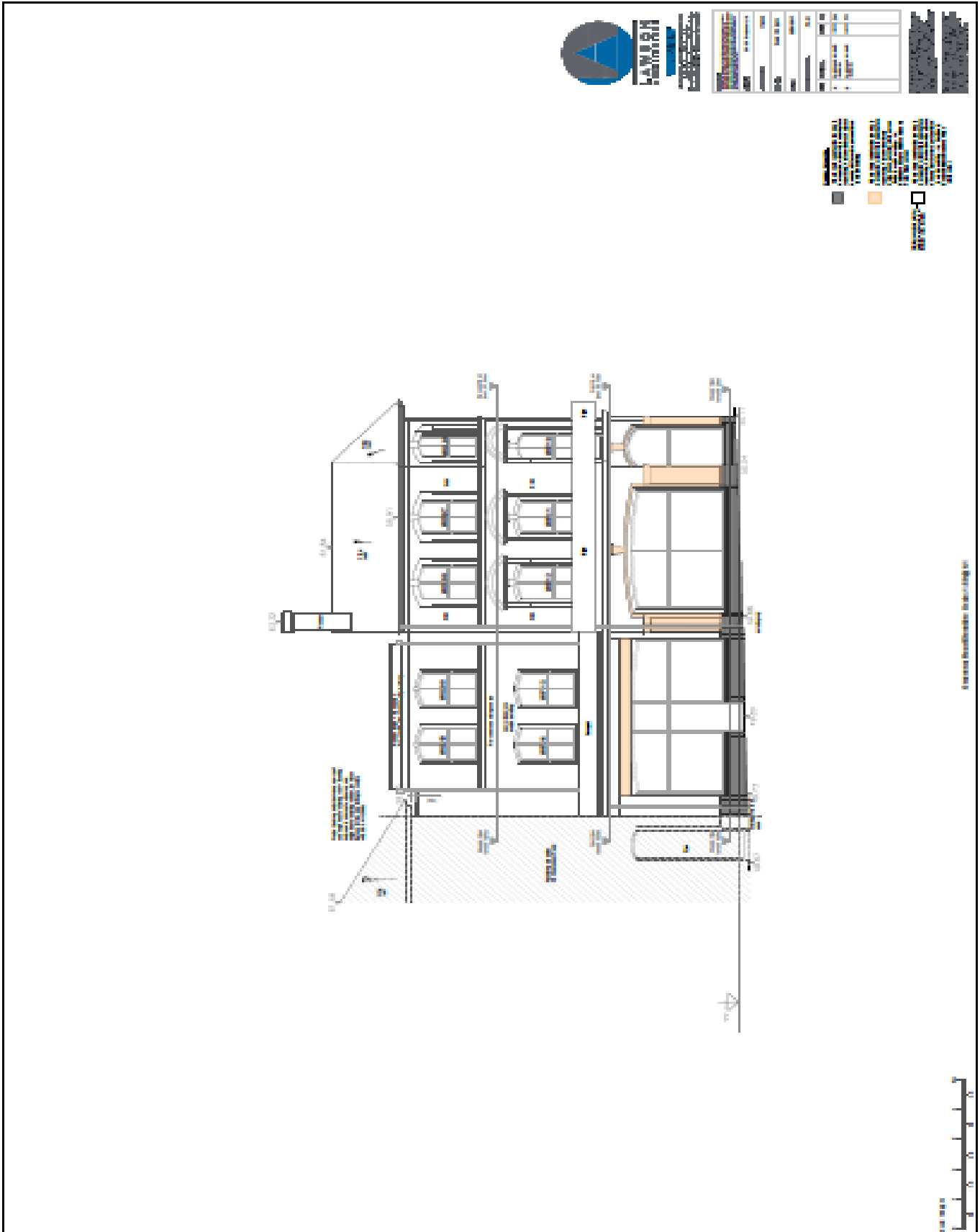


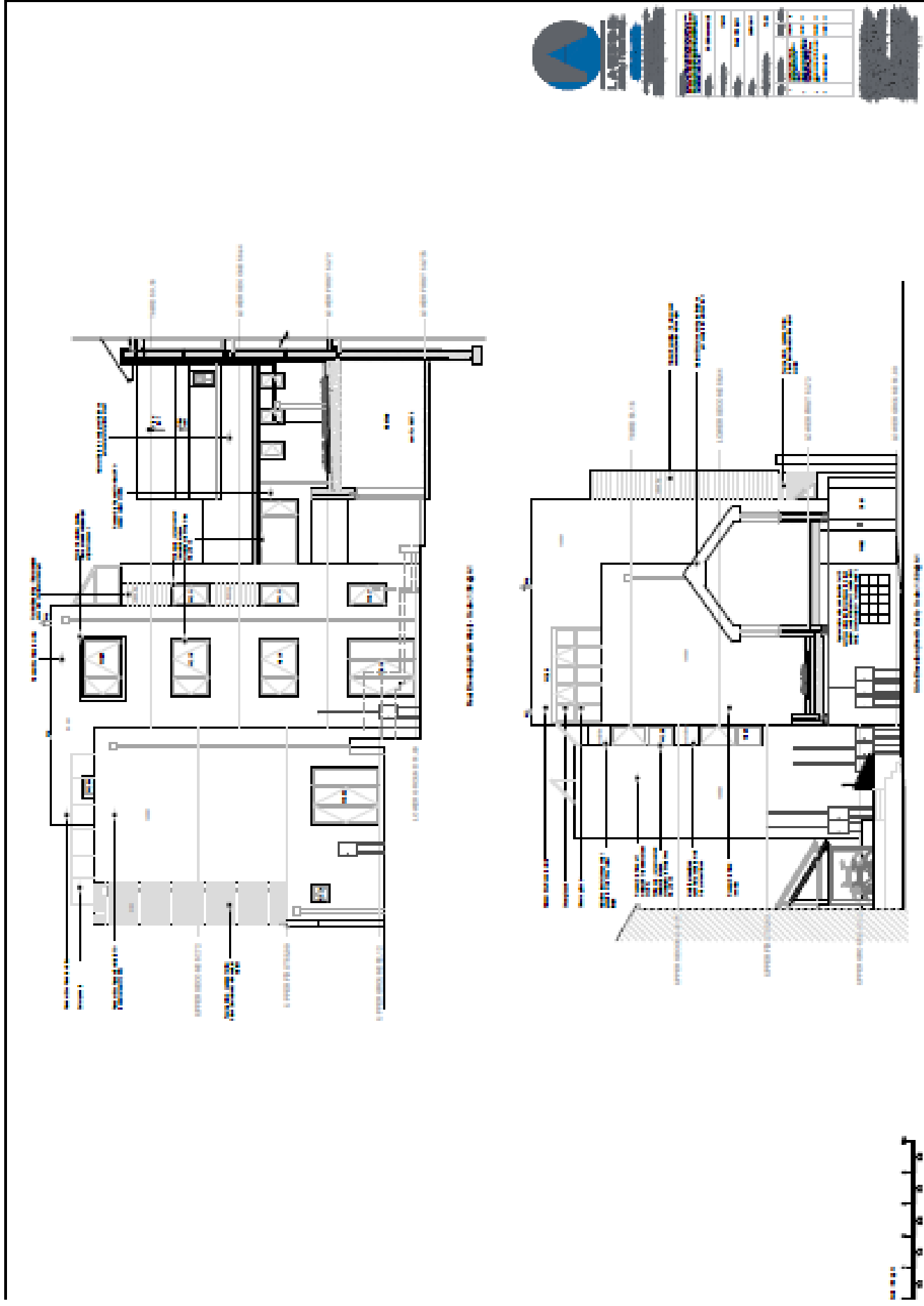








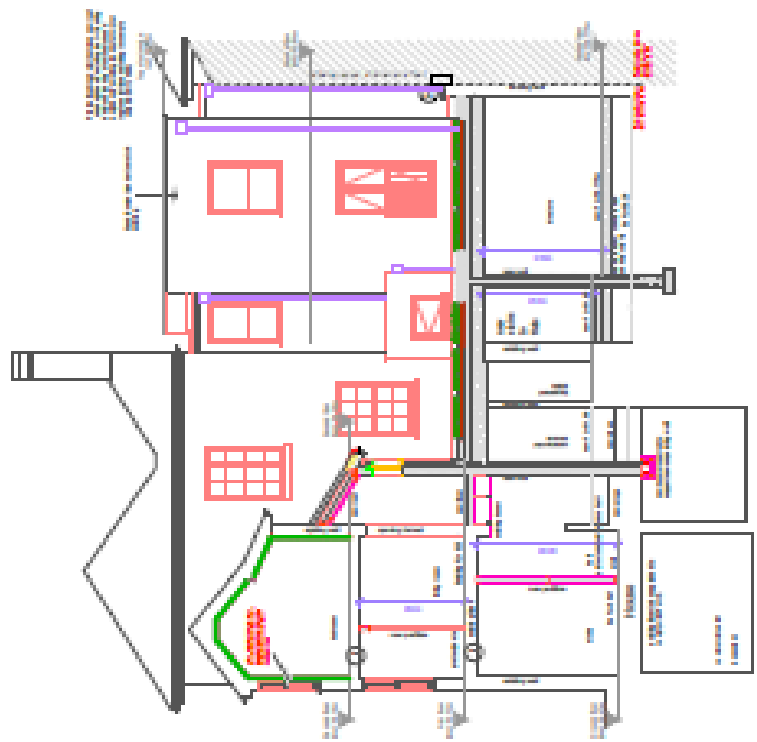




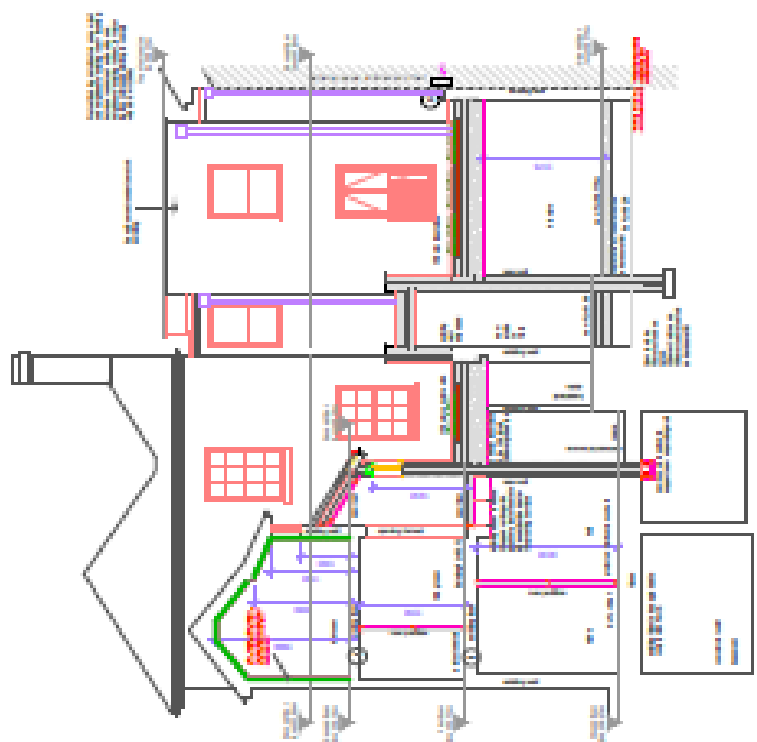




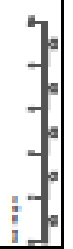
PROJEKTIN ÖZELLİKLERİ	
PROJE ADI	...
SİTE ADI	...
İL	...
İLÇE	...
YOL NO	...
PARSEL NO	...
PROJE NO	...
PROJE TARİHİ	...
PROJE YERİ	...
PROJE SAHA YERİ	...
PROJE SAHA NO	...
PROJE SAHA TARİHİ	...
PROJE SAHA YERİ	...
PROJE SAHA NO	...
PROJE SAHA TARİHİ	...



1:100 (KAZI PLANI) (1/40000)



1:100 (KAZI PLANI) (1/40000)



This page is intentionally left blank



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	Tara Cowell
Application No.	18/00554/FULPP
Date Valid	20th July 2018
Expiry date of consultations	10th August 2018
Proposal	Erection of a first floor rear extension
Address	<b>34 Church Lane East Aldershot Hampshire GU11 3BT</b>
Ward	Manor Park
Applicant	Mr Edward Haversham

Recommendation      **Grant**

### **Description**

The property is an end of terrace two storey, 2 bedroom house at the junction of Highfield Road. The house mainly consists of red brick with white render to the first floor rear elevation, slate roof and white uvpc doors and window frames. There is an existing single storey extension to the rear.

This application seeks permission to provide a bathroom by way of a first floor rear extension measuring 3 metres deep x 2.250 metres wide built with brickwork and windows matching those of the existing house and ground floor extension. The applicant seeks to install new windows frames to the entire house as shown on the proposed plans. The replacement windows do not require planning permission.

The proposal has been brought before Committee as the applicant is an employee of Rushmoor Borough Council.

### **Neighbours notified**

In addition to posting a site notice, two individual letters of notification were sent to 32 Church Lane East and 2 Highfield Avenue.

## **Neighbour comments**

No letters of representation have been received at the time of writing this report.

## **Policy and determining issues**

The site falls within the Built Up area of Aldershot as designated in the Rushmoor Local Plan Review 1996 - 2011. As such policies CP2 (Design and Heritage) and CP16 (Highways) of the Rushmoor Plan Core Strategy and "saved policies ENV17 (Development on smaller sites) and H15 (Home extensions) of the Rushmoor Local Plan 1996-2011 are relevant to the consideration of the proposal.

The main determining issues are the design, the visual impact of the street scene, Highway safety and impact on neighbouring properties.

## **Commentary**

### **Design**

The applicant wishes to extend the property to provide a bathroom at first floor level in order to enlarge the kitchen at ground floor. The proposal has been designed to be in keeping with the existing house and extension in terms of matching materials and scale. It is therefore considered to be acceptable in terms of design and scale.

### **Visual impact on the street scene**

The extension would be visible in the street scene due to the position of the property. The matching materials, design and scale are acceptable in the context of the building and the street scene.

### **Highway safety**

There is no change to the existing parking requirement nor any impact on highway safety.

### **Impact on neighbours**

As the property is end of terrace on a junction it has one adjoining neighbour. The proposed extension has been set back from the boundary with No.32 Church Lane East by approximately 2 metres. The property to the rear, 2 Highfield Avenue is side facing the rear garden of the application site. There is separation between the properties which would avoid adverse impact. The proposed side hall window at first floor faces the road. The neighbouring property at No. 36 Church Lane East opposite, is approximately 10 metres away. Therefore, the proposal is considered acceptable in terms of impact on neighbouring properties.

### **Conclusion**

The proposal is considered to have no adverse visual impact on the appearance of the street scene or on the character of the area. It is acceptable in amenity, visual and highway safety terms and has no significant material or harmful impact on neighbours. The proposal is therefore considered acceptable having regard to policies CP2 and CP16 of the Rushmoor

Core Strategy and "saved" policies ENV17 and H15 of the of the Rushmoor Local Plan, and the Council's supplementary planning document Car and Cycle Parking Standards 2017.

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

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

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

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

### **Informatives**

- 1 **INFORMATIVE –** The Local Planning Authority's commitment to working with the applicants in a positive and proactive way is demonstrated by its offer of pre-application discussion to all, and assistance in the validation and determination of applications through the provision of clear guidance regarding necessary supporting information or amendments both before and after submission, in line with the National Planning Policy Framework.
- 2 **INFORMATIVE - REASONS FOR APPROVAL-** The Council has granted permission because the proposal is considered to have no adverse visual impact on the appearance of the street scene or on the character of the area. It is acceptable in amenity, visual and highway safety terms and has no significant material or harmful impact on neighbours. The proposal is therefore considered acceptable having regard to policies CP2 and CP16 of the Rushmoor Core Strategy and "saved" policies ENV17 and H15 of the of the Rushmoor Local Plan, and the Council's supplementary planning document Car and Cycle Parking Standards 2017. 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.



Churchdale  
ST GEORGE'S ROAD

The Garden Gate (PH)

Heather Court  
1 to 9

Church of Latter Day Saints

Nursery 108a

99.1m

100.3m

50

48

42

38

3a

3

1

4

2

34

22

16

16

4a

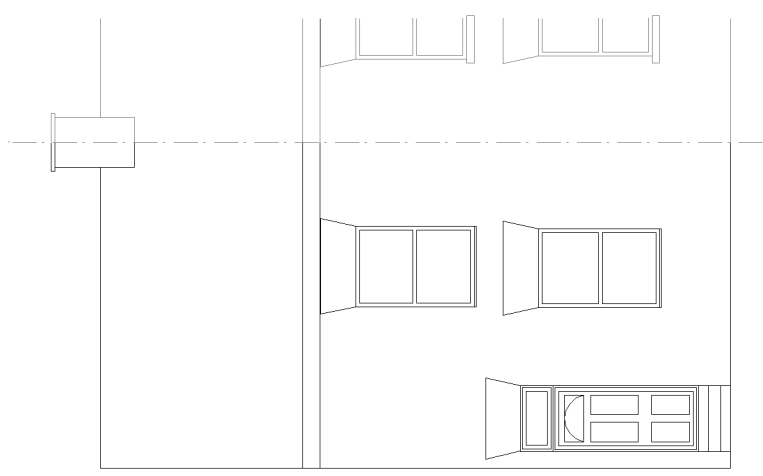
1 to 7

5

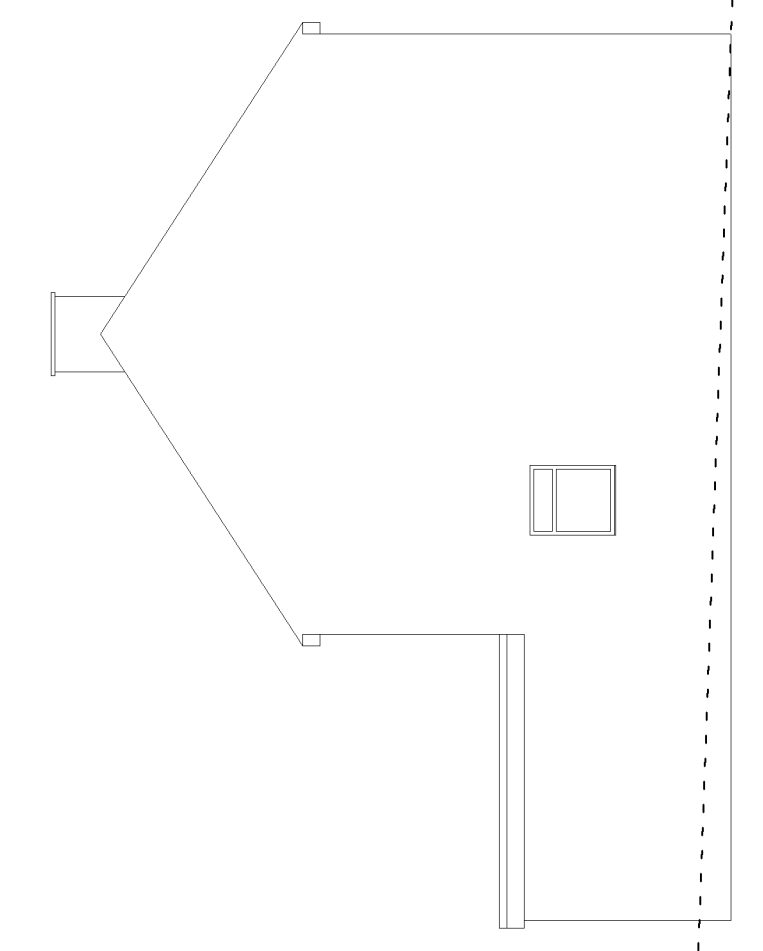
9

108

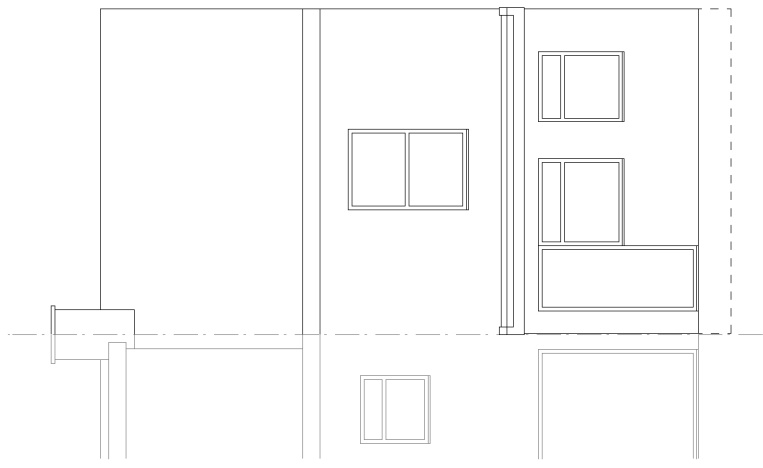




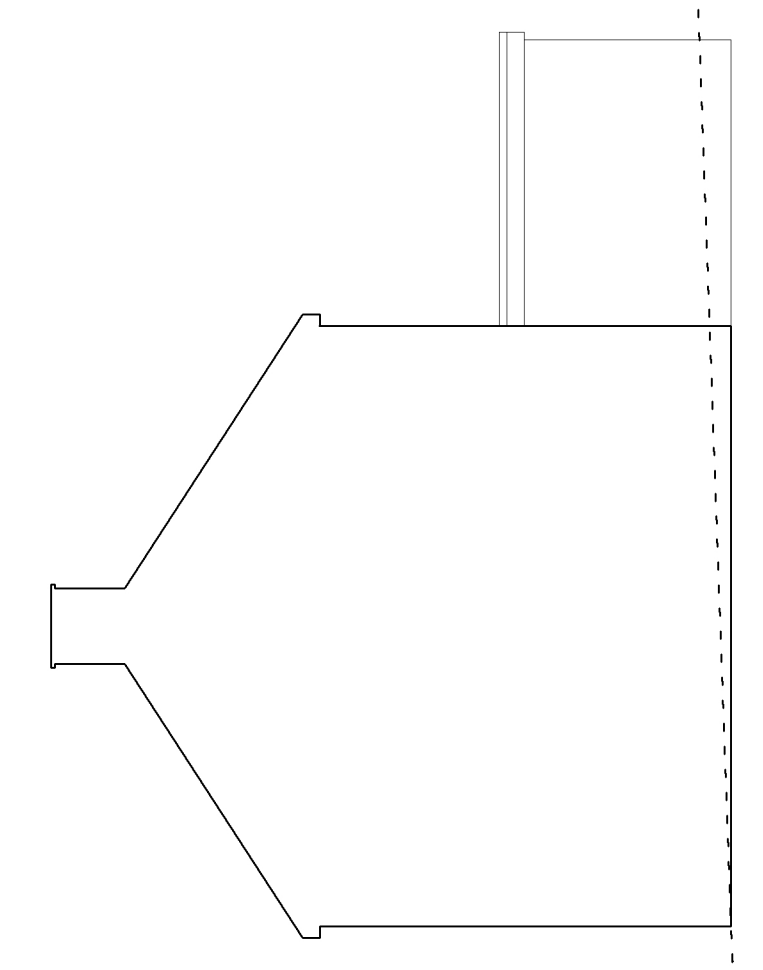
Existing North (Front) Elevation



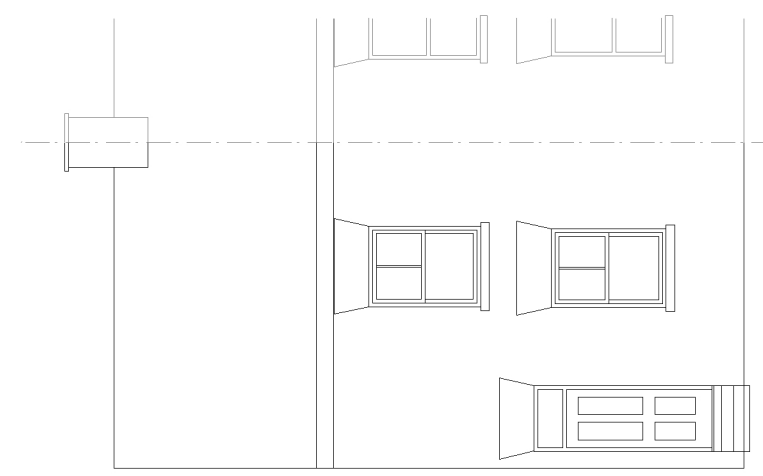
Existing East (Side) Elevation



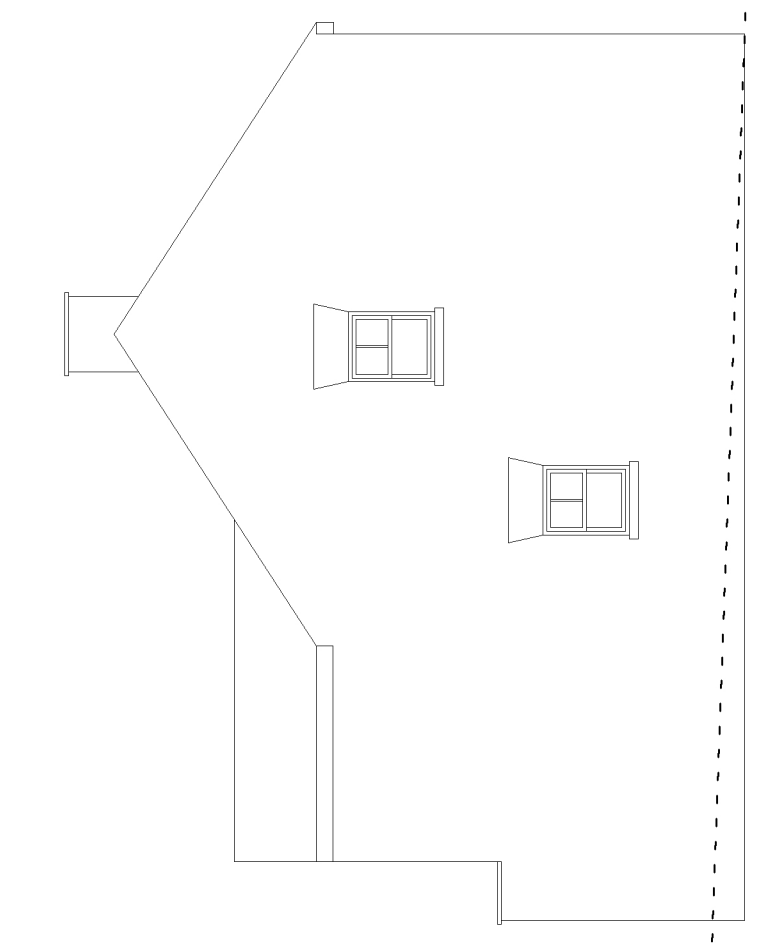
Existing South (Rear) Elevation



Existing West (Side) Elevation



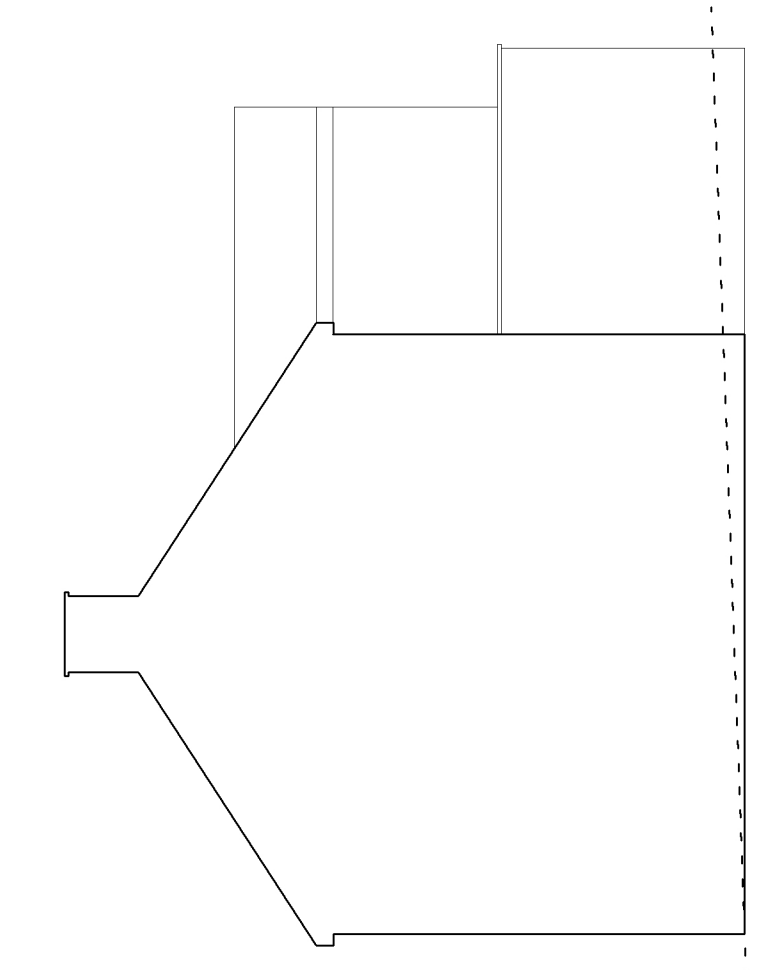
Proposed North (Front) Elevation



Proposed East (Side) Elevation

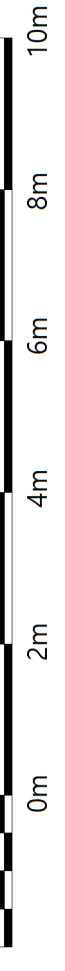


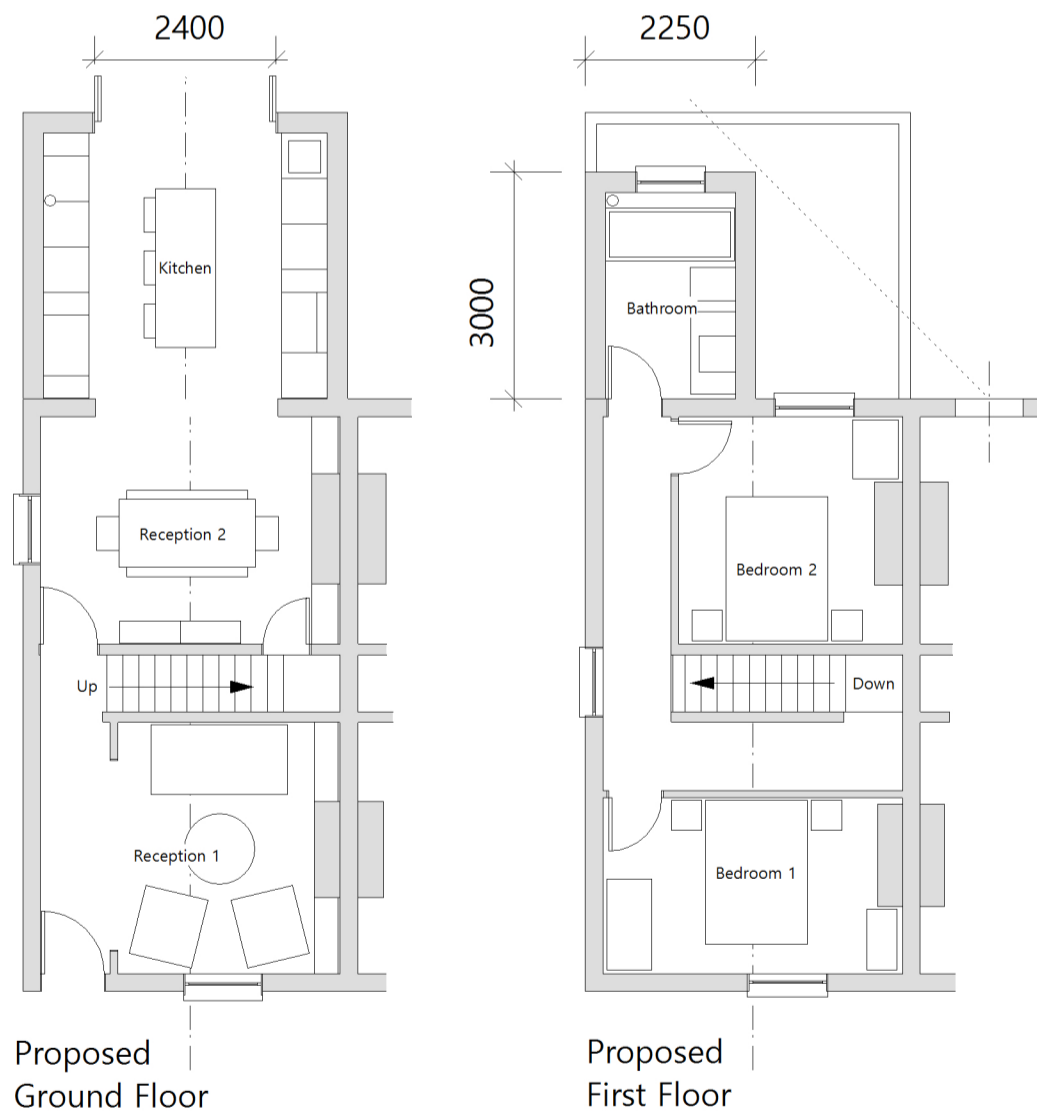
Proposed South (Rear) Elevation



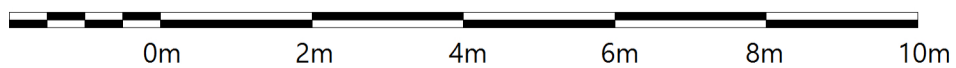
Proposed West (Side) Elevation

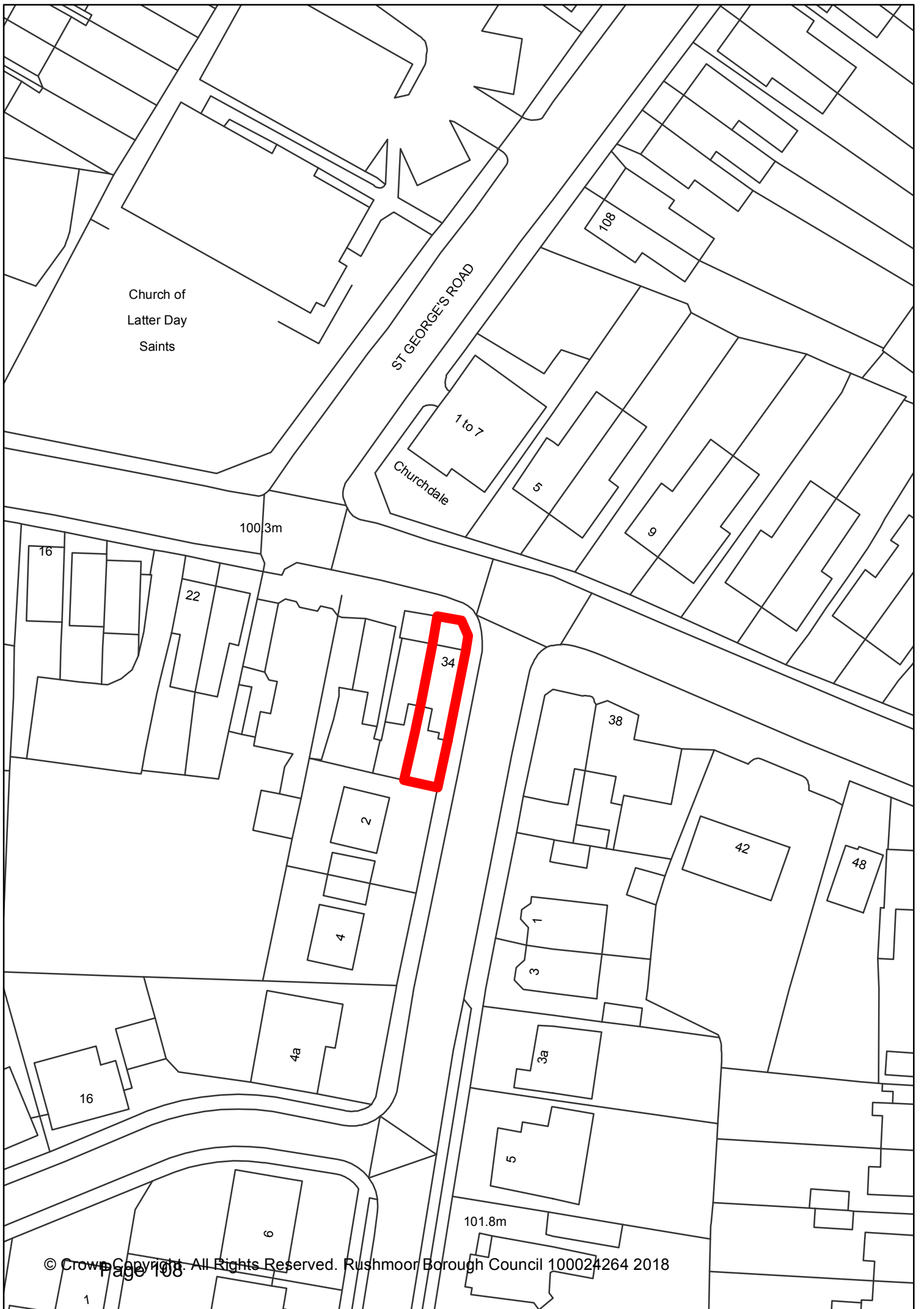
1:100





1:100





Church of  
Latter Day  
Saints

ST GEORGE'S ROAD

Churchdale

100.3m

34

16

22

2

4

4a

16

6

1

101.8m

5

3a

3

1

38

42

48

108

1 to 7

5

9



## 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	18/00205/FULPP	Ward: Knellwood
Applicant:	Mr & Mrs Nicholas Ratcliffe	
Decision:	<b>Permission Granted</b>	
Decision Date:	20 July 2018	
Proposal:	Conversion of outbuilding for ancillary living accommodation together with the erection of single storey front extension, with balcony above, front dormer, formation of rear gable roof, single storey side extension with roof lights and retention of dormer and western extension	
Address	<b>21 Pirbright Road Farnborough Hampshire GU14 7AB</b>	

---

Application No	18/00261/FULPP	Ward: St Mark's
Applicant:	Royal London Mutual Insurance Society L	
Decision:	<b>Permission Granted</b>	
Decision Date:	18 July 2018	
Proposal:	Change of use of existing ground floor undercroft warehouse area to B1a office, installation of first floor mezzanine to provide additional floorspace for B1b/B1c/B2/B8 use and ancillary B1a office use, alterations to elevations to include revised/new fenestration, the installation of louvres and the erection of an external staircase, alterations to service area to provide additional car parking and creation of new condensor and bin store enclosures, extension to existing condensor enclosure, provision of additional cycle parking, , extension to existing car parking area to provide 4 additional spaces, provision of motorcycle parking, alterations to the roof to include the installation of an antenna (2.8 metres high) and solar photovoltaic panels, removal of HGV parking spaces with associated alterations.	
Address	<b>1 Voyager Park Dingley Way Farnborough Hampshire GU14 6FF</b>	

---

---

Application No 18/00284/PDC Ward: Wellington  
Applicant: Mountley Ltd  
Decision: **Development is Lawful**  
Decision Date: 18 July 2018  
Proposal: Application for a lawful development certificate for development consisting of a change of use of a building from Class A1 (shops) to a mixed use of Class A1 (shops) and two flats  
Address **54 Union Street Aldershot Hampshire**

---

---

Application No 18/00285/PDC Ward: Wellington  
Applicant: Mountley Ltd  
Decision: **Development is Lawful**  
Decision Date: 18 July 2018  
Proposal: Application for a lawful development for development consisting of a change of use of a building from Class A1 (shops) to a mixed use of Class A1 (shops) and two flats  
Address **56 Union Street Aldershot Hampshire**

---

---

Application No 18/00314/FULPP Ward: Knellwood  
Applicant: Mr J Saunders  
Decision: **Permission Granted**  
Decision Date: 09 July 2018  
Proposal: Erection of a two storey side extension, covered front porch and raising height of existing roof level with formation of two dormer windows with rear roof slope to provide rooms in roof  
Address **22 Cedar Road Farnborough Hampshire GU14 7AX**

---

---

Application No 18/00352/FULPP Ward: Wellington  
Applicant: C/o Agent  
Decision: **Permission Granted**  
Decision Date: 12 July 2018  
Proposal: The construction of a temporary haul road accessed from Queen's Avenue.  
Address **Zone H - Stanhope Lines West Aldershot Urban Extension Alisons Road Aldershot Hampshire**

---

---

Application No 18/00361/CONDPP Ward: St Mark's  
Applicant: Aspire Defence Services Ltd.  
Decision: **Conditions details approved**  
Decision Date: 18 July 2018  
Proposal: Submission of details pursuant to Condition No.4 (ii) to (v) inclusive (details of proposed roofing works) of Listed Building Consent 16/00848/LBCPP dated 22 December 2016  
Address **Old Military Swimming Baths Queens Avenue Aldershot Hampshire**

---

---

Application No 18/00399/FULPP Ward: Wellington  
Applicant: FM Conway Ltd  
Decision: **Permission Granted**  
Decision Date: 03 August 2018  
Proposal: Retention of replacement Asphalt Plant and associated ancillary infrastructure  
Address **Site 7 Stubs Industrial Estate Hollybush Lane Aldershot Hampshire GU11 2PX**

---

---

Application No 18/00400/FULPP Ward: Manor Park  
Applicant: Gordon Road Developments Limited  
Decision: **Permission Granted**  
Decision Date: 13 July 2018  
Proposal: Erection of roof extension and alterations to existing building to facilitate conversion to provide 6 X two-bedroom and 3 X 1-bedroom flats, 16 on-site parking spaces and first-floor amenity area  
Address **69 Gordon Road Aldershot Hampshire GU11 1NG**

---

---

Application No 18/00403/EDCPP Ward: St Mark's  
Applicant: Mr Kantor  
Decision: **Development is Lawful**  
Decision Date: 17 July 2018  
Proposal: Use of the upper floors as two self contained single dwellings  
Address **44 Alexandra Road Farnborough Hampshire GU14 6DA**

---

---

Application No 18/00426/FULPP Ward: Empress  
Applicant: Royal Bank Of Scotland Plc  
Decision: **Permission Granted**  
Decision Date: 18 July 2018  
Proposal: Removal of 1 no. air handling unit and 4 no. condenser units from the roof of existing ground floor rear extension; removal of existing lean to with bike racks from rear elevation; and installation of new plant with timber housing to rear elevation  
Address **31 - 37 Victoria Road Farnborough Hampshire GU14 7NR**

---

---

Application No 18/00427/CONDPP Ward: Empress

Applicant: Lothbury Property Trust Company

Decision: **Conditions details approved**

Decision Date: 19 July 2018

Proposal: Submission of details to comply with condition 4 (site investigation) attached to planning permission 17/00866/FULPP dated 11 January 2018 for the erection of a retail unit (Class A1) for sale of bulky goods along with associated improvements to retail park access arrangements; revised car parking and servicing arrangements; and associated works

Address **Blackwater Shopping Park Farnborough Gate Farnborough Hampshire**

---

---

Application No 18/00431/TPOPP Ward: Empress

Applicant: Mr Robin Conway

Decision: **Split decision**

Decision Date: 19 July 2018

Proposal: One Beech (T29 of TPO 194) crown lift to no more than 6 metres from ground level and crown thin by no more than 10%. Remove one Beech (T28 of TPO 194). Remove one Scots Pine (part of group G7 of TPO 194) as per submitted plan

Address **10 Queen Victoria Court Farnborough Hampshire GU14 8AR**

---

---

Application No 18/00432/CONDPP Ward: Wellington

Applicant: c/o Agent

Decision: **Permission Granted**

Decision Date: 12 July 2018

Proposal: Submission of details pursuant to condition 3 (demolition method statement) of listed building consent 17/01001/LBC2PP dated 09/01/2018 for demolition of Ambulance Bay located on the west elevation of the Cambridge Military Hospital.

Address **Cambridge Military Hospital Hospital Road Wellesley Aldershot Hampshire GU11 2AN**

---

---

Application No 18/00435/FULPP Ward: Aldershot Park  
Applicant: Mrs Joanne Lelliott  
Decision: **Permission Granted**  
Decision Date: 18 July 2018  
Proposal: Removal of existing garage door and replacement with new masonry wall and double glazed window to facilitate re-arrangement of internal accommodation of Use Class C4 House in Multiple Occupation  
Address **9 Crossways Aldershot Hampshire GU12 4LX**

---

---

Application No 18/00436/FULPP Ward: Empress  
Applicant: Virgin Media Limited  
Decision: **Permission Granted**  
Decision Date: 31 July 2018  
Proposal: Proposed addition of external louvre to rear elevation & minor alterations to entrance elevation of existing Virgin Media 'technical' building  
Address **Unit 3 Arrow Industrial Estate Eelmoor Road Farnborough Hampshire GU14 7QH**

---

---

Application No 18/00438/TPO Ward: Fernhill  
Applicant: Ms Julie Goodliff  
Decision: **Split decision**  
Decision Date: 19 July 2018  
Proposal: One Oak (T9 of TPO 426A) cut back by no more than 7 metres the branches overhanging the house, drive and public alleyway  
Address **11 Rowans Close Farnborough Hampshire GU14 9EJ**

---

---

Application No 18/00439/FULPP Ward: Knellwood  
Applicant: Mr Jeremy Pearcey  
Decision: **Permission Granted**  
Decision Date: 11 July 2018  
Proposal: Erection of a part single and part two storey rear extension, enlargement of front window, erection of a new porch and render all elevations  
Address **73 Canterbury Road Farnborough Hampshire GU14 6QW**

---

---

Application No 18/00446/FULPP Ward: Empress  
Applicant: Mr AMRIT GURUNG  
Decision: **Permission Granted**  
Decision Date: 18 July 2018  
Proposal: Conversion of garage to form a habitable room and erection of front porch  
Address **11 The Chase Farnborough Hampshire GU14 8BY**

---

---

Application No 18/00448/FUL Ward: St Mark's  
Applicant: Mr Martin Tilley  
Decision: **Permission Granted**  
Decision Date: 12 July 2018  
Proposal: Erection of a single storey side and rear extension  
Address **17 Winchester Street Farnborough Hampshire GU14 6AJ**

---

---

Application No 18/00449/TPO Ward: St John's  
Applicant: Mr Rhys Evans  
Decision: **Permission Granted**  
Decision Date: 31 July 2018  
Proposal: One Maple (T3 of TPO 280) crown reduce by no more than 2 metres and crown lift to no more than 3 metres from ground level  
Address **82 Cripsey Road Farnborough Hampshire GU14 9QA**

---

---

Application No 18/00452/FUL Ward: Wellington  
Applicant: Ms S Hyson  
Decision: **Permission Granted**  
Decision Date: 13 July 2018  
Proposal: Erection of a conservatory to the rear  
Address **5 Inkerman Lane Wellesley Aldershot Hampshire GU11 4AB**

---

---

Application No 18/00456/TPOPP Ward: Knellwood  
Applicant: Mr Miller  
Decision: **Permission Granted**  
Decision Date: 31 July 2018  
Proposal: Three Oaks (group G1 of TPO 432A) crown lift to give no more than 6 metres clearance from road  
Address **Birchway 15 Waverley Road Farnborough Hampshire GU14 7EY**

---

---

Application No 18/00459/FULPP Ward: Cove And Southwood  
Applicant: Mr Antony Emmerson  
Decision: **Permission Granted**  
Decision Date: 10 July 2018  
Proposal: Erection of an outbuilding in rear garden  
Address **48 Hazel Avenue Farnborough Hampshire GU14 0DW**

---

---

Application No 18/00461/TPO Ward: Rowhill  
Applicant: Mr Mark Hayman  
Decision: **Permission Granted**  
Decision Date: 31 July 2018  
Proposal: One Oak (part of group G1 of TPO 171) 3 metres from the boundary of 5 Innisfail Gardens as per submitted plan, cut back the four lowest branches by no more than 3 metres  
Address **20 Stovolds Way Aldershot Hampshire GU11 3LR**

---

---

Application No 18/00462/FULPP Ward: Empress  
Applicant: Mr & Mrs M George  
Decision: **Permission Granted**  
Decision Date: 18 July 2018  
Proposal: Erection of two storey rear extension  
Address **51 Pierrefondes Avenue Farnborough Hampshire GU14 8PA**

---



---

Application No 18/00464/FUL Ward: Rowhill  
Applicant: Mr & Mrs Stanton  
Decision: **Permission Granted**  
Decision Date: 10 July 2018  
Proposal: Conversion of garage to habitable room and erection of a single storey rear extension  
Address **3 Rossmore Gardens Aldershot Hampshire GU11 3XF**

---

---

Application No 18/00468/TPOPP Ward: Empress  
Applicant: Mrs Kalkat  
Decision: **Split decision**  
Decision Date: 31 July 2018  
Proposal: One Oak (T1 of TPO 368) crown reduce by no more than 3 metres all around and 4 metres on the house side  
Address **The Herons 291 Farnborough Road Farnborough Hampshire GU14 8AU**

---

---

Application No 18/00469/REXPD Ward: West Heath  
Applicant: Lisa Bowles And Jason Sharpe  
Decision: **Prior approval is NOT required**  
Decision Date: 11 July 2018  
Proposal: Erection of a single storey rear extension measuring 3.3 metres from the original rear wall, 2.8 metres to the eaves and 3 metres in overall height  
Address **2 Horn Road Farnborough Hampshire GU14 8RW**

---

---

Application No 18/00475/PDCPP Ward: West Heath  
Applicant: Mr Graham Perkins  
Decision: **Development is Lawful**  
Decision Date: 23 July 2018  
Proposal: Certificate of Lawfulness for Proposed Development: Formation of a dormer window within the rear roof elevation and three roof lights within front roof elevation  
Address **8 Stake Lane Farnborough Hampshire GU14 8NP**

---

---

Application No 18/00477/FULPP Ward: Empress  
Applicant: Mr Amrit Labana  
Decision: **Permission Granted**  
Decision Date: 19 July 2018  
Proposal: Formation of a front dormer window and 5 roof lights to facilitate a loft conversion and erection of a garage to rear  
Address **113 Highgate Lane Farnborough Hampshire GU14 8AA**

---

---

Application No 18/00484/SCREEN Ward: Empress  
Applicant: Pinehurst Investments Ltd  
Decision: **Environmental Assessment Not Required**  
Decision Date: 10 July 2018  
Proposal: ENVIRONMENTAL IMPACT ASSESSMENT SCREENING OPINION :  
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  
Address **117 Farnborough Road Farnborough Hampshire GU14 7JG**

---

---

Application No 18/00485/NMAPP Ward: Knellwood  
Applicant: Mr Eric & Mrs Ivonne Hardwick  
Decision: **Permission Granted**  
Decision Date: 01 August 2018  
Proposal: NON-MATERIAL AMENDMENT : Alterations to pedestrian path access to front door, external steps, roof dormers, internal flat layouts, window and door fenestration and correction of roof pitch as approved by planning permission 16/00929/FULPP dated 26 January 2017  
Address **137 - 139 Alexandra Road Farnborough Hampshire**

---

---

Application No 18/00492/REV Ward: North Town

Applicant: Mr A Beale

Decision: **Permission Granted**

Decision Date: 31 July 2018

Proposal: Variation of condition 5 of planning permission 97/00176/REM (APPROVAL OF RESERVED MATTERS: Details of design, siting and external appearance and other reserved matters pursuant to outline planning permission 94/00640/OUT for the erection of 83 dwellings with associated infrastructure) dated 12th June 1997 to allow the retention of a garage conversion to habitable room

Address **2 Fontwell Close Aldershot Hampshire GU12 4XE**

---

---

Application No 18/00495/REXPD Ward: Aldershot Park

Applicant: Mr And Mrs P Ashton

Decision: **Prior approval is NOT required**

Decision Date: 23 July 2018

Proposal: Erection of a single storey rear extension measuring 4.5 metres in length from the original rear wall, 2.3 metres to the eaves and 3.6 metres in overall height

Address **82 Brighton Road Aldershot Hampshire GU12 4HN**

---

---

Application No 18/00496/FULPP Ward: Empress

Applicant: Mr Sumner

Decision: **Permission Granted**

Decision Date: 30 July 2018

Proposal: Erection of a single storey side extension

Address **29 Faraday Road Farnborough Hampshire GU14 8BW**

---

---

Application No 18/00497/REXPD Ward: Rowhill  
Applicant: Mrs J Taylor  
Decision: **Prior approval is NOT required**  
Decision Date: 20 July 2018  
Proposal: Erection of a single storey extension measuring 3.6 metres from the original rear wall of the house x 2.4 metres to the eaves x 3.55 metres maximum height  
Address **Conifers 2B Sandford Road Aldershot Hampshire GU11 3AE**

---

---

Application No 18/00509/FULPP Ward: Empress  
Applicant: Miss Marisa Haigh  
Decision: **Permission Granted**  
Decision Date: 31 July 2018  
Proposal: Demolition of existing conservatory and erection of a single storey extension and porch, erection of a single storey passage link to garage with porch and conversion of garage to habitable room and erection of 1.8 metre high boundary fencing (Variation to planning permission 18/00320/FULPP dated 31st May 2018).  
Address **1 Chingford Avenue Farnborough Hampshire GU14 8AB**

---

---

Application No 18/00526/SCREEN Ward: Empress  
Applicant: Farnborough Business Park Ltd  
Decision: **Environmental Assessment Not Required**  
Decision Date: 19 July 2018  
Proposal: SCREENING OPINION in respect of variation of condition 20 attached to planning permission 17/00348/FULPP dated 14 September 2017 for the erection of a new car showroom with ancillary offices to be used for the sale and display of motor vehicles; an associated workshop for the repair, servicing and maintenance of motor vehicles together with associated car and cycle parking, access/highway works, drainage, bin store, landscaping, plant and ancillary works to allow for changes to the car and cycle parking layouts, the installation of an electricity substation, the installation of pole mounted freestanding CCTV, alterations to doors and windows on showroom, workshop and ancillary buildings, extensions to workshop building to accommodate stair blocks, alterations to link corridor at roof level and extension to roof terrace  
Address **Farnborough Business Park Templar Avenue Farnborough Hampshire**

---

---

Application No 18/00529/NMA Ward: St Mark's  
Applicant: Mr N. Ratkevicius  
Decision: **Permission Granted**  
Decision Date: 16 July 2018  
Proposal: Non Material Amendment to planning application 18/00304/FULPP to allow omission of door within front elevation, insertion of an additional obscure glazed window within side facing elevation  
Address **36 Yeovil Road Farnborough Hampshire GU14 6LB**

---

---

Application No 18/00537/NMA Ward: Knellwood  
Applicant: Mr & Mrs Alfonse  
Decision: **Permission Granted**  
Decision Date: 13 July 2018  
Proposal: Non material amendment to planning application RSH05336 dated 8th January 1988 (Erection of lounge extension to rear) to install two velux windows to the roof  
Address **31 Fellows Road Farnborough Hampshire GU14 6NU**

---

---

Application No 18/00553/NMA Ward: Rowhill  
Applicant: Mr And Mrs Bonner  
Decision: **Permission Granted**  
Decision Date: 20 July 2018  
Proposal: Non Material Amendment to planning permission 17/0000854/FULPP dated 20 January 2017 to allow changes to the roof  
Address **Oakdale 31 Hillside Road Aldershot Hampshire GU11 3LX**

---

This page is intentionally left blank

**Development Management Committee  
15th August 2018**

**Agenda Item 4  
Head of Planning  
Report No. PLN1822**

## **Enforcement and possible unauthorised development**

### **1. Introduction**

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

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

### **2. Policy**

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

#### **Policy PE2**

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

#### **Policy PE3**

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

#### **Policy PE24**

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

### **3. Items**

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

This report relates to:

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

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

### **4. Human rights**

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

### **5. Financial implications**

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

Keith Holland  
Head of Planning

#### **BACKGROUND PAPERS**

*Rushmoor Local Plan Review (1996-2011)*

*Rushmoor Core Strategy (October 2011)*

*Planning Enforcement - Policies And Procedures*

*National Planning Policy Framework (NPPF)*



## Item 1

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

### 1. INTRODUCTION

- 1.1 This report has been prepared to update Members with progress towards compliance with the Enforcement Notice, upheld at appeal, which relates specifically to the former Lafarge concrete batching plant. This is land surrounded by the fishing lakes to the north, east and south and bounded by Hollybush Lane to the west. This case was previously reported to Members at the 25 April 2018 Development Management Committee meeting.
- 1.2 The land lies within the Blackwater Valley green corridor (formerly a strategic gap) identified as 'countryside' by the Rushmoor Core Strategy. It is also land within Flood Zones 2 and 3, land at intermediate and high risk of fluvial flooding. The land is lies adjacent to the Ramillies Park Site of Importance for Nature Conservation (SINC), which is to the south.

### 2. RELEVANT HISTORY

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

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

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

**(B) Remove from the land:-**

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

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

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

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

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

### **3. THE CURRENT SITUATION**

3.1 A number of inspections of the site have been undertaken this year, on 6 April and 4 & 5 June, as a check on the landowner’s progress towards compliance with the requirements of the Enforcement Notice. The latest site inspection was undertaken shortly before this report was finalised for publication on 7 August 2018. This is timely since the principal Enforcement Notice compliance date is 23 August 2018.

- 3.2 Substantial progress has already been made in meeting Requirements A, B and C of the Notice. Indeed, the site is now largely empty. All the uses of the site which were required to cease have ceased; the land has been cleared of cars, car parts, portable buildings, and assorted plant and materials; the sections of earth bund annotated Y-Y on the Enforcement Notice Plan have been taken down and the material re-distributed on site returning the site to its former levels; the concrete hardstanding annotated "H" on the Notice Plan has been broken up; and the camera gantry and 'watchtower' kiosk removed.

The 25 April 2018 Committee Report noted the following items in particular still needed to be removed from the site to complete compliance with the Enforcement Notice:-

- (a) A quantity of assorted building materials, plant, equipment, motor vehicles, skips and storage containers that belong to a Building Company that the landowner has allowed to store such items on the land.
  - (b) Portable toilet/canteen blocks and a small number of waste skips/containers, pallets and containers;
  - (c) The tarmac car parking area stippled black and annotated "C" on the Notice Plan;
  - (d) A residual number of lamp columns;
  - (e) A pile of waste/scrap wood;
  - (f) A stack of metal sheet piles;
  - (g) A small garden-type shed;
  - (h) The support structure for the camera 'watchtower'; and
  - (i) The scaffolding surrounding the former concrete plant hopper tower.
- 3.3 On 21 July 2018 the landowner contacted the Council to advise that further works had been undertaken since the last inspections in early June 2018, namely:-
- (a) The building company using some land at the site for open storage had removed further materials and equipment from the site and were on course to have removed everything before 23 August 2018;
  - (b) The Portable toilet/canteen blocks had been removed from the site;
  - (c) The remaining lamp columns had been removed;
  - (d) The waste/scrap wood, metal sheet piles and shed had also been removed from the land.
- 3.4 The site inspection on 7 August 2018 has confirmed that the building company was, at the time of the visit, filling skips and lorries with their building materials in preparation for removal from the site. A number of vehicles belonging to the building company also remained on the land at the time of the visit. Whilst this work is clearly underway it has not been completed and a further site inspection will therefore be needed when it is; although the current rate of progress suggests that the works should be completed before 23 August 2018. The 7 August 2018 site visit has confirmed that the portable toilet/canteen blocks, lamp columns, sheet piles, garden shed and the large quantity of scrap wood previously seen on the site have been removed. Nevertheless, a smaller pile of scrap wood was present, which appeared to be waste material being piled-up by the building company for separate disposal.

At the time of the site visit, there was also a scrap van belonging to the landowner, together with a skip and a metal cage containing some welding/cutting gas cylinders. The landowner advises that these items are to be removed once their compliance works at the site are completed.

3.5 On the basis that most of the requirements of the Enforcement Notice have now largely been complied with, the landowner has asked the Council to consider not pursuing compliance with the terms of the Enforcement Notice in respect of the following residual matters:-

(1) Retention of the tarmac parking area stippled black and annotated "C" on the Notice Plan. The landowner argues that this requirement of the Notice is punitive since the Council has not required the removal of the much large area of tarmac surfacing of a length of Hollybush Lane to the north of the site that was also surfaced at the same time;

(2) Retention of the remaining steel supporting structure that was below the watchtower kiosk. The landowner argues that (a) the Notice did not specifically require the removal of this supporting structure; and that, in any event, (b) the structure has a secondary role in adding extra support to the adjoining site fencing; and

(3) Retention of the scaffolding erected around the remnants of the old hopper tower. The landowner advises that the scaffolding is required in order to allow on-going access to the remnants of the tower for the purposes of inspection and maintenance. Furthermore, the scaffolding would be required if and when works were undertaken to modify the tower for any use that may be found for it.

#### 4 **COMMENTARY**

4.1 Unauthorised development took place on a scale that could not be ignored by the Council despite the land involved being isolated from the remainder of the Borough and with limited visibility from publicly-accessible places. The Enforcement Notice appeal decisions established that clear-cut planning harm arose from the unauthorised development on the land and that that planning permission would be needed for any use of the land. Furthermore, any future use of the land would have to be compatible with the 'countryside' policy designation of the land and its flood risk status.

4.2 Once an Enforcement Notice has taken effect it remains effective in perpetuity providing a permanent prohibition of the breach(es) of planning control that are identified. Accordingly, any resumption of the breach(es) of planning control identified by an Enforcement Notice could be dealt with if necessary. Failure to comply with the requirements of an Enforcement Notice that has taken effect within the timescales that are specified by the Notice, or the resumption of breach(es) identified by a Notice, results in an immediate offence being committed, on which it would be open to the Council to prosecute. However, in considering whether or not to prosecute, it is necessary for the Council to consider whether it is expedient in the wider public interest to pursue the matter further.

- 4.3 The requirements of the Enforcement Notice have been substantially complied with and the breaches of planning control are substantively rectified. To this extent, despite the scale of the task, the landowner has cooperated with the Council and has, indeed, largely done so ahead of the timescale set by the Notice. What remains is the presence of some residual elements of the unauthorised development that, although required to be removed by the Enforcement Notice, the landowner asks to retain on the land. The inclusion of all of these items for removal within the requirements of the Enforcement Notice was not contested by the landowner with his appeal against the Enforcement Notice, which would have been the appropriate time to have done so. Nevertheless, the landowner has, in effect, now asked the Council to consider not prosecuting them should these items remain at the site after 23 August 2018. These matters, together with the landowners stated reasons for their retention, are considered in the following paragraphs.
- 4.4 Tarmac Car Park Area: This is located within the fenced portion of the Enforcement Notice area and is, as noted by the landowner, effectively an extension of the section tarmac roadway of Hollybush Lane constructed on an unauthorised basis in 2012, only located enclosed within the former unauthorised scrap car storage yard. The roadway outside the fenced area is not identified by the Enforcement Notice and is not required to be removed. The area of tarmac surfacing that is the subject of the Notice measures approximately 18 X 33 metres, which is approximately 590 square metres or 2% of the overall ground area within the fenced area. It is not readily visible. The landowner does not provide any specific reason why they wish to retain this tarmac area other than, it would appear, they believe that the requirement to remove it exceeds what is necessary to rectify the planning harm caused by their unauthorised development. The fenced area contains a substantial area of concrete hardstanding that has existed at the site for many years and, as such, could not have been removed as a requirement of the Notice. In the context of this much larger area of hardstanding, the tarmac area is physically insignificant.
- 4.5 Support Structure of former 'watchtower' kiosk: This adjoins Hollybush Lane to the west side of the entrance gates into the fenced area. Having already removed the kiosk and camera gantry, the landowner has not removed the steel supporting structure that was underneath and incorporates a metal staircase climbing the inside of the adjoining earth bank. The support structure is more visible from Hollybush Lane on the other side of the earth bank, where it adjoins and is taller than the adjacent site fence and less obscured by vegetation. Although the Enforcement Notice does not specifically identify the supporting structure, it is considered that it is clearly part of the installation that included the watchtower kiosk and camera gantry and, as such, is required to be removed. Whilst the landowner also suggests that this structure provides some support for the adjoining fence, it was erected with the installation of the kiosk and camera gantry some time later than the fence and, indeed, does not appear to provide any significant or necessary support for the adjoining fence. Furthermore, the support structure is readily visible to people that pass by using Hollybush Lane as part of the alternative footpath route that the

landowner has provided to replace the section of the Blackwater Valley Path that they closed.

- 4.6 Scaffolding erected around defunct hopper tower: This scaffolding is the most visible remnant of the requirements of the Notice that the landowner seeks to retain. Indeed, the scaffolding makes the tower appear more bulky and visible in the landscape than it would otherwise be. The scaffolding has been erected around the tower for in excess of 6 years to date. The landowner has stated that he wishes to retain the scaffolding in order to maintain good access to the old hopper tower for inspection and maintenance purposes; and also to facilitate any works to be undertaken to the tower should they find a use for it. Nevertheless, they advise that the tower is structurally sound, have not provided any information concerning inspections and maintenance undertaken to date or are planned, and have not explained why the tower could not instead be inspected using a mobile platform, crane or cherry-picker if and when any inspection is undertaken. Re-use of the tower would almost certainly necessitate the undertaking of works that would require planning permission, yet no proposals have been forthcoming to date. It is understood that the hopper is filled with concrete and, as such, it remains to be seen whether any use of the structure would be possible.
- 4.7 In considering whether or not to prosecute for failure to comply with the requirements of an Enforcement Notice, it is necessary for the Council to consider whether it is expedient in the wider public interest to pursue the matter further. A point can be reached when the residue of required works are sufficiently small and insignificant in the context of the planning harm originally identified to justify the service of an Enforcement Notice that no useful planning purpose and further improved outcome would be obtained by pursuing prosecution. In this case, it is considered that the retention of the tarmac surfacing of the car park area falls into this category. Taken alone, this residual item is relatively small in scale, has very limited visual impact and, thereby gives rise to minimal planning harm. As such, it is not considered that it would be expedient to pursue a prosecution should this item alone remain at the site after 23 August 2018.
- 4.8 It is not, however, considered that this conclusion should apply to the requested retention of the watchtower kiosk support structure and scaffolding around the old hopper tower. A significant issue for the appeal in this case was, and remains, the visual and physical urbanising effect of the unauthorised development within the narrow countryside gap between the urban areas of Aldershot and Ash Vale. Whereas the retention of the area of tarmac car park surfacing would have no material impact upon the visual appearance of the site, the kiosk support structure and scaffolding is much more readily visible from public vantage points. Indeed, the presence of the scaffolding renders the tower much more visible than it would otherwise be. Furthermore, the landowners reasons for seeking to retain the kiosk support structure and scaffolding are considered unconvincing. As a result, it is considered that it would be expedient in the public interest for the Council to pursue the landowner for the failure to remove the kiosk support structure and scaffolding should they remain at the site after 23 August 2018. In the circumstances, it is considered that the landowner be advised that the Council

expects both the kiosk support structure and scaffolding to be removed by 23 August 2018.

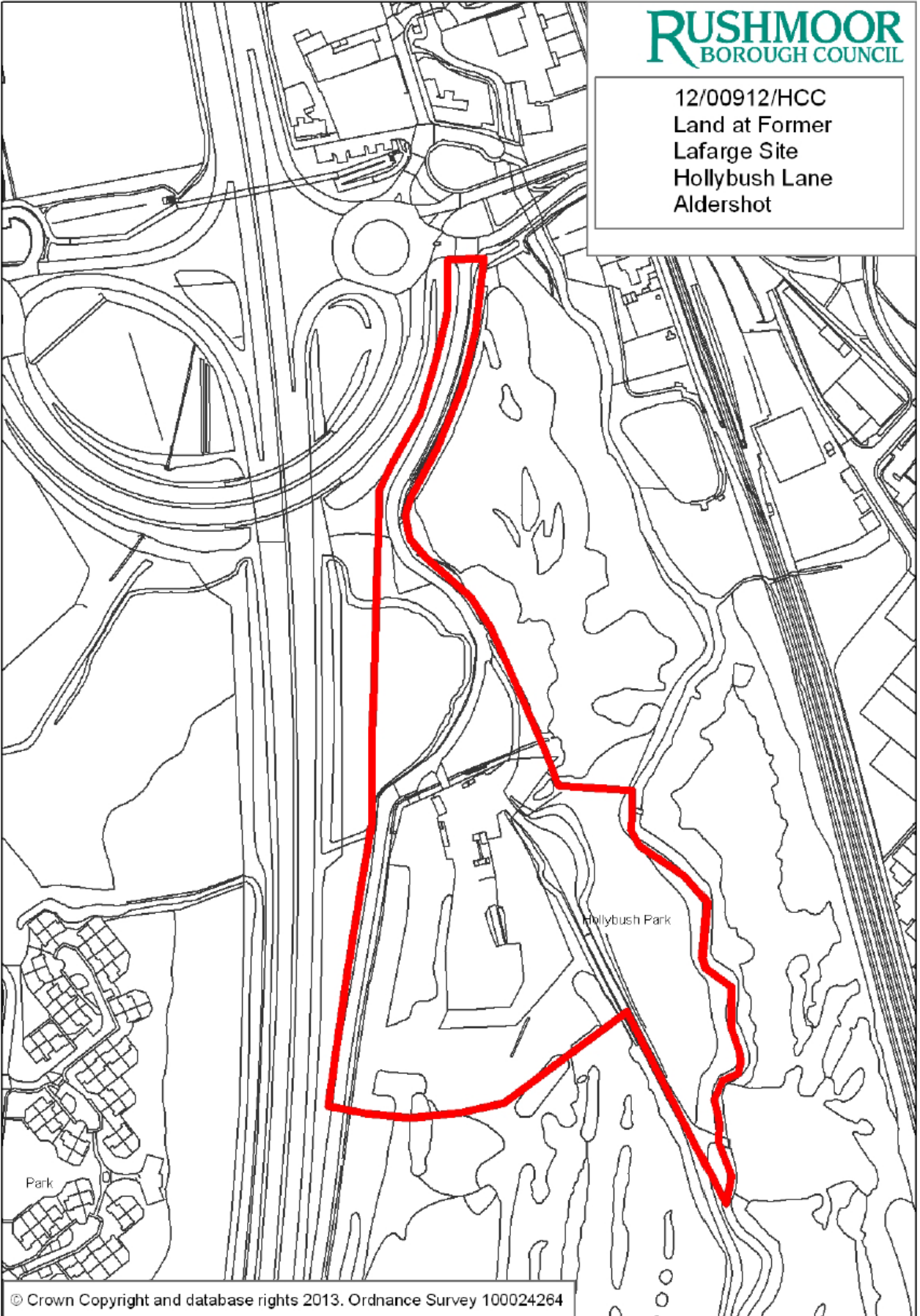
- 4.9 The final requirement of the Notice [at Requirements (C)] is the planting of the cleared area Y-Y on the Notice Plan. The Notice specifies the planting to comprise *“a native mix of trees comprising oak, hawthorn, blackthorn, rowan, hazel and beech planted in a random order as young (‘whip’) saplings about 40 – 60cm in height at 1 metre separations into appropriately prepared soil.”* It is, however, accepted that the timescale for compliance with the Notice in this respect (by 23 August 2018) is unrealistic, especially in the light of the current heatwave conditions. The normal planting season would be the Autumn or Spring months. Expecting the landowner to undertake the required planting by 23 August 2018 would most likely result in the planting failing. It is therefore considered reasonable to allow the landowner more time to undertake the planting when conditions are more favourable. In this respect the landowner has verbally confirmed their intention to undertake the planting this autumn.
- 4.10 It is clear that further inspections of the site will still be necessary to ensure that the remaining site clearance works currently underway are completed.

## **5 RECOMMENDATION**

5.1 It is recommended that:-

- A. the report be NOTED;
- B. The Solicitor to the Council in consultation with the Head of Planning, be authorised to pursue prosecution for failure to comply with the requirements of the Enforcement Notice in the event that, after 23 August 2018, the kiosk support structure and scaffolding surrounding the old hopper tower have not been removed from the site; and
- C. The Solicitor to the Council in consultation with the Head of Planning, be authorised to pursue prosecution in the event that, after 23 August 2018, it is considered expedient to pursue failure to comply with any other requirements of the Enforcement Notice.

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





**Enforcement Notice Plan as modified by Appeals**



This page is intentionally left blank

## Agenda Item 5

Development Management Committee  
15th August 2018

Directorate of Community and  
Environment  
Planning Report No. PLN1823

**Planning (Development Management) summary report for the quarter  
Apr-Jun 2018**

**1. Introduction**

- 1.1 The purpose of this report is to update Members on the position with respect to Performance Indicators for the Development Management Section of Planning, and the overall workload of the Section. This report covers the quarter from 1<sup>st</sup> April to 30<sup>th</sup> 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, certificates of lawful development, applications for the approval of details pursuant to conditions and applications to fell or carry out works to TPO trees. These applications however constitute a significant source of demand on our service numbering 107 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 2018	Government Target	2017/2018 Total
4*	100%	60%	95.2%

\*Decisions on two applications determined in the quarter were outside the 13 week statutory period, both were the subject of agreed extensions of time and therefore recorded as 'in time'.

Minor (Non householder) Applications determined within 8 weeks

Decisions in quarter	Apr-Jun 2018	Government Target	2017/2018 Total
27	74%	65%	71%

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

Decisions in quarter	Apr-Jun 2018	Government Target	2017/2018 Total
98	94.8%	80%	94.9%

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

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

2017/18 Total	Government Target	Apr-Jun 2018	Appeal Decisions
11%	40% max	0%	1

### 3. Workload

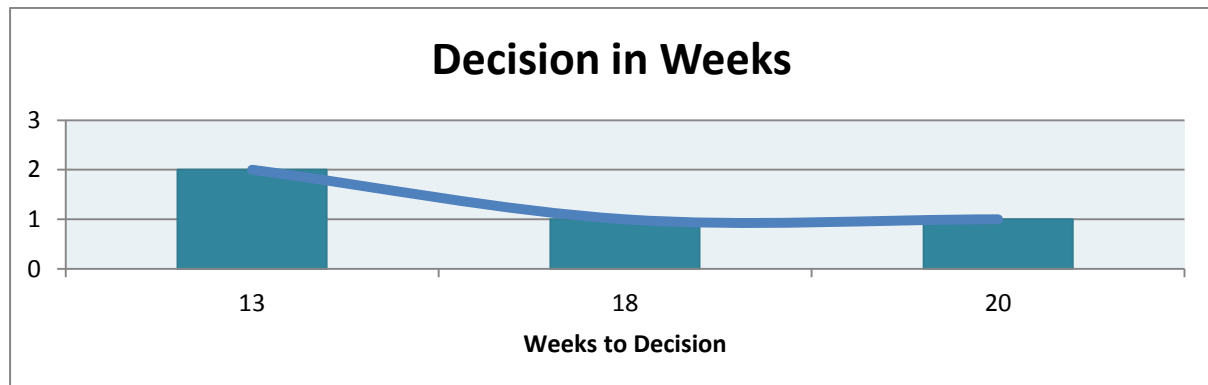
3.1 This section deals with workload demand on the Development Management Section in the past three months and the full year.

Departmental Work Demand Apr-Jun 2018

Applications Submitted (All types)	Pre-Application Cases	Incoming Telephone Calls	Applications Determined (All types)	Appeals Submitted
230	91	2462	236	2

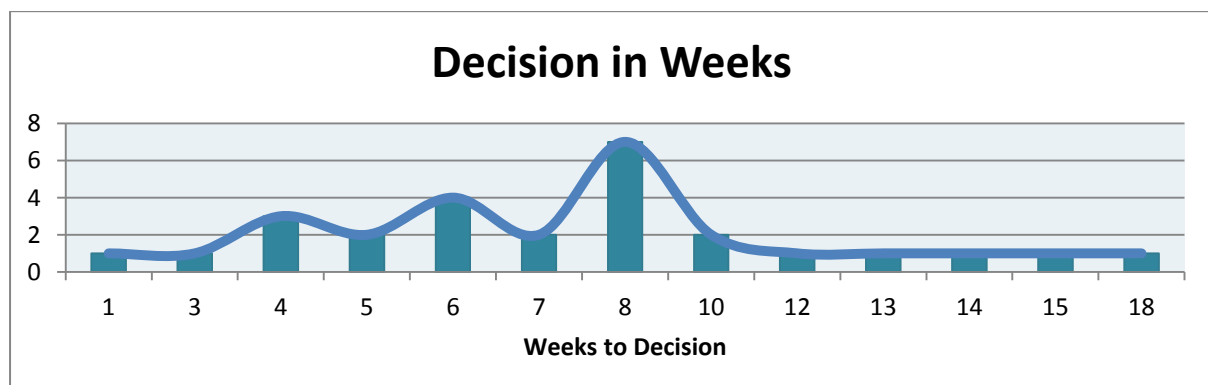
3.2 The following graphs present the time period being taken to determine different types of application.

Major and small-scale majors Total 4



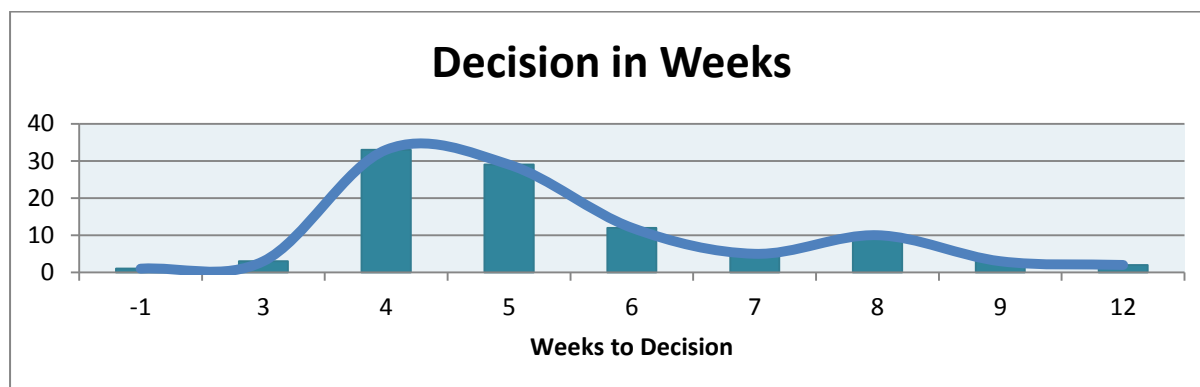
3.3 Performance with regard to Major applications remains buoyant with all four cases either determined within the statutory 13 week period, or the subject of agreed extensions of time.

Minor (Non householder) applications Total 27



- 3.4 This second graph illustrates the determination times for minor applications, 74% of which were determined within the statutory date or in accordance with agreed extensions of time.

'Other' (Including Householder) applications Total 98



- 3.5 This third graph shows that in the first quarter of this financial year the majority of householder applicants received decisions in the fourth and fifth weeks after their validation date.

#### 4. Fee Income

- 4.1 The total amount of planning fee income received for the quarter was £95,725 against a budget estimate of £100,000.
- 4.2 The total amount of pre-application fee income received for the quarter was £8,821 against a budget estimate of £9,000.

#### 5. Section 106 contributions

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

Section 106 contributions received	Apr-Jun 2018
Contributions received (Rushmoor and Hampshire) apportioned as set out below~	£690,055.90
Open Space (specific projects set out in agreements)	£43,451.40
SANGS a) Hawley Meadows * b) Southwood II c) Rowhill	a) £116,740.00 b) £145,860.00 c) £229,190.00

SAMM* a) Hawley Meadows b) Southwood II c) Rowhill d) Wellesley Woodland e) Bramshot Farm (Hart)	a) £12,780.69 b) £15,969.90 c) £25,084.00 d) £0 e) £0
Transport (specific projects set out in agreements)*	£1,980.00

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

\*Contributions relating to the Hawley Meadows SANG. SAMM contributions and Transport are paid to Hampshire County Council.

Four new undertakings/legal agreements were signed in the period April-June 2018.

## 6. Comment on workload for this quarter and year

6.1 This first quarter saw sustained numbers of pre-application submissions, applications, and fee income meeting the budget projections.

## 7. Wellesley

7.1 Progress on the first residential phases of Wellesley continues and Maida Development Zone A is almost completed. This zone will provide 228 units and to date 226 units are occupied.

7.2 Works are progressing on site for Phase B1 & B2 of the Corunna Development Zone (227 residential units). This zone is located opposite Maida Development Zone on the north west side of Queen's Avenue.

7.3 A Reserved Matters Application was approved on 21<sup>st</sup> June 2018 for the construction of a further 454 residential dwellings (including six supported housing units) together with associated landscaping, access and parking, in the remainder of in Development Zone B (Corunna B3 & B4).

7.4 Construction works are progressing at Gunhill Development Zone E (107 residential units). This zone is directly west of the Cambridge Military Hospital Development Zone.

7.5 The construction of the Western Primary School on the corner site of Queen's Avenue and Alison's Road is nearing completion and the school is due to open in September 2018. It will be named The Cambridge Primary School.

## 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.*

This page is intentionally left blank