

Public Document Pack



RUSHMOOR BOROUGH COUNCIL

DEVELOPMENT MANAGEMENT COMMITTEE

*at the Council Offices, Farnborough on
Wednesday, 12th September, 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

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 - 16)

To confirm the Minutes of the meeting held on 15th August, 2018 (copy attached).

3. **PLANNING APPLICATIONS** – (Pages 17 - 66)

To consider the Head of Planning's Report No. PLN1824 on planning applications recently submitted to the Council (copy attached).

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

Item	Reference Number	Address	Recommendation
1	16/00981/FULPP	Aldershot Bus Station, 3 Station Road, Aldershot	For information
2	18/00140/FULPP	Meudon House, Meudon Avenue, Farnborough	For information
3	18/00225/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	18/00506/FULPP	1-5 Firgrove Parade, Farnborough	For information
8	18/00566/FULPP	Ivy Road Recreational Ground, Ivy Road, Aldershot	For information

9	18/00623/FULPP	36, 40 and Land to the Rear of 26-54 Cove Road, Farnborough	For information
10	18/00623/FULPP	110-118 Victoria Road, Farnborough	For information

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

Item	Pages	Reference Number	Address	Recommendation
11	25-47	18/00489/FULPP	68-70 Giffard Drive, Farnborough	Refuse

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

4. **APPEAL PROGRESS REPORT – (Pages 67 - 68)**

To consider the Head of Planning's Report No. PLN1825 (copy attached) on the progress of recent planning appeals.

MEETING REPRESENTATION

Members of the public may ask to speak at the meeting, on the planning applications that are on the agenda to be determined, by writing to the Committee Administrator at the Council Offices, Farnborough by 5.00 pm on the day prior to the meeting, in accordance with the Council's adopted procedure which can be found on the Council's website at <http://www.rushmoor.gov.uk/speakingatdevelopmentmanagement>

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Development Management Committee
12th September 2018

Head of Planning

Declarations of interest

Name: Cllr _____

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

Agenda Item No.	Planning Application No.	Application Address	Reason

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DEVELOPMENT MANAGEMENT COMMITTEE

Meeting held on Wednesday, 15th August, 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 Sue Dibble
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 Jennifer Evans.

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

Non-Voting Member

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

17. DECLARATIONS OF INTEREST

There were no declarations of interest.

18. MINUTES

The Minutes of the meeting held on 18th July, 2018 were approved and signed by the Chairman.

19. PLANNING APPLICATIONS

- (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:

* 18/00416/REVPP and (Nos. 26-28 Grosvenor Road, Aldershot);
18/00417LBCPP

(ii) planning permission/consent be refused in respect of the following applications as set out in Appendix “B” attached hereto for the reasons mentioned therein:

* 18/00251/FULPP (Willow House, No. 23 Grosvenor Road, Aldershot);

* 18/00397/FULPP (Village Hotel, Pinehurst Road, Farnborough);

(iii) the applications dealt with by the Head of Planning, where necessary in consultation with the Chairman, in accordance with the Council’s Scheme of Delegation, more particularly specified in Section “D” of the Head of Planning’s Report No. PLN1821, be noted;

(iv) the following application be determined by the Head of Planning, in consultation with the Chairman:

* 18/00554/FULPP (No. 34 Church Lane, Aldershot);

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

16/00981/FULPP (Aldershot Bus Station, No. 3, Station Road, Aldershot);

18/00140/FULPP (Meudon House, Meudon Avenue, Farnborough);

18/00225/LBCPP (Ramsden Garden Wall Memorial – Montgomery Lines, Aldershot);

18/00367/OUTPP (Former Police Station, Pinehurst Avenue, Farnborough);

18/00466/FULPP (No. 117 Farnborough Road, Farnborough);

18/00489/FULPP (Nos. 68-70 Giffard Drive, Farnborough);

* The Head of Planning’s Report No. PLN1821 in respect of these applications was amended at the meeting

20. **INVALID ITEM**

The Committee noted that the following planning application was now invalid:

Application No.	Address
18/00481/FULPP	(Old Warehouse and Star Yard, Aldershot).

21. **REPRESENTATIONS BY THE PUBLIC**

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

Application No.	Address	Representation	In support of or against the application
18/00397/FULPP	Village Hotel, Pinehurst Road, Farnborough	Mr. J. Jaulim	In support

22. **APPLICATION NO. 18/00554/FULPP - NO. 34 CHURCH LANE, ALDERSHOT**

The Committee considered the Head of Planning's Report No. PLN1821 (as amended at the meeting) regarding the erection of a first floor rear extension.

It was noted that the recommendation was to grant permission subject to no substantial objections being received before the expiry of the neighbour notification period on 21st August, 2018.

RESOLVED: That subject to no substantial objections being received before the expiry of the neighbour notification period on 21st August, 2018, the Head of Planning, in consultation with the Chairman, be authorised to grant planning permission subject to the conditions and informatives set out in the report.

23. **ENFORCEMENT AND POSSIBLE UNAUTHORISED DEVELOPMENT - FORMER LAFARGE SITE AND ADJOINING LAND AT HOLLYBUSH LANE NORTH, SOUTH OF NORTH CAMP RAILWAY STATION**

The Committee received the Head of Planning's Report No. PLN1822, which provided an update with regard to the position of the former Lafarge site and adjoining land at Hollybush Lane North, south of North Camp railway station.

The Committee was informed that an Enforcement Notice was served in September 2015 in respect of 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. This Enforcement Notice was subject to an appeal heard at a Public Inquiry in October 2016. This appeal was dismissed by two subsequent Inspector's decisions dated 30th November, 2016 and 23rd August, 2017 and an amended Enforcement Notice took effect from 23rd August, 2017. This Notice required staged compliance within three months (by 23rd November, 2017), within six months (by 23rd February, 2018) and within twelve months (by 23rd August, 2018).

The Committee was advised that the latest inspection of the site was undertaken on 7th August, 2018 as a check on the landowner's progress towards compliance with the requirements of the principal Enforcement Notice by 23rd August, 2018. This inspection revealed that, whilst the site was now largely empty, a further site inspection would be needed to ensure all breaches of planning control had been rectified. The Committee noted the landowner's request for the Council not to pursue compliance with the terms of the Enforcement Notice in respect of three residual matters.

RESOLVED: That

- (i) the Head of Planning's Report No. PLN1822 be noted;
- (ii) 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 23rd August, 2018, the kiosk support structure and scaffolding surrounding the old hopper tower had not been removed; and
- (iii) the Solicitor to the Council, in consultation with the Head of Planning, be authorised to pursue prosecution in the event that, after 23rd August, 2018, it was considered expedient to pursue failure to comply with any other requirements of the Enforcement Notice.

24. **PLANNING (DEVELOPMENT MANAGEMENT) SUMMARY REPORT FOR THE QUARTER APRIL - JUNE 2018**

The Committee received the Head of Planning's Report No. PLN1823 which provided an update on the position with respect to achieving performance indicators for the Development Management section of Planning and the overall workload of the section for the quarter from 1st April to 30th June, 2018.

RESOLVED: That the Head of Planning's Report No. PLN1823 be noted.

The meeting closed at 7.50 pm.

CLLR B.A. THOMAS (CHAIRMAN)

**Development Management Committee
15th August 2018**

Appendix "A"

Application No. & Date Valid: **18/00416/REVPP** **29th May 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. at **26 - 28 Grosvenor Road Aldershot Hampshire GU11 3DP**

Applicant: 26-28 Grosvenor Limited

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

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

2 The 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 rev C, BR-DR-00 rev D, 01 rev A, 02 rev A, 03 rev A, 04, 05 rev A 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

Application No. & Date Valid: **18/00417/LBCPP**

29th May 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. at **26 - 28 Grosvenor Road Aldershot Hampshire GU11 3DP**

Applicant: 26-28 Grosvenor Limited

Conditions: 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

Appendix "B"

Application No. 18/00251/FULPP 28th March 2018
& Date Valid:

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. at **Willow House 23 Grosvenor Road Aldershot Hampshire**

Applicant: ACE Liberty & Stone Plc

- 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.

**Application No. 18/00397/FULPP
& Date Valid:**

17th May 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. at **Village Hotel Pinehurst Road Farnborough Hampshire**

Applicant: VUR Village Trading No 1 Limited

Reasons:

- 1 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.

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Development Management Committee
12th September 2018

Head of Planning
Report No.PLN1824

Planning Applications

1. Introduction

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

2. Sections In The Report

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

Section A – FUTURE Items for Committee

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

Section B – For the NOTING of any Petitions

Section C – Items for DETERMINATION

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

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

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

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

3. Planning Policy

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

4. Human Rights

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

5. Public Speaking

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

6. Late Representations

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

recommendation caveated accordingly.

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

7. Financial Implications

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

Keith Holland
Head of Planning

Background Papers

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

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Section A

Future items for Committee

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

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

3	18/00225/LBCPP	<p>Soft and hard landscape works within the setting of the Ramsden Garden Wall Memorial</p> <p>Ramsden Garden Wall Memorial - Montgomery Lines Aldershot, Hampshire</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>Former Police Station, Pinehurst Ave, Farnborough, Hampshire</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>
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>117 Farnborough Road, Farnborough</p> <p>The consultation period has now expired and responses are under consideration including objections from neighbours at The Convent flats. An extension of time request from the applicants has recently been agreed. 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>Old Warehouse and Star Yard, Aldershot</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	18/00506/FULPP	<p>Demolition of existing buildings and erection of a new building comprising retail use at ground floor (flexible use of Use Class A1, A2, A3,A4 and/or A5) and 19 dwellings above (8 one bedroom and 11 two bedroom flats) with associated car and cycle parking, bin storage and amenity space and installation of an electricity substation</p> <p>1-5 Firgrove Parade, Farnborough</p> <p>This application has only recently been received and consultations and neighbour notifications are in progress.</p>
8	18/00566/FULPP	<p>Removal of existing portacabin, replace with new pavilion for recreation/community use, extension of existing car park and provision of lamp columns/luminaires</p> <p>Ivy Road Recreational Ground, Ivy Road, Aldershot</p> <p>This application has only recently been received and consultations and neighbour notifications are in progress.</p>

9	18/00580/FULPP	<p>Re-development of land involving erection of 7 houses (comprising 1 x 2 bed and 6 x 3 bed dwellings) divided between two terraced blocks and associated works following demolition of existing buildings</p> <p>36, 40 And Land To The Rear Of 26-54 Cove Road, Farnborough</p> <p>The consultation period has now expired and responses are being considered. The application will be presented to Committee in due course.</p>
10	18/00623/FULPP	<p>Demolition of five detached dwellings and erection of 42 apartments (26 one bedroom and 16 two bedroom) for the elderly (sixty years of age and/or partner over fifty five years of age), guest apartment, communal facilities, access, car parking and landscaping.</p> <p>110-118 Victoria Road, Farnborough</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.

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.	18/00489/FULPP
Date Valid	23rd July 2018
Expiry date of consultations	13th August 2018
Proposal	Demolition of existing bungalow and erection of a two storey extension to existing doctors surgery with provision of additional car and cycle parking
Address	68 - 70 Giffard Drive Farnborough Hampshire
Ward	West Heath
Applicant	Giffard Drive Surgery
Agent	Mrs Rebecca Lord
Recommendation	REFUSE

Description

The site is located at the junction of Giffard Drive and Brabon Road and comprises 68 and 70 Giffard Drive. 68 Giffard Drive is a previously extended detached two storey building in use as a doctors' surgery with associated areas of hardsurfacing to the front and side in use as car parking. As existing there are nine consulting/treatment rooms with associated offices, kitchen/staff room and waiting area. The patient list currently comprises 9100 patients. The surgery's current opening hours are 8.30am 8pm on Mondays, 8.30am to 6.30pm Tuesdays to Fridays, every seventh Friday open until 8pm and alternate Saturdays 8.30am to 12.15pm. Vehicular access is from both Giffard Drive and Brabon Road. Four car parking spaces have access onto Giffard Drive, one of which is for disabled use. Eight car parking spaces have access onto Brabon Road.

70 Giffard Drives lies to the north of the doctors' surgery and is a detached bungalow with gardens to the front and rear. It has a drive with vehicular access from Giffard Drive. 72 Giffard Drive is to the north of the site and comprises one of a pair of two storey semi-detached houses with car parking to the front and access from Giffard Drive.

8 Brabon Road lies to the east of the site and also comprises one of a pair of two storey semi-detached houses. This property has a drive to the front and side, and access from Brabon Road.

There is a detached garage part of the common boundary with the application site.

There is a regular bus service on Giffard Drive. Blunden Hall is located at the end of Blunden Road. This is a community/recreational building which serves the Brookside pre-school and the surrounding recreation ground. There is a footpath link from the Blunden Hall car park to Giffard Drive some 125 metres to the west of the site as the crow flies. This footpath also crosses Cove Brook.

Relevant Planning History

As reference is made in the submitted travel plan to Blunden Hall Blunden Road, the following planning permission is considered to be relevant. In 1999 planning permission, 99/00306/RBCRG3, was granted for the demolition of the existing and the erection of a replacement hall for uses including field study centre, canoe store and other facilities. This permission has been implemented. Thirty car parking spaces were approved for this facility, of which three were for disabled use. (Officer note: there are 37 spaces on site, of which two are for disabled use). A gated single lane entrance from Blunden Road was approved to serve the site. This was implemented and remains the access arrangement at time of writing.

As reference is made to the Voyager project in the supporting documentation, the following planning application is also considered to be relevant. In November 2017 planning permission, 17/00787/COUPP, was granted for the installation of secure bin and covered cycle store outbuildings; and change of use of existing offices (Use Class B1) to community healthcare resources hub (Use Class D1) for healthcare delivery for Farnborough. When fully operational the proposal assumed that the approved building would be open for patient care between the hours of 8am and 8pm seven days a week. A range of primary and community services would be available including General Practitioner/Nurse Practitioner appointments, as well as Urgent Care services, Community Care services and Community Mental Health services. It is noted that, at the Cabinet meeting held on 21 August 2018, a report was considered which gave an update on the proposed acquisition of the Voyager Building, Apollo Rise, Southwood Business Park, Farnborough by Rushmoor Borough Council. This included using compulsory purchase powers to deliver, in partnership with the North East Hampshire and Farnham Clinical Commissioning Group, an Integrated Care Centre for the Farnborough locality. The Cabinet resolved to approve the updated Statement of Reasons for making the Order, as set out in Appendix 1 to Report No. LEG1808, and the making of the Compulsory Purchase Order and map, as set out in Appendix 2 to the Report.

In March 1990 planning permission, RSH 6826, was granted for the erection of a first floor extension over the existing single storey surgery. This permission, which was implemented, included a condition which required that the first floor windows in the north and east elevations were completed in obscure glazed with any opening vents being inward opening only, all to be thereafter maintained in that condition. This was implemented.

In 2004 planning permission, 04/00945/FUL, was granted for the demolition of the existing bungalow at 70 Giffard Drive and the erection of a two storey extension to the surgery (11.5 metres by 13.5 metres) with external works and car parking. The ridge height for the two storey element of the extension was set down from the main ridge of the existing surgery building (some 7.4 metres). The first floor element of the proposal was set in from both the side and rear boundaries with 72 Giffard Drive and 8 Brabon Road to ensure that satisfactory building relationships resulted. Furthermore the approved footprint was set back from the front elevation of the existing surgery. It was to be built in external materials to match the

existing building. A total of 14 car parking spaces were approved to serve the extended premises. It is noted that in this submission the surgery advised that the proposal would not result in an increase in the number of patients (at that time a patient list of 7300 was advised in the submitted development statement albeit condition 3 attached to this permission allowed a patient list of up to 7500). This permission was not implemented.

The Current Proposal

The current proposal seeks permission for the demolition of the existing bungalow at 70 Giffard Drive and the erection of a two storey extension to the surgery (some 11.4 metres by just under 15 metres) with provision of additional car and cycle parking. A terrace/planting area on the east side of the building is proposed to be used as a courtyard garden. The design of the extension is a mirror of the existing building with a gabled pitched roof set just below the existing ridge line resulting in a valley between the existing building and proposed extension. The proposed external materials include PPC aluminium windows, doors, rooflights, louvres, fascia and gate in a dark grey finish and a buff coloured facing brick. Internal alterations associated with the improvement of the surgery and new windows/doors are proposed in the existing building to match those proposed in the extension. Vehicular access remains from both Brabon Road and Giffard Drive with nine spaces proposed from Brabon Road and nine spaces from Giffard Drive, two of which are proposed for disabled use. The patient entrance is shown on the Giffard Drive elevation with the staff entrance proposed on the Brabon Road elevation. Cycle parking for seven cycles is proposed adjacent to the bin store on Giffard Drive.

As proposed the extended building would provide sixteen consulting/treatment rooms with associated meeting room, offices, kitchen/staff room and waiting area. The supporting information indicates that it is anticipated that the patient list will increase at about 300 patients per annum over the next few years. The supporting healthcare planning statement submitted by the North East Hampshire and Farnham Clinical Commissioning Group advises that once completed the extension and remodelling of the Giffard Drive surgery can facilitate the delivery of various core criteria as required by NHS England including facilitating 7 day access to effective care on a locality basis including the possibility of 8-8 working.

The application is supported by a Healthcare planning statement prepared by the North East Hampshire and Farnham Clinical Commissioning Group in support of the proposal, letters from the Partnership Director of Finance and the Estates Advisor of the North East Hampshire and Farnham Clinical Commissioning Group in support of the proposal, a planning support statement, a SUDS statement, a plan of the Giffard Drive surgery catchment area (officer note the Jenner House and Southwood practices are also located within the defined catchment area), a transport statement and a travel plan.

The submitted planning support statement states that in February 2018 public consultation was undertaken by the surgery with both the patient group and the wider community. This resulted in 143 persons in support of the scheme, 22 persons with mixed reactions and 2 persons who objected to the scheme.

Consultee Responses

Environment Agency	does not wish to be consulted on this application.
HCC Highways Development Planning	raises objection to the proposal.

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. Advisory comments are made in relation to access for high reach appliances, fire protection, testing of fire safety systems and the use of timber framed buildings.
Environmental Health	raises no objection subject to condition.
Planning Policy	provides the policy context for the proposal
Surface Water Drainage Consultations	advise that as the site is less than a hectare in area, there is no need for them to comment on the application.
Thames Water	advises that the development is in proximity to public sewers. It raises no objection to the proposal on surface water grounds on the basis that the developer will follow the sequential approach to the disposal of surface water nor in relation to the waste water network/waste water process infrastructure capacity.

Neighbours notified

In addition to posting a site notice, 55 individual letters of notification were sent to addresses in Beta Road, Brabon Road, Coleville Road and Giffard Drive

Neighbour comments

Written objections and CDs providing photographic evidence of on street parking in the vicinity of the surgery (from 87 and 91 Giffard Drive), have been received from 83, 87 and 91 Giffard Drive citing objections on the following grounds:

- existing parking is poor and the proposed parking for the new layout of the surgery is inadequate;
- new parking at Blunden Hall would work if parking restrictions are put in place in Brandon Road (sic) (officer note believe this should be Brabon Road) to prohibit people from parking illegally or badly;
- fail to believe that patients will use Blunden Hall parking in bad weather or if have mobility issues;
- inconsiderate on street parking by doctors and patients in Giffard Drive, Brabon Road and Beta Road (photos provided on CD);
- insufficient car parking on site at present and the proposed extension will only exacerbate the problem;
- repeated instances of doctors parking in Giffard Drive all day long when there have been empty spaces in their allocated place;
- parking spaces onto Giffard Drive are so dangerous;
- footpath on Brabon Road has on numerous occasions been used as an extension to the main car park by cars parking on it, notwithstanding any wheelchair user or pushchair that might want to get past;
- concern about accessibility for emergency vehicles;

- disabled parking space constantly abused by able bodied people;
- proposed extension would also remove some existing on street parking spaces;
- travel plan indicates that Blunden Hall is a free public car park and surgery would encourage patients and visitors to use the car park;
- Blunden Hall is not a public car park, it is for the sole use of users of Blunden Hall and the adjacent park and swings;
- note that Council has given written approval for Blunden Hall car park to be used as the primary car park during the construction period of the car park and remodelling of surgery;
- concerns about use of footpath between Giffard Drive and Blunden Hall on dark winter nights;
- travel plan states that 58.15% of patients and 77% of employees use their cars to travel to the surgery, this will not change and will only increase if the planning application is granted;
- patients will not use Blunden Hall car park as it will inconvenience them too much particularly the very sick;
- traffic flow in Blunden Road would increase considerably and inconvenience the residents in Blunden Road and surrounding road;
- 7 day opening including the possibility of 8-8 working is absolutely horrifying;
- if proposed plans for the merger of Milestone Surgery and Southwood Practice in 2019 (source Farnborough Matters Farnborough and Cove Branch of the Labour party) (officer note this merger will take place on 1 October 2018 and the merged surgeries will be known as Voyager Family Health) and the delivery of a new centre for health in Farnborough similar to the already established Centre for Health in Aldershot (source Action 4 Rushmoor issued by the Conservatives) go ahead surely the pressure would be taken off local doctors surgeries such as Giffard Drive and Jenner House on Cove Road;
- ongoing issues with bin store;
- the surgery has outgrown the site already and enough is enough;
- loss of privacy to adjoining neighbours;
- car parking spaces block emergency routes;
- does not meet the Council's adopted car and cycle parking standards in terms of size and number of parking spaces;
- given existing users of Blunden Hall and it is available for hire, a traffic survey should be undertaken to ascertain its usage as 2000 additional traffic movements a month associated with the surgery are likely as the number of patients attending the surgery increase due to the additional doctors and other services they propose to offer;
- a travel plan should be provided prior to any permission being granted and also in relation to the construction phase;
- accuracy of plans;
- parking restrictions should be put in place including permit parking;
- an alternative location with adequate parking should be sought eg at Oak Farm;
- number of people using the bus to visit the surgery is very low at present;
- given number of consultation rooms and intention to carry out minor surgery more a health centre than doctors surgery then health centre parking standard should apply;
- conflict with the Highways Act 1835 with regard to obstruction of footpath or causeway by the side of the road for use by pedestrians;
- information on travel plans provided in respect of Planning Policy Guidance Note 13 (officer note this has been superseded by the National Planning Policy Framework/Practice Guidance);
- loss of on street parking

Representations have been received from 51 Beta Road, 26 Birchett Road, 9 Burnsall Close, 25 Chaucer Road, 27 Chamomile Gardens, 23 Clouston Road, 24 Fennel Close, 186 Fernhill Road, 72 Fleet Road, 51 Giffard Drive, 6 Glebe Road, 24 and 30 Houseman Road, 12

Oldwood Chase, 15 Prospect Avenue, 161 Prospect Road, 50 Southlands Chineham, Dene Healthcare Unit Leeds, 95 Carfax Avenue Tongham writing in support of the proposal as follows:

- old surgery building and no longer fit for purposes with increasing population and healthcare needs;
- new building with improved parking would improve local roads, make accessibility better (new lift) and hopefully attract health care professionals to work and would benefit/provide health services for Rushmoor residents;
- plans look well designed;
- proposal will support new housing developments within Farnborough;
- the development can only improve its availability and access to the general public;
- any surgery development will be beneficial for existing patients, the local area and the staff who work there;
- this extension will bring extra facilities/services that will offer the doctors, other NHS practitioners and office staff more space to work in;
- much needed as patient numbers have grown considerably;
- a welcome proposal;
- impressed with the background thinking that was evident in the development using on line communication to minimise the need for visits and parking;
- plans will allow more effective use of improved facilities;
- more localisation of NHS services is a very good thing;
- the design increase the capacity of the surgery by a considerable amount without the need for an overbearing design;
- this design is in keeping with the area;
- the demands and requirements in Primary Care are escalating at an unbelievable rate and projects like this will go some way to assuring that the traditional friendly small to medium sized well run surgeries are able to prevail in the evolving landscape;
- exciting opportunity for Farnborough;
- surgery is one of the highest rated in Farnborough with patients out of the catchment area trying to register for it;
- the extra space will enable the practice to offer more services, saving patients the need to travel further afield;
- long overdue;
- staff using the car parking facilities at Blunden Hall and extra slots at the surgery will relieve the surgery car parking;
- the proposed secure, covered bicycle spaces should make patients happier to cycle to their appointment

A representation has been received from 60 Giffard Drive raising no objection to the development

Representations have been received from 89 and 95 Giffard Drive as follows:

- agrees that the surgery is in need of development and expansion;
- notes that the parking is an absolute nightmare, given that the car park is full before patients can use it;
- parking in adjoining roads is horrendous;
- the increase in the size of the surgery, employing more staff and increasing patient numbers will only make this matter worse;
- car parking needs to be addressed to make this development work successfully;
- concerned about noise disturbance during construction and seeks controls on working

hours;

- seeks assurances that suitable interim parking arrangements for patients and construction vehicles are in place so that residents driveways are not blocked.

Policy and determining issues

The site is located within the built up area of Farnborough. As such "saved" local plan policies ENV17 (General Development Design and Criteria), ENV21 and ENV22 (Access for people with disabilities), ENV45 (Community Facilities), ENV48 and ENV50 (Environmental Pollution and Noise), H13 (Loss of housing) and TR10 , policies SP7 (Neighbourhood renewal), CP1 (Sustainable Development Principles), CP2 (Design and Heritage), CP3 (Renewable Energy and Sustainable Construction, CP4 (Surface Water Flooding), CP10 (Infrastructure Provision), CP16 (Reducing and Managing Travel Demand) and CP17 (Investing in Transport) of the Rushmoor Core Strategy are relevant to the consideration of this proposal. The Council's adopted planning documents (SPD) on 'Planning Contributions - Transport' 2008 and 'Car and Cycle Parking Standards', 2017 and the advice contained in the National Planning Policy Framework (NPPF)/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 IN1 (Infrastructure and Community Facilities), IN2 (Transport), D1 (Design in the Built Environment), DE5 (Proposals affecting existing residential (C3) uses), DE10 (Pollution), NE8 (Sustainable Drainage Systems) are also relevant to the consideration of this proposal.

The main determining issues are the principle of development, the impact on the character of the area, the impact on adjoining residents, flood risk and the water environment, highway considerations and provision of facilities for people with disabilities

Commentary

The principle of development

The proposal will result in the result of an existing dwelling. As such "saved" local plan policy H13 and policy DE5 of the Draft submission Rushmoor Local Plan, as proposed to be amended, are relevant to the consideration of this proposal. Both policies resist the loss of residential accommodation unless special circumstances are met which would justify such a loss. In this regard policy H13 advises, inter alia, that the proposed use is ancillary to the residential character of the area and would provide an essential community facility which cannot be provided elsewhere. With regard to policy DE5 one of special circumstances include the provision of an essential community facility which cannot be provided elsewhere. Given this the Rushmoor Infrastructure Plan (January 2018) provides background evidence as to the key elements of physical and social infrastructure likely to be needed in the Borough up to 2032 to support delivery of the Rushmoor Local Plan. This plan identifies that

GPs are universally facing operational and financial pressures and many are in buildings which require investment to maintain their suitability and capacity for modern health care needs and services. In this case it is recognised that the existing doctors surgery is a valued community facility which is reflected by the surgery's Good rating stated in the Quality Report issued by the Care Quality Commission in October 2016 as updated by the Care Quality Commission GP Insight report dated June 2017. Furthermore the North East Hampshire and Farnham Clinical Commissioning Group (CCG) has confirmed that:

"the proposed extension at Giffard Drive only just brings the Practice up to the recommended floor area and clinical capacity for its prevailing list size. The current premises are now too small and compromised in relation to meeting current and expected demands; the local communities are continuing to grow, and there is an increasing likelihood without this scheme that future patients seeking care within this location may have difficulty in being accommodated. Any reduction in the proposals for the as built floorspace at Giffard Drive Surgery would directly impact on the practices' ability to provide and sustain a high standard of care.

The CCG acknowledges that a prolonged search for alternative sites within the catchment area was unsuccessful after exploration of the Chapel Lane site provided to be uneconomic, and that extending the existing premises at Giffard Drive Surgery remains the only viable and practical option"

Having regard to the above, no objection is raised to the principle of the loss of the dwelling nor to the extension of the premises subject to consideration of the following matters.

The impact on the character of the area

As existing the doctors surgery comprises a two storey building which is generally larger than existing development in the vicinity. 68 Giffard Drive, being a bungalow, is small both in terms of footprint, height and massing. It is, in itself, unusual given that the predominant height of buildings in the vicinity of the site are generally two storey. This, together with the single storey garage and gardens to front and rear, means that there is a feeling of spaciousness around the built form. The footprint of the proposed extension is within 1.325 metres of the boundary with 72 Giffard Drive and 1.334 metres of the boundary with 8 Brabon Road. This means that the proposed extension effectively infills the space between the site and the adjoining properties to the north and east. The proposed extension would have a gable front onto Giffard Drive with a flat roof link between the existing and proposed built form. This results in a somewhat disjointed appearance whilst concluding that this design has been chosen to minimise the bulk of the roof to improve the impact of the extension in amenity terms. Whilst the existing building pays regard to the residential pattern of fenestration commonly seen in the area, the proposal has one large window on the Giffard Drive frontage which results in a largely unrelieved first floor elevation. The proposal is not considered to have a positive contribution to the area and objection is raised to the proposal in this regard

The impact on adjoining residents

The closest residents affected by the proposed extension are situated at 72 Giffard Drive to the north and 8 Brabon Road to the east. It is noted, and regard has been had, to the solar study that has been provided within the submitted design and access statement.

With regard to 8 Brabon Road, the occupiers of this property were written to with a view to

visiting their property to assess the proposal. This property was also visited on two separate occasions. The occupiers have recently advised that they are tenants. As they are moving week commencing 3 September the proposal does not concern them much and advise to contact the new tenants who move in on 15 September. Details of the landlord have been requested. Given this, the impact on 8 Brabon Road has therefore been assessed from 70 Giffard Drive and the Brabon Road/Giffard Drive streetscenes. This dwelling is a detached bungalow with detached garage located to the east of the application site. It is noted that the proposed first floor element extends further down the common boundary and the overall footprint is larger when compared to the extension approved in 2004. The height, width, massing and proximity of the proposed extension is considered to result in harmful overbearing/overshadowing impacts, have an unacceptable sense of enclosure to the rear garden of 8 Brabon Road and a general loss of outlook. As such objection is raised to the proposal in this regard. An additional window is proposed in the first floor east elevation which would directly overlook the rear garden of 8 Brabon Road. It is noted that the pattern of overlooking proposed reflects that which currently takes place between the surgery and 8 Brabon Road, albeit with an increase of one window. In the event that planning permission were to be granted, it would be appropriate to obscure glaze this window and make it top opening only. Subject to this acceptable levels of privacy to the occupiers of 8 Brabon Road could be safeguarded. The proposed terrace/planting area will introduce levels of activity, noise and use, which currently do not take place, adjacent to the common boundary with 8 Brabon Road. Given the screening afforded by the existing single garage on the common boundary and potential for additional fencing/controls on hours of use, it is considered that in the event that planning permission were to be granted, these impacts could be satisfactorily addressed by way of condition.

With regard to the impact on 72 Giffard Drive, this property was visited and a card left for a visit to be arranged. No response has been received at the time of the preparation of this report. As such the impact has been assessed from 70 Giffard Drive and the Brabon Road/Giffard Drive street scenes. This property is one half of a pair of semi-detached houses located to the north of the application site. It is noted that the proposed first floor element is closer to this property and the overall footprint is larger when compared to the extension approved in 2004. The height, massing and proximity of the proposed extension will result in a loss of light to the first floor window in the side elevation. Given that a separation distance of some 4.3 metres is retained and as this window serves a stairwell, the resultant impact is not considered to be materially harmful to justify the refusal of the application on this ground. However the proposal is considered to result in harmful overbearing/overshadowing impacts, an unacceptable sense of enclosure to the rear garden of 72 Giffard Drive and a general loss of outlook. As such objection is raised to the proposal in this regard. The proposed extension will be forward of 72 Giffard Drive by some 1.3 metres. Whilst this will change the building relationships between the two buildings, this is not considered to result in material harm to the residents of 72 Giffard Drive. No objection is therefore raised to the proposal on this ground. Additional windows are proposed in the first floor north elevation which would directly overlook this property and its rear garden. It is noted that the pattern of overlooking proposed reflects that which currently takes place between the surgery and 70 Giffard Drive, albeit with an increase of one window. Given that velux windows are proposed in the roof slope above the consulting/treatment rooms which have these overlooking windows, in the event that planning permission were to be granted, it would be appropriate to obscure glaze the windows in the first floor side elevation and make them top opening only. This may be secured by way of condition and would follow the general approach taken on this issue in 1990. Subject to this acceptable levels of privacy to the occupiers of 72 Giffard Drive could be safeguarded.

Given the separation distances to properties to the south and west of the proposed development and having regard to existing building relationships/pattern of overlooking no objection is raised to the proposal in terms of adverse impact resulting from the development on these residents.

It is recognised that residents in the vicinity of the site experience problems associated with car parking associated with users of the surgery as evidenced by the photographs submitted by residents objecting to the proposal. However both Giffard Drive and Brabon Road are public highways. As such the public may use them for the parking of vehicles. In the event vehicles are an obstruction they fall to be dealt with under highway legislation enforced by Hampshire Constabulary. Whilst acknowledging that there are inconsiderate drivers who block driveways and sightlines and park on the pavement, the resultant impact is not considered to constitute material planning harm such that objection should be raised to the proposal in this regard.

Flood risk and the water environment

The application is supported by a SUDs statement. However whilst the proposed extension has a footprint of less than 250 sq m and as such it is classed as minor extension by the Environment Agency, a flood risk assessment is also required as the site is located within Flood Zone 2. No such assessment has been submitted.

As can be seen from the consultation responses above, given the size of the development, the Environment Agency and Hampshire County Council as Lead Local Flood Authority have both declined to comment on grounds of flood risk. On this basis the Council is referred to standing advice issued the Environment Agency which provides the following information:

Minor developments are unlikely to raise significant flood risk issues unless:

- they would have an adverse effect on a watercourse, floodplain or its flood defences;
- they would impede access to flood defence and management facilities, or;
- where the cumulative impact of such developments would have a significant effect on local flood storage capacity or flood flows.

The Environment Agency's advice on flood risk assessment seeks to ensure that extensions or alterations are designed and constructed to conform to any flood protection already incorporated in the property, and include flood resilience measures in the design.

In this regard they advise that floor levels are either no lower than existing floor levels or 300 millimetres (mm) above the estimated flood level. If proposed floor levels are not going to be 300mm above existing flood levels, further information is required in relation to flood resistance and resilience measures. The agent has advised that a flood risk assessment is being prepared but no such information has been submitted in support of the proposal. As such objection is raised to the proposal in this regard.

Highway considerations

It is acknowledged that the surgery has issues with car parking. This is evidenced by existing levels of on street parking in the vicinity of the surgery and the photographs provided by residents covering a period of many months.

The planning agent has confirmed that:

"the proposed extension is primarily to improve deficiencies in the existing surgery so that the practice can deliver healthcare services in a fit for purpose environment. The increase in floor area will also allow for some limited increase in patient numbers in line with local growth and demand, however essentially the increase is to ensure that current operational needs are met. This is confirmed in the CCG letter which advises the existing floor area is too small for the patient list. As such it is not possible to draw a direct correlation between the proposed floor area and number of consulting rooms and the level of traffic generated"

These comments have been noted but raise concerns. The application states that the existing patient list is 9100, with an increase of about "300 patients per annum over the next few years". In just three years this could represent an increase of 900 patients, notwithstanding any increase in subsequent years, which is not considered to be a limited increase. It is noted that this is a significantly higher increase than that experienced to date, for example, when the planning application was submitted in 2004 the patient list was around 7300. Given that the current patient list is 9100, this means that the increase in patient numbers since 2004 has been about 129 per annum, significantly less than that currently indicated. Furthermore it is also noted that, whilst recognising that the condition was not enforceable, the reason for the restriction on patient numbers imposed in 2004 was in the interests of highway safety.

It is long established that the car parking standard for health establishments is based on the number of consulting rooms. In this regard the Council's adopted car parking standard requires 3 spaces per consulting room.

The County Highway Authority has been consulted on this application. Whilst raising no objection to the proposed access arrangements, it makes the following comments on parking and the travel plan:

"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.

Parking standards are applied to the increase in use and are not retrospectively applied to any existing shortfalls in parking.

These standards require the provision of 3 parking spaces per consulting room. It can be reasonably argued that treatment rooms should fall into this category, and as such, both scenarios will be assessed.

Consulting rooms only

There is a net increase of 4 consulting rooms, requiring 12 additional spaces. The provision of 6 spaces results in a 50% shortfall which is not acceptable. The displacement of cars on the local road network could lead to highway safety issues. Local residents have commented of the existing parking struggles at the site and lack of on street parking in the area. The under provision of car parking would exacerbate this issue.

Consulting and treatment rooms

Taking into account both consulting and treatment rooms, there is a net increase of 7 rooms

requiring a total of 21 spaces. The provision of 6 spaces results in a shortfall of 71% which is a worse case than above. This consideration could lead to the displacement of 15 vehicles on the surround (sic) residential streets which would not be in the interests of highway safety or local residents.

Staff parking and travel plan

The submitted Travel Plan (TP) indicates that 77% of staff drive a car to work. Using information from the application form, (indicating the equivalent of 16 full time staff), this would result in 12 members of staff requiring a parking space. This would leave 6 spaces free for patients. As above this would result in the displacement of car parking to the detriment of highway safety.

It is noted that although the surgery is doubling in size, the application form implies staffing levels are to remain the same. The Highway Authority would wish to see clarification that this is the case, and if not, what the net change in staffing levels would be. It would also be beneficial to have the peak staffing levels to ascertain the true (sic) impact on the car park. (Officer note the agent has advised that this will be submitted but has not been received at time of writing)

Notwithstanding the above, the TP does not set out any targets to reduce the use of the private car. Whilst the TP states how sustainable travel is to be promoted and that the Travel plan Co-ordinator will regularly review the plan against the targets, without specific targets set, the TP becomes ineffective."

In conclusion the Highway Authority would recommend refusal on ground of inadequate car parking provision and inadequate travel plan.

The agent confirms that -

"The focus of the improvement measures in the Transport Statement (TS) is the provision of a Travel Plan (TP), which includes encouragement for staff and patients to use public transport and walking, also staff sharing and parking at Blunden Hall car park nearby or on the road some distance from the surgery. These measures together with the increase in available spaces on site should alleviate any existing on street parking pressure locally. The TP can be secured by planning condition"

The submitted travel plan makes the following statements in relation to car parking:

"7.8 In order to avoid excessive on street parking, all employees (with the exception of doctors on call) would be encouraged to use the Council owned Blunden Hall car park, some 140m walking distance west of the site.

7.9 Blunden Hall car park is a free public car park and the surgery would encourage patients and visitors to use the car park. The car park would be used as the primary car park during the construction period of the extension and remodelling of the surgery, for which written approval has been obtained from the Council.

7.10 The employee surveys show some 9 employees park on site in the surgery's car park, which take up vehicles spaces for patients and visitors. The survey also confirmed that 7 employees park on street. The relocation of those employees vehicles would significantly reduce the on-street parking demands.

7.11 The increase in the number of car parking spaces provided from 12 to 18 spaces and employees parking off -site and at Blunden Hall car park, should ensure the level of on street parking associated with the site is minimal and significantly better than currently taking place."

There are a number of concerns about this approach. With regard to the availability of car parking at Blunden Hall it is relevant to note that the level of car parking sought for the redevelopment of Blunden Hall reflected the recreational/community use of the site. It did, and does, not make provision for other uses in the area. Whilst the car park is within the ownership and control of Rushmoor Borough Council, it is ancillary to Blunden Hall as a recreation/community site and is available for public use in this regard. It is not one of the Council's public car parks operated by the Council's parking service. The views of the Head of Community and Environmental Services who is responsible for Blunden Hall have been sought on this issue. He advises that the Council has agreed to the use of Blunden Hall car park during the construction period. However the Council has not agreed to the use of the car park on a permanent basis. He advises that the surgery would need to prove that there was sufficient capacity for the number of vehicles they are proposing in order not to adversely affect the regular users. He is of the view that a study needs to be undertaken to determine the usage. Whilst he is of the view that the car park could accommodate 16 staff cars he would not want patients parking as well as this could lead to an on-street parking issue in the turning circle at the end of Blunden Road. He concludes by advising that he feels:

"... the surgery have made an assumption that they can use the public car park, without any consultation with the Council, but clearly the original planning permission was only approved for the use of hall, playground and dog walkers etc and no other users. Unless spare capacity is proven, then I wouldn't support the parking by patients but we could concede some spaces for their staff"

Furthermore there are concerns that the proposed car parking spaces are substandard in size. The minimum size for a parking space for new development is 4.8 metres by 2.5 metres. In addition 1.2 metre margins in length and width are required for a parking space for a person with disabilities. It is also noted that at least two existing on street car parking provision would be removed from public use as a result of this proposal. The adopted parking standard also states that the widths and lengths of spaces may need to increase if those spaces are next to a wall or footway for example in this case spaces 4,9 and 10-18 inclusive. The County Highway Authority has provided further information on the size of the car parking spaces. The proposed parking layout shows new and reconfigured parking spaces. The County Highway Authority has confirmed that none of the proposed spaces wholly meet the current size requirements, nor are appropriate length margins proposed for the spaces for use by people with disabilities. This further undermines the lack of car parking provision.

In the absence of clarity and certainty, it has not been satisfactorily demonstrated that that alternative car parking facilities are available in perpetuity to address the shortfall, in part or in whole, in on site car parking provision. As such objection is raised to the proposal in this regard.

As the proposal is recommended for refusal by the County Highway Authority no transport contribution is sought.

Having regard to the above objection is raised to the proposal in terms of inadequate parking provision and travel plan.

Provision of facilities for people with disabilities

The proposed facilities include level thresholds to all external doors, a lift to the first floor, an accessible toilet located on the first floor and additional disabled parking provision. These facilities are considered to be appropriate in accessibility terms and are acceptable.

In conclusion it is recognised that there are benefits associated with the development in that it would provide improved healthcare facilities to serve the local community and provide employment during and post construction and training facilities for health care workers. This is further evidenced by the written support for the proposal by the North East Hampshire and Farnham Clinical commissioning group. 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:

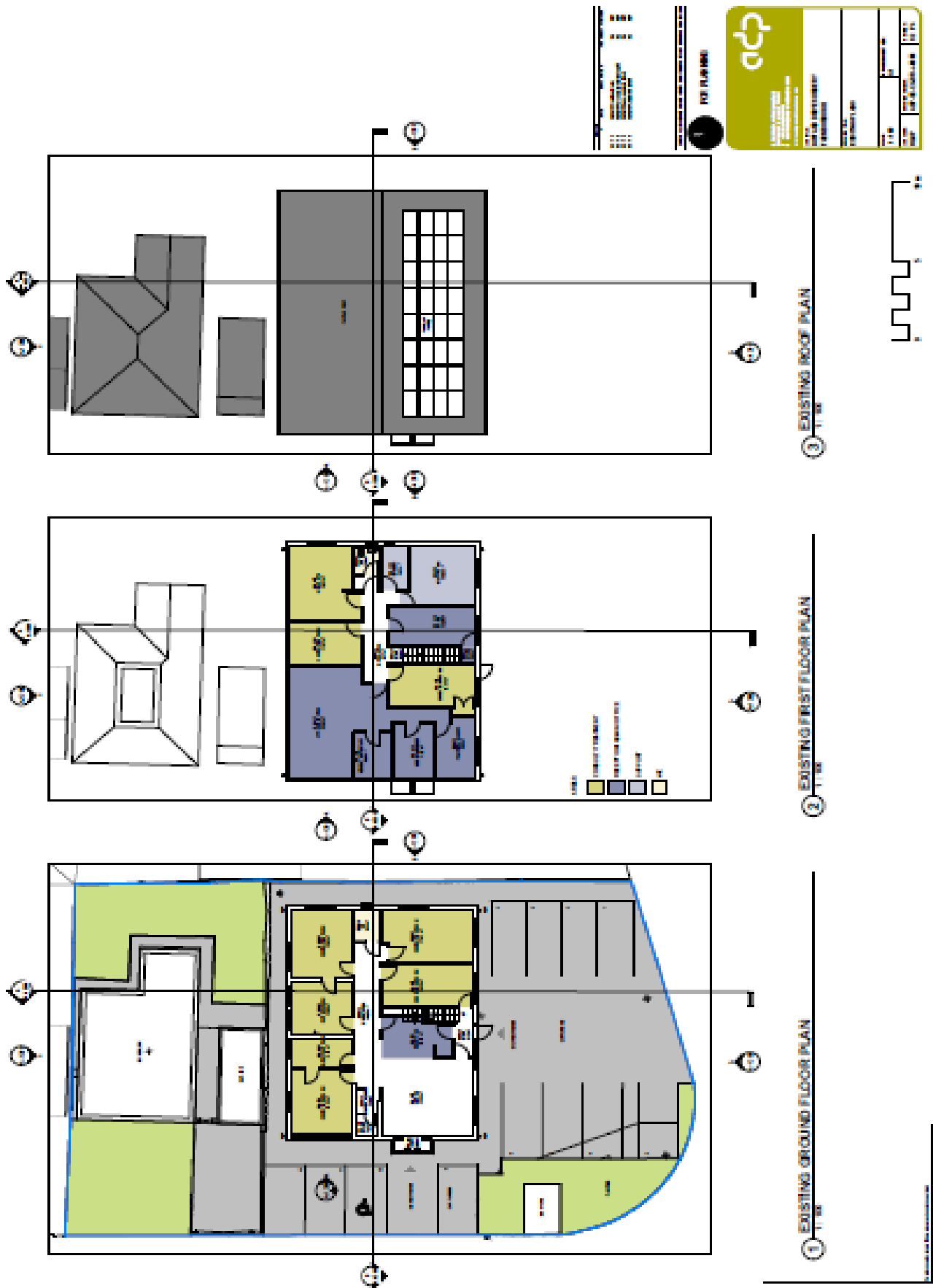
- 1 The development is unacceptable in highway terms in that inadequate car parking provision has been provided which would be likely to encourage the parking of vehicles on the public highway interrupting the free flow of traffic to the detriment of highway safety. Moreover it has not been satisfactorily demonstrated that alternative car parking facilities are available in perpetuity to address the shortfall, in part or in whole, in car parking provision. In addition the submitted travel plan does not set out any targets to reduce the use of the private car. The proposal therefore 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.
- 2 By virtue of its footprint, massing and width the proposed building does not respect the character and appearance of the local area. As such the proposal is considered to conflict with policies CP1 and CP2 of the Rushmoor Core Strategy and "saved" local plan policy ENV17. Regard has also been had to policy D1 of the Rushmoor Local Plan Draft Submission June 2017 as proposed to be amended.
- 3 By virtue of the proximity, footprint, massing, width 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 and overbearing impacts to residents of 72 Giffard Drive and 8 Brabon Road. As such the proposal conflicts with policy CP2 of the Rushmoor Core Strategy and "saved" local plan policy ENV17.
- 4 In the absence of a flood risk assessment it has not been demonstrated that the proposal has satisfactorily addressed the issue of flood risk. 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.

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.



PROJECT: DATE: DRAWN BY: CHECKED BY: APPROVED BY:	
SHEET NO. OF TOTAL SHEETS	DATE: DRAWN BY: CHECKED BY: APPROVED BY:





PROPOSED

NO PLANS

cdp

CDP CONSULTING
 10000 W. 10th Avenue, Suite 100
 Denver, CO 80202
 Phone: 303.755.1100
 Fax: 303.755.1101
 www.cdpconsulting.com

PROJECT INFORMATION

DATE	10/11/18
PROJECT NO.	18-001
PROJECT NAME	PROPOSED SITE PLAN
CLIENT	CDP CONSULTING
DESIGNER	CDP CONSULTING
DATE	10/11/18

REVISIONS

- 1. INITIAL CONCEPT
- 2. INITIAL DESIGN
- 3. INITIAL DESIGN
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A WEST ELEVATION



B EAST ELEVATION



C NORTH ELEVATION

D SOUTH ELEVATION

FOR PLANNING

adp

ADDITIONAL INFORMATION

PROJECT NUMBER

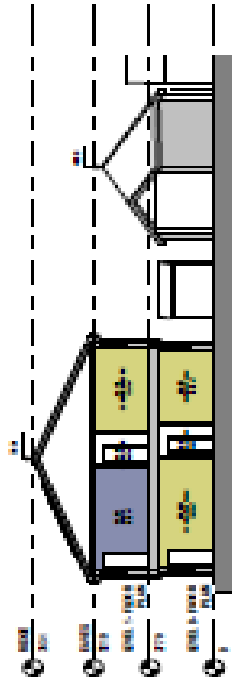
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BY

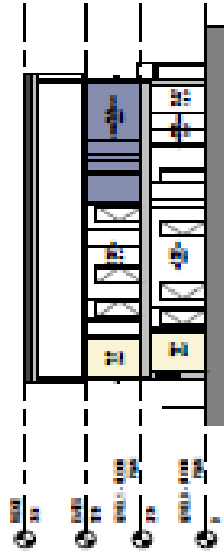
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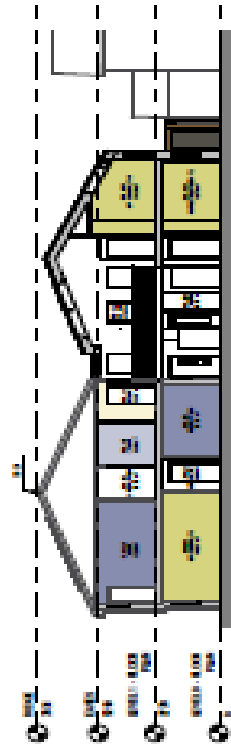
APP. DATE



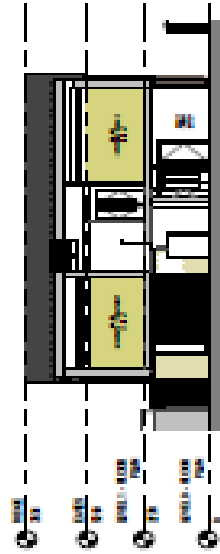
A EXISTING SECTION A
1/8"



B EXISTING SECTION B
1/16"



C PROPOSED SECTION A
1/8"



D PROPOSED SECTION B
1/16"



apc

ARCHITECTURAL PROJECT CONSULTANTS
100% FOR PERMITS AND 90% FOR CONSTRUCTION

100% FOR PERMITS AND 90% FOR CONSTRUCTION

DATE	1/14
BY	APC
PROJECT	100% FOR PERMITS AND 90% FOR CONSTRUCTION
CLIENT	100% FOR PERMITS AND 90% FOR CONSTRUCTION
LOCATION	100% FOR PERMITS AND 90% FOR CONSTRUCTION
SCALE	1/8"
PROJECT NO.	100% FOR PERMITS AND 90% FOR CONSTRUCTION
DATE	1/14

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Section D

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

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

Application No 18/00235/FULPP Ward: Manor Park

Applicant: BG Properties Ltd

Decision: **Permission Granted**

Decision Date: 07 August 2018

Proposal: Conversion and extension of office premises (Use Class A2) into 8 X 1-bedroom flats (comprising 4 X 1-person and 4 X 2-person occupancy units), demolition of detached outbuilding to rear, formation of new vehicular access to Laburnum Road, provision of on-site parking spaces and bicycle/bin storage enclosures

Address **32 - 34 Grosvenor Road Aldershot Hampshire GU11 3DY**

Application No 18/00347/FULPP Ward: Empress

Applicant: Rich Jackson

Decision: **Permission Granted**

Decision Date: 21 August 2018

Proposal: Continued use of former B1 office as D1 use for provision of Sports Massage and other related massage therapies

Address **Unit 6 The Old Brewery Chapel Street Farnborough Hampshire GU14 8FG**

Application No 18/00357/FULPP Ward: Cherrywood
Applicant: Sandown Surrey And Hampshire Limited
Decision: **Permission Granted**
Decision Date: 31 August 2018
Proposal: Erection of free standing valet bay, erection of fire escape stairs to first floor of existing building and change of use from Class B8 (Storage and Distribution) to workshop for repair and servicing of motor vehicles (sui generis use) incorporating 5 work bays, MoT testing station, valet bay, parking and ancillary office and parts department
Address **Unit 1B Hawley Trading Estate Hawley Lane Farnborough Hampshire GU14 8EH**

Application No 18/00396/FULPP Ward: St John's
Applicant: Mr Morris
Decision: **Permission Granted**
Decision Date: 13 August 2018
Proposal: Erection of a single storey side orangery
Address **18 Silver Birch Way Farnborough Hampshire GU14 9UP**

Application No 18/00397/FULPP Ward: Empress
Applicant: VUR Village Trading No 1 Limited
Decision: **Permission Refused**
Decision Date: 16 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 **Village Hotel Pinehurst Road Farnborough Hampshire GU14 7BF**

Application No 18/00405/FULPP Ward: Aldershot Park
Applicant: Vivid Homes Ltd
Decision: **Permission Granted**
Decision Date: 28 August 2018
Proposal: Conversion of former managers 2-bedroom flat into 2 x 1-bedroom flats for Class C3 general residential needs for persons over 55 years of age, or C2 sheltered residential use, with associated car and cycle parking and enlargement of communal bin store following demolition of smaller one
Address **Place Court Pool Road Aldershot Hampshire GU11 3SW**

Application No 18/00410/CONDPP Ward: Empress
Applicant: Lothbury Property Trust Company
Decision: **Conditions details approved**
Decision Date: 09 August 2018
Proposal: Submission of details to comply with condition 6 (landscaping) 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 18/00422/FULPP Ward: Fernhill
Applicant: Miss Bell
Decision: **Permission Granted**
Decision Date: 07 August 2018
Proposal: Erection of single storey front extension and part single, part two storey rear extension
Address **100 Blackthorn Crescent Farnborough Hampshire GU14 9AG**

Application No 18/00445/FULPP Ward: Manor Park
Applicant: Mr Suneet Jain
Decision: **Permission Granted**
Decision Date: 09 August 2018
Proposal: Conversion of first and second floor ancillary shop accommodation to a two bedroom flat with associated works
Address **262 High Street Aldershot Hampshire GU12 4LP**

Application No 18/00453/CONDPP Ward: Empress
Applicant: Lothbury Property Trust Company
Decision: **Conditions details approved**
Decision Date: 09 August 2018
Proposal: Submission of details to comply with condition 10 (construction method statement) 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 18/00458/FUL Ward: St Mark's
Applicant: Housing 21
Decision: **Permission Granted**
Decision Date: 16 August 2018
Proposal: Formation of additional parking spaces in grounds with vehicular access directly from the highway
Address **Pegasus Court Rivers Close Farnborough Hampshire GU14 6LZ**

Application No 18/00465/NMAPP Ward: St John's
Applicant: Gurkha Security Services
Decision: **Permission Granted**
Decision Date: 10 August 2018
Proposal: NON-MATERIAL AMENDMENT: minor alterations to external design of front and rear elevations; and external site and interior flat layouts, including alterations to parking layout and deletion of boundary railing enclosure of development as approved by planning permission 17/00315/FULPP dated 1 September 2017
Address **Falcon House 16 Fernhill Road Farnborough Hampshire GU14 9RX**

Application No 18/00471/REVPP Ward: Empress
Applicant: McDonald's Restaurants Ltd
Decision: **Permission Granted**
Decision Date: 09 August 2018
Proposal: Variation of condition 10 attached to planning permission 17/00590/REV dated 17 October 2017 for the variation of conditions 15 and 25 attached to planning permission 13/00512/FULPP dated 25 October 2013 for the change of use from public house (Class A4) to combined A3/A5 (restaurant/takeaway), partial demolition of public house building and associated outbuildings, refurbishment of retained building, erection of single storey side and rear elements and resurfacing and reconfiguration of car park to include the creation of a drive through lane with customer order displays, canopies and landscaping to allow for 24 hour operation of the drive through lane for takeaway purposes only for a temporary period of one year
Address **227 Farnborough Road Farnborough Hampshire GU14 7JT**

Application No 18/00472/FULPP Ward: Fernhill
Applicant: Mr & Mrs Applegate
Decision: **Permission Granted**
Decision Date: 21 August 2018
Proposal: Erection of outbuilding to rear
Address **4 Downs Close Farnborough Hampshire GU14 9GQ**

Application No 18/00473/TPO Ward: Rowhill

Applicant: Mrs Loraine Nelson

Decision: **Split decision**

Decision Date: 10 August 2018

Proposal: Remove one Oak (T1 of TPO 171) with basal cavity

Address **71 Rowhill Avenue Aldershot Hampshire GU11 3LP**

Application No 18/00474/FULPP Ward: St Mark's

Applicant: Asset Services FM CBRE Ltd (on Behalf

Decision: **Permission Granted**

Decision Date: 09 August 2018

Proposal: Replacement of existing window with new double doors and creation of new decked area with associated landscaping ancillary to existing cafe

Address **1 Lakeside Road Farnborough Hampshire GU14 6XP**

Application No 18/00478/COND Ward: West Heath

Applicant: Giffard Drive Surgery

Decision: **Conditions details approved**

Decision Date: 09 August 2018

Proposal: Submission of details to comply with condition 1 (landscaping) attached to planning permission 18/00094/FULPP dated 22 May 2018 for the retention of a lockable Bin Storage facility for Clinical Waste, Recyclable waste and General Waste.

Address **68 Giffard Drive Farnborough Hampshire GU14 8QB**

Application No 18/00479/TPO Ward: Fernhill

Applicant: Mr Matthew Blanchfield

Decision: **Permission Granted**

Decision Date: 08 August 2018

Proposal: One Oak (T24 of TPO 367A) crown reduce overall by no more than 3 metres

Address **The Brambles 13 Sandy Lane Farnborough Hampshire GU14 9EU**

Application No 18/00480/FULPP Ward: North Town

Applicant: Mr & Mrs Turner

Decision: **Permission Granted**

Decision Date: 30 August 2018

Proposal: Retention of a single storey rear extension and patio

Address **30 Connaught Road Aldershot Hampshire GU12 4RN**

Application No 18/00482/FULPP Ward: Cove And Southwood

Applicant: Mr Rebeiro -Wm Morrison Supermarkets

Decision: **Permission Granted**

Decision Date: 22 August 2018

Proposal: Change of use from retail shop Use Class A1 to mixed Restaurant/Hot Food Takeaway use (Use Classes A3 and A5)

Address **4 Southwood Village Centre Links Way Farnborough Hampshire GU14 0NA**

Application No 18/00483/FULPP Ward: Empress

Applicant: Mr Tan

Decision: **Permission Granted**

Decision Date: 16 August 2018

Proposal: Demolition of existing conservatory and erection of a single storey rear extension and conversion of garage into a habitable room

Address **22 Tower Hill Farnborough Hampshire GU14 0AQ**

Application No 18/00488/TPOPP Ward: St John's

Applicant: Mr Alan Bailey

Decision: **Permission Granted**

Decision Date: 22 August 2018

Proposal: One Oak (T27 of TPO 408) reduce and reshape the canopy by no more than 3 metres and crown raise by no more than 4 metres from ground level

Address **10 Fennel Close Farnborough Hampshire GU14 9XD**

Application No 18/00490/TPOPP Ward: Knellwood
Applicant: Mr Burrows
Decision: **Split decision**
Decision Date: 18 August 2018
Proposal: Remove Sweet Chestnut (T16 of TPO 350A) at front of property
Address **32 Albert Road Farnborough Hampshire GU14 6SH**

Application No 18/00491/FULPP Ward: Cove And Southwood
Applicant: Miss Fran Albisser
Decision: **Permission Granted**
Decision Date: 07 August 2018
Proposal: Erection of a part two storey and single storey side extension and partial new front 1.8m high timber fence to replace existing
Address **14 Wood Lane Farnborough Hampshire GU14 0AJ**

Application No 18/00493/TPOPP Ward: Cove And Southwood
Applicant: Mr & Mrs Leslie & Alison Dainton
Decision: **Permission Refused**
Decision Date: 17 August 2018
Proposal: Remove one Oak tree (T13 of TPO 416A) in woodland to rear of 28 Randolph Drive
Address **Land Affected By TPO 416A - Within Links Way, Fox Heath And Randolph Drive Farnborough Hampshire**

Application No 18/00500/FULPP Ward: West Heath
Applicant: Miss Sarita Rai
Decision: **Permission Granted**
Decision Date: 13 August 2018
Proposal: Erection of a rear extension
Address **29 Fernhill Road Farnborough Hampshire GU14 9SD**

Application No 18/00501/TPOPP Ward: Empress
Applicant: Mr Thomas Chandler
Decision: **Permission Granted**
Decision Date: 22 August 2018
Proposal: One Beech (part of group G26 of TPO 354A) as per attached plan, crown reduce overall by no more than 3 metres
Address **23 Prospect Avenue Farnborough Hampshire GU14 8JT**

Application No 18/00502/TPO Ward: Knellwood
Applicant: Mr Richard Arthur
Decision: **Permission Granted**
Decision Date: 22 August 2018
Proposal: One Oak (part of group G2 of TPO 378A) remove one leading dominant primary branch overhanging boundary of 63 Boundary Road
Address **The Byfrons Boundary Road Farnborough Hampshire GU14 6SE**

Application No 18/00507/FULPP Ward: Empress
Applicant: Lothbury Property Trust Company Limited
Decision: **Permission Granted**
Decision Date: 09 August 2018
Proposal: Creation of 8 additional car parking spaces with associated works
Address **Blackwater Shopping Park Farnborough Gate Farnborough Hampshire**

Application No 18/00510/FULPP Ward: Cherrywood
Applicant: Universities Superannuation Scheme
Decision: **Permission Granted**
Decision Date: 23 August 2018
Proposal: The subdivision of an existing B8 unit into three individual B8 units with associated external design alterations including the installation of new doors for loading and pedestrian access and metal profile cladding
Address **Unit 2 Hawley Trading Estate Hawley Lane Farnborough Hampshire GU14 8EH**

Application No 18/00511/TPOPP Ward: Empress

Applicant: Mrs Kate Houghton

Decision: **Permission Granted**

Decision Date: 29 August 2018

Proposal: All trees within groups G1, G3 (TPO 380) as well as one Robina (T7) and Cedar (T8) crown lift trees overhanging footpath to give no more than 2.5 metres clearance from ground level, prune anything that is an obstruction to site line, signs or street lights. One Oak (T3) sever ivy around the base of the tree. All trees within group G5 reduce overhang branches back to suitable growth points at the boundary level of the residents gardens , sever ivy and remove self set saplings

Address **Land Affected By TPO 380 Coombe Way Farnborough Hampshire**

Application No 18/00512/TPOPP Ward: Empress

Applicant: Mrs Kate Houghton

Decision: **Permission Granted**

Decision Date: 24 August 2018

Proposal: One Oak (part of group G4 of TPO 422A) as per submitted plan, remove branches to give no more than 2.5 metres clearance of the building

Address **Buccanneer Court Kestrel Road Farnborough Hampshire**

Application No 18/00515/TPO Ward: North Town

Applicant: Mr Paul McKay

Decision: **Permission Granted**

Decision Date: 24 August 2018

Proposal: One Oak tree (T1 of TPO 213) reduce branches back to give no more than 3 metres clearance from building

Address **16 Wolfe Road Aldershot Hampshire GU12 4PN**

Application No 18/00516/TPO Ward: St John's
Applicant: Mr Neil Minchin
Decision: **Split decision**
Decision Date: 24 August 2018
Proposal: Remove two Silver Birches (group G4 of TPO 358A) in rear garden and remove one Scots Pine (T1 of TPO 358A) in front garden
Address **21 The Birches Farnborough Hampshire GU14 9RP**

Application No 18/00517/TPOPP Ward: Fernhill
Applicant: Mr Alan Morris
Decision: **Permission Granted**
Decision Date: 29 August 2018
Proposal: Remove one Oak (T15 of TPO 427)
Address **43 Ashbury Drive Blackwater Camberley Hampshire GU17 9HH**

Application No 18/00518/FULPP Ward: St John's
Applicant: Mr & Mrs Bateman
Decision: **Permission Granted**
Decision Date: 07 August 2018
Proposal: Erection of a first floor side extension over existing double garage, erection of a single storey rear extension, insertion of window in front elevation of part of garage to facilitate living space and modifications to existing conservatory
Address **17 Broadhurst Farnborough Hampshire GU14 9XA**

Application No 18/00519/FULPP Ward: St John's
Applicant: Miss Jo Darbyshire
Decision: **Permission Granted**
Decision Date: 07 August 2018
Proposal: Erection of a part two storey and single storey rear extension to create an additional bedroom and erection of an outbuilding to the rear
Address **10 Limes Road Farnborough Hampshire GU14 9TS**

Application No 18/00520/CONDPP Ward: Empress

Applicant: Key Property Investments (No.1) Ltd

Decision: **Conditions details approved**

Decision Date: 17 August 2018

Proposal: Submission of details pursuant to conditions 2 (external materials), 3 (surfacing materials) and 4 (construction method statement) attached to planning permission 18/00025/FULPP dated 19 June 2018 for the partial demolition of Kingsmead shopping centre (existing Debenhams store), erection of an extension (Block 3) comprising retail use on the ground floor (3710sqm), leisure use on the first floor (2414sqm), 68 apartments over eight floors, private amenity space, 58 car parking spaces, 118 bicycle parking spaces, a bridge link and alterations to the existing car park on Block 2, a new entrance to The Meads shopping centre and associated works

Address **Block 3 Queensmead Farnborough Hampshire**

Application No 18/00521/FULPP Ward: Rowhill

Applicant: Mr Danny Blankley

Decision: **Permission Granted**

Decision Date: 29 August 2018

Proposal: Demolition of garage and erection of two storey side extension and first floor rear extension

Address **15 Kingsway Aldershot Hampshire GU11 3PF**

Application No 18/00523/FULPP Ward: West Heath

Applicant: Mr James Collen

Decision: **Permission Refused**

Decision Date: 31 August 2018

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

Address **16 Riverside Close Farnborough Hampshire GU14 8QT**

Application No 18/00528/FULPP Ward: St Mark's
Applicant: Mr & Mrs Gibbs
Decision: **Permission Granted**
Decision Date: 20 August 2018
Proposal: Erection of a single storey rear extension following removal of existing outhouse
Address **16 Sherborne Road Farnborough Hampshire GU14 6JT**

Application No 18/00530/NMA Ward: Fernhill
Applicant: Hamberley Development
Decision: **Permission Granted**
Decision Date: 09 August 2018
Proposal: Non-Material Amendment : amendment to approved phasing plan pursuant to Condition No.2 of planning permission 13/00343/FULPP dated 9 August 2013 to promote re-development of Old Randell House (into All Saints Village) to Phase 2 alongside the re-development of Old Abercorn House (into New Randell House)
Address **Gracewell Of Camberley Fernhill Road Blackwater Camberley Hampshire GU17 9HS**

Application No 18/00532/PDCPP Ward: Manor Park
Applicant: Mr & Mrs CAULFIELD
Decision: **Development is Lawful**
Decision Date: 13 August 2018
Proposal: Lawful Development Certificate for proposed use: Erection of a single storey rear extension
Address **21 St Michaels Road Aldershot Hampshire GU12 4JH**

Application No 18/00534/REVPP Ward: Cherrywood
Applicant: Universities Superannuation Scheme
Decision: **Permission Granted**
Decision Date: 30 August 2018
Proposal: Variation of Condition 7 of planning permission 13/00966/FULPP dated 13/02/2014 to amend the existing parking arrangements by relocating the spaces allocated to Unit 1A and reducing their number from 12 to 10 spaces, with the remaining spaces being allocated to Unit 1B
Address **Unit 1 Hawley Trading Estate Hawley Lane Farnborough Hampshire GU14 8EH**

Application No 18/00535/TPO Ward: West Heath
Applicant: Mrs Marchmant
Decision: **Permission Granted**
Decision Date: 31 August 2018
Proposal: One Oak (T4 of TPO 279A) crown thin by no more than 20%, lift canopy all round to no more than 6 metres from ground level and this is to include the removal of the low heavy limb extending over into the school grounds
Address **100A Fernhill Road Farnborough Hampshire GU14 9DR**

Application No 18/00542/FULPP Ward: St John's
Applicant: Mr & Mrs Smith
Decision: **Permission Granted**
Decision Date: 13 August 2018
Proposal: Demolition of existing store area and erection of a single storey rear extension
Address **29 Whetstone Road Farnborough Hampshire GU14 9SX**

Application No 18/00545/FULPP Ward: St John's

Applicant: Mr MICHAEL DAWSON

Decision: **Permission Granted**

Decision Date: 29 August 2018

Proposal: Erection of a single storey side and rear extension

Address **23 Maple Avenue Farnborough Hampshire GU14 9UR**

Application No 18/00547/FUL Ward: North Town

Applicant: Mrs K Bates

Decision: **Permission Granted**

Decision Date: 13 August 2018

Proposal: Retention of an outbuilding to the rear

Address **6 Thirsk Court Aldershot Hampshire GU12 4HF**

Application No 18/00549/NMA Ward: Knellwood

Applicant: Mr William Savage

Decision: **Permission Granted**

Decision Date: 07 August 2018

Proposal: Non Material Amendment to 15/00681/FULPP dated 16th October 2015 (Erection of two storey side and roof extension and formation of rear dormer window) to allow the change of materials to the conservatory

Address **North Wing 2 Tregolls Drive Farnborough Hampshire GU14 7BN**

Application No 18/00556/SCREEN Ward: St Mark's

Applicant: Gulfstream Aerospace Ltd

Decision: **Environmental Assessment Not Required**

Decision Date: 08 August 2018

Proposal: SCREENING OPINION - Demolition of existing hanger and erection of a new hangar building with associated car parking, landscaping and access and creation of external aircraft apron, connection to taxiway and new airport perimeter road

Address **Land South Of Templar Avenue And Fowler Avenue Farnborough Hampshire**

Application No 18/00558/FULPP Ward: Cherrywood

Applicant: Mrs Rebecca Allen

Decision: **Permission Granted**

Decision Date: 15 August 2018

Proposal: Erection of a single storey front and rear extension

Address **7 Longfield Close Farnborough Hampshire GU14 8HQ**

Application No 18/00559/FULPP Ward: Cove And Southwood

Applicant: Mr & Mrs Dennis

Decision: **Permission Granted**

Decision Date: 24 August 2018

Proposal: Erection of a single storey front, side and rear extension following removal of existing garage along with widening of existing vehicular access and creation of an additional off road parking space

Address **35 Holly Road Farnborough Hampshire GU14 0EA**

Application No 18/00561/FULPP Ward: Aldershot Park

Applicant: Mr Laxman Malla

Decision: **Permission Granted**

Decision Date: 29 August 2018

Proposal: Erection of a single storey rear extension

Address **62 Brighton Road Aldershot Hampshire GU12 4HL**

Application No 18/00563/FULPP Ward: St Mark's

Applicant: Mr N. Ratkevicius

Decision: **Permission Granted**

Decision Date: 29 August 2018

Proposal: Erection of outbuilding with decking area in rear garden incorporating a barbecue and chimney

Address **36 Yeovil Road Farnborough Hampshire GU14 6LB**

Application No 18/00570/FULPP Ward: Fernhill
Applicant: Ms Shannon Cheeseman
Decision: **Permission Granted**
Decision Date: 23 August 2018
Proposal: Erection of a single storey rear extension
Address **286 Pinewood Park Farnborough Hampshire GU14 9LH**

Application No 18/00572/PDCPP Ward: St John's
Applicant: Mr Rathod
Decision: **Development is Lawful**
Decision Date: 24 August 2018
Proposal: Certificate of Lawfulness for Proposed Development: Formation of a double hipped to gable and dormer within rear roof elevation, four sky light windows within the front roof elevation and erection of attached garage to side
Address **Churston 169 Fleet Road Farnborough Hampshire GU14 9SL**

Application No 18/00575/FUL Ward: St Mark's
Applicant: Mr And Mrs Clayton
Decision: **Permission Granted**
Decision Date: 31 August 2018
Proposal: Erection of a single storey side extension following removal of existing conservatory
Address **22 Guildford Road West Farnborough Hampshire GU14 6PU**

Application No 18/00590/NMA Ward: West Heath
Applicant: Mr Lawrence Knowles
Decision: **Permission Granted**
Decision Date: 07 August 2018
Proposal: Non material amendment to application 18/00322/FULPP dated 31st May 2018 (Change of materials to elevations and roof) to allow a change of materials to the front elevation from white render to grey composite cladding panels
Address **108 Fernhill Road Farnborough Hampshire GU14 9DR**

Application No 18/00594/SCREEN Ward: North Town
Applicant: SGN
Decision: **Environmental Assessment Not Required**
Decision Date: 21 August 2018
Proposal: EIA SCREENING OPINION: Erection of storage building and palisade fencing and change of use of storage area to car parking
Address **Transco Compound North Close Aldershot Hampshire GU12 4HA**

Application No 18/00597/NMA Ward: Empress
Applicant: The Royal Bank Of Scotland Group
Decision: **Permission Granted**
Decision Date: 09 August 2018
Proposal: Non Material Amendment to planning application 18/00203/FULPP dated 05 April 2018 to allow minor changes to the lobby area and front entrance door from double swing doors to a single automatic sliding door
Address **31 - 37 Victoria Road Farnborough Hampshire GU14 7NR**

Application No 18/00602/NMA Ward: West Heath
Applicant: Mr & Mrs Trevor Harding
Decision: **Permission Granted**
Decision Date: 28 August 2018
Proposal: Non Material Amendment to planning permission 17/00921/FULPP dated 12.01.2018 (for extensions to the existing property and erection of attached 2 bedroom house) to allow retention of additional ground floor window on side elevation of new property
Address **Land Adjacent To 61 Cheyne Way Farnborough Hampshire**

Application No 18/00605/FUL Ward: Manor Park
Applicant: Miss K Page
Decision: **Permission Granted**
Decision Date: 31 August 2018
Proposal: Erection of a single storey rear extension
Address **32 Park Road Aldershot Hampshire GU11 3PU**

Development Management Committee
12th September 2018

Planning Report No. PL1825

Appeals Progress Report

1. Appeal Decisions

- 1.1 **14 Church Circle, Farnborough.** Against an enforcement notice requiring removal of unauthorised uPVC windows installed in a building converted to flats in a Conservation Area.
- 1.2 In a decision dated 30th August 2018, the appointed Inspector agreed that the central core of Church Circle represents a strong and distinctive group with a consistency of form and detail and that, with the exception of the later 1980s building at No.14a all the properties retain their original pattern of timber sash windows which contribute to the character and appearance of the South Farnborough Conservation Area.
- 1.3 The Inspector agreed that the UPVC windows installed without planning permission fail to reflect the character of the host property and detract from the contribution made by the central group.
- 1.4 The Inspector therefore upheld the enforcement notice with minor corrections to the wording. The property owners therefore have until 28th February 2019 to remove and replace the 14 windows which were the subject of the enforcement notice.

DECISION : APPEAL DISMISSED and ENFORCEMENT NOTICE UPHELD

- 1.5 **36 Mayfield Road, Farnborough.** Against an enforcement notice requiring the owner to cease using any part of the land for the storage and sale of motor vehicles, and remove from the land all vehicles other than those owned by the residential occupiers of the land, which are stored in connection with and ancillary to the residential use of the land.
- 1.6 In a decision dated 15th August 2018 the appointed Inspector did not accept the appellants' contention on the sole ground of appeal, that the matters enforced against had not occurred.
- 1.7 He concluded that the unauthorised use of the property for the sale and storage of motor vehicles had indeed occurred and upheld the enforcement notice.
- 1.8 The property owners therefore have until 15th October 2018 to: cease using any part of the land for the storage of motor vehicles; cease using any part of the land for the sale of motor vehicles; and remove from the land all vehicles other than those owned by the residential occupiers of the land which are stored in connection with, and ancillary to the residential use of the land.

DECISION : APPEAL DISMISSED and ENFORCEMENT NOTICE UPHELD

2 Recommendation

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

Keith Holland
Head of Planning