

Public Document Pack



RUSHMOOR BOROUGH COUNCIL

DEVELOPMENT MANAGEMENT COMMITTEE

*at the Council Offices, Farnborough on
Wednesday, 10th October, 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 - 174)

To consider the Head of Planning's Report No. PLN1826 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	18/00614/FULPP	Randell House, Fernhill Road, Blackwater, Camberley	For information

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

Item	Pages	Reference Number	Address	Recommendation
8	25-57	18/00506/FULPP	1-5 Firgrove Parade, Farnborough	Grant
9	59-73	18/00566/FULPP	Ivy Road Recreational Ground, Ivy Road, Aldershot	Grant
10	75-106	18/00580/FULPP	36, 40 and Land to the Rear of 26-54 Cove Road, Farnborough	Refuse
11	107- 139	18/00623/FULPP	110-118 Victoria Road, Farnborough	Grant

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

4. **ENFORCEMENT AND POSSIBLE UNAUTHORISED DEVELOPMENT – (Pages 175 - 178)**

To consider the Head of Planning's Report No. PLN1827 (copy attached) which reports on cases of planning enforcement and possible unauthorised development.

5. **APPEAL PROGRESS REPORT – (Pages 179 - 180)**

To consider the Head of Planning's Report No. PLN1828 (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>

Development Management Committee
10th October 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);
18/00417/LBCPP

(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. & Date Valid: **18/00251/FULPP** **28th March 2018**

Proposal: Demolition of existing building and erection of part 3, part 4 and part 5-storey building containing 23 flats (2 x studios, 13 x one bedroom and 8 x two bedroom) and 2 retail units, with associated bin and cycle storage. 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
10th October 2018

Head of Planning
Report No.PLN1826

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>Further work is in progress on amendments to this proposal.</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, responses are under consideration together with work on a S.106 planning obligation. 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 residential occupiers of the adjacent former convent building. An extension of time requested by the applicants has been agreed until 30 November 2018 and the application is scheduled to be presented to the Development Management Committee for determination at the next meeting on 7 November 2018. The Committee has already agreed that a Members' Site Visit be undertaken in respect of this case and this is scheduled for 9.00am on Saturday 20 October 2018.</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	18/00614/FULPP	<p>Proposal: Demolition of all buildings at Randell House, including the former All Saints Chapel, and erection of a new building to accommodate specialist nursing facility comprising 58 bedrooms and a 2-bedroom rehabilitation apartment to provide 24-hour care for people with a range of complex care needs (Use Class C2) with associated access, parking, and landscaping</p> <p>Randell House Fernhill Road Blackwater Camberley</p> <p>The consultation period in respect of this application has expired and a number of consultees have responded requesting additional information from the applicants, which the applicants' agents are currently working on. The application will be presented to the Development Management Committee in due course.</p>

Section B

Petitions

Item	Reference	Description and address
		<p>There are no petitions to report.</p> <p style="text-align: right;">Page 23</p>

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

Case Officer	Sarita Jones
Application No.	18/00506/FULPP
Date Valid	14th August 2018
Expiry date of consultations	1st October 2018
Proposal	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
Address	1 - 5 Firgrove Parade Farnborough Hampshire
Ward	Empress
Applicant	Bride Hall Investments Ltd
Agent	Mr Andrew Telling
Recommendation	Grant subject to S.106 planning obligation

Description

The application site is on the south side of Victoria Road. It comprises a vacant three storey pitched roofed building which is in a poor state of repair. It was formerly used for shop and restaurant uses at ground floor with 5 residential units on the floors above. A disused outbuilding at the rear was previously used as associated garages/store. Vehicular access to the parking at the rear of the building was from the east side of the building which is currently fenced off (there is also a fence blocking access from west side). There is a parking area to the front of the building, part of which is a designated parking for the Premier Inn hotel. There is a difference in levels across the site from east to west and from north to south.

2 Victoria Road lies to the east of the site at the junction of Victoria Road and Farnborough Road, adjacent to the Clockhouse roundabout. This comprises a five storey flat roofed building which is in use as an 'apart-hotel'. This building has surface and undercroft car parking which is entered through the application site. A surfaced car park lies to the south of the site with multi-storey car parking beyond. The site also adjoins the car park at the rear of the McDonalds restaurant occupying the former Tumbledown Dick public house, a building

of local importance. A six storey Premier Inn hotel and Beefeater restaurant lie to the west of the site. Chudleigh Court and Meadsvew Court lie to the north of the site and comprise flat development over three and four floors. Trees between these buildings and Victoria Road are subject to Tree Preservation Order 361. Vehicular access is from Clockhouse Road to the north.

In April 2002, planning permission was granted for the erection of a four storey office building with undercroft parking (6690 square metres) and a block of 12 two bedroom apartments within a four storey building on a site comprising the majority of the land within the current application site, 2 Victoria Road and land to the side and rear of the Tumbledown Dick, 00/00695/FUL. The office building was approved at the junction of Victoria Road and Farnborough Road. The apartment building was approved on the grassed area at the junction of Farnborough Road and Kingsmead. This permission was subject to a legal agreement which secured a financial contribution towards open space and the completion of the flats prior to the occupation of the office building (the existing flats were to be demolished to facilitate the new office building and this mechanism was imposed to ensure that replacement residential accommodation was provided), and a legal agreement which secured a financial contribution towards highway works. It is noted that the design of the approved residential building was contemporary in appearance and included pitched and flat roofs. It also introduced a tall and substantial building in this location at a time when the adjoining Firgrove Court and surrounding town centre development in the vicinity were predominantly two/three storeys in height.

In 2004 planning permission was granted for the redevelopment of North Queensmead namely demolition and redevelopment to provide retail (A1/A2/A3) space including new superstore, commercial leisure (D2), office (B1a), hotel (C1) and residential accommodation (C3) together with associated provision for access, servicing, parking and landscaping, 04/00080/FUL. In the legal agreement attached to this permission there was a requirement to replace the dwellings which were to be demolished at Firgrove Court to the south of the current application site (these dwellings were provided on land at Empress Court Hawthorn Road on the west side of the town centre). This permission has been implemented with Blocks 1 and 2 being completed. This permission also marked a major change to development within the town centre. Significant increases in height, bulk and footprint of development with a contemporary approach to in appearance and materials were approved to make the most efficient use of land and to enhance the long term vitality and viability of the town centre. The completed Blocks 1 and 2 reflect this approach.

In 2018 planning permission, 18/00025/FULPP, was granted a varied scheme to that approved under 04/00080/FUL for part of North Queensmead for the partial demolition of Kingsmead shopping centre (the 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. Demolition works are due to start shortly with construction envisaged to commence early in 2019.

In 2008 planning permission was granted for the erection of new fourth floor and change of use of building to provide a 72 room Apart-hotel and erection of single-storey Class A3 unit adjoining at 2 Victoria Road, 08/00616/FULPP. Whilst the fourth floor extension and the use of the building as an apart-hotel have been implemented the single storey A3 unit remains unbuilt.

In 2013 planning permission, 13/00024/FULPP was granted in respect of a larger site at Firgrove Parade which included the site of the completed Premier Inn and Beefeater restaurant. This permission was for comprehensive redevelopment and had two distinct elements. On the land on western side of the site permission was granted for the erection of a part single, part six storey building to provide a restaurant/bar (177 covers) with an 80 bedroom hotel above.

The second element of the proposal related to the replacement of the existing Firgrove Parade and outbuilding.

The existing parade building has a width of some 32 metres with varying depths reducing to just over 12.5 metres at its narrowest. Planning permission was granted for the demolition of all the existing buildings and the erection of a three storey flat roofed building to provide 490 square metres of retail floor space at ground floor level divided into three units 10 one and 4 two bedroom flats on the floors above (2 two bedroom and 5 one bedroom flats per floor). Flexible retail uses were approved on the ground floors ie within Use Classes A1 (shop), A2 (financial and professional services) and/or A3 (restaurants). The approved building was largely on the same footprint as the existing Firgrove Parade, albeit it had been set in one metre from the common boundary with 2 Victoria Road . The approved building was rectangular in footprint with its main frontage to Victoria Road which reflected the existing streetscape. The approved footprint was just over 31 metres wide with depths of building varying between 16.2 metres up to 19 metres (next to the hotel). Due to changes in site level, the general height of this building varied from some 11.6 metres adjacent to 2 Victoria Road to just over 13.5 metres adjacent to the proposed access road within the site. The building had shopfront display windows at ground floor with regular symmetrical openings above. Balconies were approved for the flats.

The existing entrance from Victoria Road was retained to serve the development site. As existing, occupiers of the parade reach the rear of the building from a single track carriageway which also provides access to undercroft parking at 2 Victoria Road and the pay and display car park. Whilst access to 2 Victoria Road was maintained through the site, access to rear of the new building and its parking was approved solely from the revised internal road shown between the hotel building and the replacement Firgrove Parade. A reorganised car park was approved to the front of the replacement building. This would comprise 22 spaces, 13 for short term public use, 7 spaces for hotel guests and 2 spaces for the occupiers of the flats. These works are approved for completion as part of phase I. 12 spaces were approved to the rear of the replacement building for use by the occupiers of the flats ie each flat with one space. 8 cycle spaces were to be provided to the front of the replacement building, 8 cycle spaces were to be provided adjacent to the hotel entrance and 20 covered cycle spaces to the rear of the replacement building for use by residential occupiers. Two dedicated loading bays were approved within the revised access road between the hotel and replacement building, one to serve each building. Typically there are two deliveries to a Premier Inn/Beefeater restaurant a day. The specific servicing arrangements for the new retail units were unknown but, given the floorspace proposed, these were not considered to be materially different from the existing situation.

This permission has been implemented by virtue of the construction of the hotel and restaurant. It was subject to a section 106 legal agreement which secured financial contributions towards open space, transport and SPA mitigation and provision and monitoring of a Travel Plan to encourage use of alternative means of transport by employees and customers.

The following contributions were secured by this 106 legal agreement. A highways contribution of £89,925 index linked to the highways infrastructure including to the A325 Farnborough Road, Farnborough Main railway station, the Clockhouse roundabout, the junction of Victoria Road and Elm Grove Road, Kingsmead and to improve provision of passenger waiting facilities within Farnborough. In this regard £82,380.00 was payable to the County Council on the occupation of the hotel/restaurant element and £7,545.00 due on the occupation of the retail and/or residential element of the development. It is understood that the £82,380.00 contribution has been paid. As the retail/residential part of the development has not been occupied this remains outstanding.

An open space contribution of £22,850.00 towards the off site provision of public open space comprising improvements to pond area, footpaths, seating, general infrastructure and environmental factors surrounding the skate park area at Farnborough Community Area (adjacent to Elles Hall) or provision of new park furniture, fencing, infrastructure and landscaping at Cove Green recreation ground; provision of new playground facilities at Farnborough Community Area (adjacent to Elles Hall) or playground renewal at Cove Green recreation ground and improvements to skate park at Farnborough Community Area (adjacent to Elles Hall) or refurbishment of cricket table/football pitches and/or pavilion at Cove Green recreation grounds was secured. This contribution was payable on the commencement of the retail/residential part of the development. As this has not been implemented it remains outstanding.

An SPA contribution of £36,351.00 towards the improvement of the Suitable Alternative Green Space at Hawley Meadows and towards Strategic Access Management and Monitoring was secured. This contribution was payable on the commencement of the retail/residential part of the development. As this has not been implemented it remains outstanding.

Various contributions associated with the Travel Plan related to the implementation of the hotel/restaurant use. It is understood that these payments and the requisite travel plan have been completed as the hotel/restaurant use is operational.

This represents the fallback position.

The current proposal relates to a variation to the 2013 permission with regard to replacement of the existing Firgrove Parade and outbuilding. As before it is proposed to demolish all existing buildings. However it is now proposed to erect a part two, part three and part four storey flat roofed building to provide just over 460 square metres of retail floor space at ground floor level, indicatively shown divided into three units, 8 one and 11 two bedroom flats on the floors above (including one duplex unit via mezzanine). Flexible retail uses are sought on the ground floors ie within Use Classes A1 (shop), A2 (financial and professional services), A3 (restaurants), A4 (drinking establishments) and A5 (hot food takeaway). No opening hours for any of these uses have been proposed. As with the approved scheme, the proposed building remains largely on the same footprint as the existing Firgrove Parade, albeit with a greater depth. The proposed building remains largely rectangular in footprint with its main frontage to Victoria Road which reflects the existing streetscape. Amenity space is proposed at third floor and roof top level. A screened plant area and area for photovoltaic panels are also proposed at roof top level. The footprint is proposed to be just over 32 metres wide with depths of building varying between some 20 metres adjacent to the hotele and 21 metres next to 2 Victoria Road. Due to changes in site level and having regard to the design of the building, the general height of this building varies from some 8.5 metres adjacent to 2 Victoria Road to just over 16 metres adjacent to the proposed access road

within the site with a central plant area which projects a further metre above . The building has shopfront display windows at ground floor with regular symmetrical openings above. A combination of projecting and recessed balconies are proposed for the flats. The finishes for the building are include the use of red brickwork, vertical profile cladding, grey UPVC windows, perforated balustrades and vertical railings.

The existing entrance from Victoria Road is to be retained to serve the development site. As existing, occupiers of the parade reach the rear of the building from a single track carriageway between the building and 2 Victoria Road which also provides access to undercroft parking at 2 Victoria Road and the parking area to the front of the existing building. Whilst access to 2 Victoria Road will be maintained through the site, access to rear of the new building and its parking will be solely from the access road between the hotel and proposed building. A reorganised car park is to be completed to the front of the replacement building (Officer note the car parking spaces adjacent to Victoria Road which are part of the reorganised car park were provided when the hotel was built). The total provision remains as approved at 22 spaces, 13 will be for short term public use (in part provided), 7 spaces (already provided for hotel guests) and 2 spaces for the occupiers of the flats (provided but not formally allocated at the present time). 17 spaces are to be provided to the rear of the replacement building for use by the occupiers of the flats ie each flat will have one space. Three disabled spaces are provided within the overall car parking provision. 32 cycle spaces are to be provided at ground floor level within the replacement building for use by residents. Two covered Sheffield cycle stands are to be provided at the rear of the site for use by retail staff. A further dedicated loading bay to serve the retail units is to be provided within the access road between the hotel and replacement building. Internal residential bin and cycle stores and a covered cycle store for the retail uses are proposed at ground floor level on the east side of the building. A retail bin store and electricity substation are proposed at ground floor level on the west side of the building. 6 metre high lighting columns are proposed to illuminate the parking areas. New tree planting is proposed along the southern site boundary with 19 bird boxes proposed on the building.

The application is supported by accompanied by a planning statement, a design and access statement, a flood risk assessment and drainage strategy, a transport statement, a lighting assessment, a ventilation and odour control report, an acoustics report, a preliminary ecological appraisal and bat scoping report, a sustainability statement and a Habitats Assessment information form.

Consultee Responses

HCC Highways Development Planning	raises no objection to the proposal subject to conditions and a transport contribution being secured.
Ecologist Officer	raises no objection to the proposal subject to condition.
Community - Contracts Manager	provides details on the requirements for residential bin storage.
Parks Development Officer	raises no objection to the proposal subject to a financial contribution.
Conservation Team	raises no objection to the proposal.

HCC Highways Development Planning	seeks further information
Ecologist Officer	raises no objection subject to condition.
Scottish & Southern Energy	provides details of electricity infrastructure in the area.
Environment Agency	does not wish to be consulted on this type of application.
Hampshire Fire & Rescue Service	advises that the development should take place in accordance with Approved Document B5 of the Building Regulations and section 12 of the Hampshire Act. Information is also provided on access for high reach appliances, water supplies, fire protection, testing of fire safety systems, fire fighting and the environment and the use of timber framed buildings.
Southern Gas Network (Formerly TRANSCO)	No views received
Environmental Health	raises no objection to the proposal subject to conditions.
Strategic Parking Officer	No views received.
Natural England	raises no objection to the proposal subject to compliance with the Council's Thames Basin Heaths Avoidance and Mitigation strategy.
Planning Policy	raises no objection to the proposal on policy grounds.
South East Water	No views received.
Surface Water Drainage Consultations	requested further information in relation to water discharge into Thames Water infrastructure.
TAG	raises no objection to the proposal.
Thames Water	raises no objection to the proposal subject to informative.
Aboricultural Officer	No views received

Neighbours notified

In addition to posting a site notice and press advertisement, 60 individual letters of notification were sent to Meadview Court and Chudleigh Court Clockhouse Road, Farnborough Road, Kingsmead, Queensmead Victoria Road and St Modwen as developers of North Queensmead.

Neighbour comments

No letters of representation have been received in respect of the submitted application.

Policy and determining issues

The site is located within the built up area of Farnborough within the Farnborough town centre area beyond the shopping core as defined by the Rushmoor Local Plan Review (1996-2011). As such Policies SS1 (The Spatial Strategy), SP4 (Farnborough Town Centre), CP1 (Sustainable Development Principles), CP2 (Design and Heritage), CP3 (Renewable Energy and Sustainable Construction), CP4 (Surface Water Flooding), CP5 (Meeting Housing Needs and Housing Mix), CP6 (Affordable Housing) CP10 (Infrastructure Provision), CP12 (Open Space, Sport and Recreation), CP13 (Thames Basin Heaths Special Protection Area), CP15 (Biodiversity), CP16 (Reducing and Managing Travel Demand) and CP17 (Investing in Transport) of the Rushmoor Core Strategy and saved Local Plan Policies ENV13 (Trees), ENV16 (Development Characteristics), ENV19 (New Landscaping Requirements), ENV21 and ENV22 (Access for People with Disabilities), ENV28 (Buildings and Features of Local Importance), ENV41-44 (Flood Risk), ENV48, ENV49, ENV50, ENV51 and ENV52 (Environmental Pollution and Noise), H14 (amenity space), TC1 and TC4 (Policies for Aldershot and Farnborough town centres and North Camp District Centre), S3 (Shop Fronts), S5 (Restaurants, Cafes and Take-away Hot Food Shops), TR10 (Contributions for Local Transport Infrastructure), TR12 (Rear Servicing) and OR4/OR4.1 (Open Space for New Housing Development) are relevant to the consideration of this proposal. The Council's adopted planning documents (SPD) on 'Housing Density and Design' (2006), Sustainable Design and Construction (2006), 'Planning Contributions - Transport' (2008); 'Car and Cycle Parking Standards', (2017), Farnborough Town Centre (2007) and accompanying Prospectus (2012), Buildings of Local Importance (2012), the Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy as updated 2017, policy NRM6 of the South East Plan and the advice contained in the National Planning Policy Framework/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 and she held a public hearing which took place in May this year. Given this, and recognising that they currently have limited weight, policies SS1 (Presumption in favour of sustainable development), SS2 (Spatial Strategy), SP2 (Farnborough town centre), SP2.2 (Secondary frontages in Farnborough town centre), IN1 (Infrastructure and Community Facilities), IN2 (Transport), HE1 (Heritage), D1 (Design in the Built Environment), DE2 (Residential Internal Space Standards), DE3 (Residential Amenity Space Standards), DE4 (Sustainable Water Use), DE6 (Open Space, Sport and Recreation), DE10 (Pollution), LN1 (Housing mix), LN2 (Affordable Housing), NE1 (Thames Basin Heaths Special Protection Area), NE2 (Green Infrastructure), NE3 (Trees and Landscaping), NE4 (Biodiversity) and NE8 (Sustainable Drainage Systems), as proposed to be modified are considered relevant to the current proposal.

The key determining issues are considered to be:

- the principle of the development;
- impact on the character of the area;
- the impact on neighbours;
- the living environment created;
- open space provision
- highways considerations;
- nature conservation;
- renewable energy and sustainable construction;
- the water environment;
- access for people with disabilities and
- affordable housing

Commentary

The Principle of Development

The principle of a mixed retail/residential development on this site was established by the 2013 planning permission which remains extant and represents a viable fallback position. Having regard to adopted and emerging development plan policies the underlying policy approach seeks to strengthen the retail and leisure offer of the Town Centre and to permit development which contributes to its revitalisation, including the development of good quality housing and the diversification of town centre uses outside the primary shopping area. The Farnborough Town Centre SPD and the associated Farnborough Prospectus also seek to create a vibrant shopping, leisure, service and employment centre which provides for the needs of the local community, local employees and local businesses. The Prospectus also identifies that the redevelopment of Firgrove Parade has the potential to create a much stronger gateway to the Town Centre from the north. The Head of Planning Policy and Conservation has been consulted on this application and raises no objection to the proposal in policy terms. The principle of development is therefore considered to be acceptable subject to the consideration of the following matters.

The impact on the character of the area

The site is highly visible on the north, south and west elevations and has the potential to contribute to the regeneration of the Town Centre. The design of the scheme is therefore a key consideration, and Policy CP2 (Design and Heritage) of the Rushmoor Core Strategy and saved Policy ENV16 (Design Criteria for Major Sites) of the Rushmoor Local Plan Review are relevant. Policy CP2 requires development proposals to make a positive contribution to the quality of the built environment by demonstrating 'high quality design that respects the character and appearance of the local area', amongst other criteria, whilst saved Policy ENV16 similarly sets out a number of principles through which to achieve a positive design outcome.

Farnborough town centre and its environs have seen significant changes in recent years. Substantial buildings have been constructed as part of the regeneration proposals in the area which have resulted in different streetscapes, as can be seen in Blocks 1 and 2 within North Queensmead, the residential development on the former Concept 2000 site, the extension of 2 Victoria Road and the Premier Inn hotel. This will continue with the completion of Blocks 3 and 4 within North Queensmead approved earlier this year.

The approved building for Firgrove Parade was different in appearance to the existing due to the use of a flat roof rather than a pitched roof, a contemporary design approach in terms of the pattern and size of openings and the use of render, brick and glass as the predominant external materials. It had the same spatial relationship to Victoria Road and had a comparable footprint to the existing building. It is noted that the approved side elevation facing 2 Victoria Road would have been higher than the existing building but this was offset in part by the proposed flat roofed design and the building being sited one metre in from the common boundary. The resultant building relationship with 2 Victoria Road was not therefore considered to be materially harmful to the character of the area.

The proposed building takes its design approach from the approved building. As before it is contemporary in design with a flat roof with brick and large expanses of glass. It is sited on the common boundary with the access to the parking area serving 2 Victoria Road but it is noted that whilst closer the approved/existing building is lower than the approved scheme. The stepped approach to the design of the building including the recessed upper floor gives a feeling of spaciousness around the building and interest to the built form. The building has good articulation which is achieved in part through the use of recessed and projecting balconies.

The 2013 permission approved the removal of all trees on the site. Replacement tree planting on the Victoria Road frontage was undertaken when the hotel and restaurant were built. Subject to new planting being undertaken to the rear of the site raises no objection to the proposal on landscape grounds.

As existing the car park for Firgrove Parade adjoins the common boundary with McDonalds at the Tumbledown Dick. The proposed development maintains this relationship. The proposed building is on a similar footprint and is of a comparable height to the approved building. The Conservation Officer raises no objection to the proposal in terms of the impact of the proposal on the Tumbledown Dick. No objection is therefore raised to the proposal in terms of its impact on the setting of a building of local importance.

Having regard to existing and adjoining development, the objectives for development within the town centre and the ability to impose conditions to ensure a satisfactory visual appearance and replacement landscaping, no objection is raised to the proposal in visual terms.

The impact on neighbours

As existing there are kitchen and bedroom windows in the east elevation of Firgrove Parade. The closest neighbours to the development are in the apart-hotel at 2 Victoria Road. As existing windows in this building which serve kitchen, living rooms and bedrooms, directly overlook the application site. Two high level windows and a set of doors screened by a wall are proposed in the side elevation facing 2 Victoria Road, an improvement over the existing building. In general terms the pattern of overlooking at the front and rear of the building reflects the existing situation. Balconies are proposed to the front and rear with screened amenity space proposed at third floor level. To ensure appropriate levels of privacy for both residents of 2 Victoria Road and the occupiers of the new building it is considered appropriate to impose a condition to secure the provision of screens/walls.

The applicant is seeking flexible uses on the ground floor of the building. The applicant has provided a ventilation and odour control and acoustic reports. Environmental Health have been consulted on this application and note that no tenants have yet been identified but

provision has been made to vent exhaust air from any possible kitchens so that it can discharge at roof height. Depending on what, if any, type of A3/A5 use the retail units may be used for, additional odour mitigation provision will be the responsibility of the individual tenant. As the nature of these uses is unknown at the present time it is considered appropriate to impose conditions regarding plant and machinery in respect of all uses, and in respect A3, A4 and A5 uses, hours of operation and odour control in order to safeguard the amenities of future and existing adjoining occupiers. In respect of the hours of operation it is considered appropriate to replicate the hours imposed on the A3 use at 2 Victoria Road.

Chudleigh Court and Meadsvew Court lie to the north of the site and are opposite the replacement Firgrove Parade and hotel buildings respectively. As existing these buildings are screened from Victoria Road by well established trees which are subject to Tree Preservation Order 361. The position and size of these trees result in existing loss of light and overshadowing. A separation distance in excess of 35 metres will result between the replacement building and the boundary with Chudleigh Court (in excess of 50 metres to the building). Whilst there will be windows and balconies facing Chudleigh Court, the degree of separation is considered sufficient to ensure appropriate levels of privacy and outlook for residents.

The relationship between the proposed building and the Premier Inn hotel is generally as per the approved scheme. It was recognised that there would be inter and overlooking between the buildings but it was noted that there would be a greater separation distance than that which exists between Firgrove Parade and 2 Victoria Road. The proposed building has windows in the upper floors which would overlook the hotel. However, having regard to the extant permission and as these windows are angled it is considered that the situation would not be materially different from the existing/approved situation and is acceptable.

The living environment created

The Ministry of Housing, Communities and Local Government's Technical Housing Standards (2015) defines minimum floor areas and built-in storage for all new residential dwellings. These standards are reflected within emerging Policy DE2 of the draft Rushmoor Local Plan. The applicant has provided details regarding the internal floor areas of the proposed dwellings. On the basis that the floor areas are accurate, all but one of the units meets the recommended standards. At 59.9 square metres, Unit 10 on the second floor falls below the minimum standard of 61 square metres for a two-bed, three-person unit. However, it is considered that the unit falls within an acceptable tolerance of the standard.

Saved Policy H14 of the Rushmoor Local Plan Review states that proposals for new or additional dwellings should 'include the provision of conveniently located and usable amenity space commensurate with the type of development proposed and the character of the area'. Emerging Policy DE3 of the draft Rushmoor Local Plan similarly requires all new residential developments and conversions 'to provide good-quality, useable private outdoor space in the form of gardens, balconies and/or roof terraces'. It also states that the minimum requirement for private outdoor space within flatted development is a 5-square-metre balcony accessible from the main habitable room. In this respect, it is noted that each unit is provided with private outdoor space in the form of a balcony and that the applicant has stated that the balconies adhere to the requirements of emerging Policy DE3.

Due to the proximity of windows in adjoining flats within the scheme it is considered appropriate to impose a condition securing screens to ensure privacy. As set out above the residents will also benefit from the imposition of conditions controlling the retail uses on the

ground floor. The pattern of overlooking from the aparthotel windows to the proposed building reflects the existing and approved relationship between 2 Victoria Road and the existing residents in Firgrove Parade. It is noted that the windows in the west elevation are angled to safeguard appropriate levels of privacy to future occupiers. As such no objection is raised on this regard.

The acoustic report has been considered by Environmental Health. This report states that the proposed means of ventilation of the building will be via Mechanical Ventilation and Heat Recovery (MVHR) which is considered to be acceptable. In addition, the report identifies a recommended cumulative noise limit for all items of plant when running simultaneously. Any proposed external plant should be designed to achieve a level of noise that would not contribute to this limit being exceeded. These measures may be secured by way of condition.

The Assessment has considered the existing noise environment and also the potential sources of noise introduced as a result of the application. Recommendations have been made for a minimum level of sound insulation for the glazing packages for the front and rear facades of the proposed development. Provided that these minimum levels of mitigation are installed, Environmental Health would have no objections. This may be secured by way of condition.

The Council's Contracts Manager confirms bin storage requirements for the development.

The submitted Lighting Assessment Report has confirmed that the external lighting will comply with the limits recommended within the Institute of Lighting Professional's guidance GN01:2011 which is acceptable in amenity terms.

Open Space Provision

The Local Plan seeks to ensure that adequate open space provision is made to cater for future residents in connection with new residential developments. Policies OR4 and OR4.1 allow provision to be made on the site, or in appropriate circumstances a contribution to be made towards upgrading facilities nearby. The policy does not set a threshold of a particular number of dwellings or size of site above which the provision is required.

The site is not big enough to accommodate anything other than the development proposed and some private amenity space. This is a circumstance where a contribution towards off-site provision to be secured by way of a planning obligation may be appropriate. . It is noted that a contribution was secured in respect of the 2103 permission. As the residential element of that scheme was not implemented, it is proposed to seek the full contribution in respect of this scheme and update the 2013 legal agreement accordingly. In this case, a contribution towards landscaping and general infrastructure improvements to Civic Quarter and provision of new playground facilities for Civic Quarter both within the Farnborough community area and refurbishment of tennis courts at Cove Green recreation ground, to be secured by way of a planning obligation may be appropriate. The applicant is in the process of completing such an agreement. Subject to this the proposal is acceptable within the terms of Policy OR4

Highway considerations

The principle of one space per residential unit and the use of public car parking for visitor parking was established by the 2013 permission. The access arrangements onto Victoria Road remain unchanged.

The County Highway Authority (CHA) has been consulted on this application and advise that that the width and alignment of the existing access could satisfactorily accommodate the additional vehicle movements that might be generated by the proposed development without adversely affecting the safety or convenience of users of the adjacent highway.

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

These standards require a minimum of one parking space per residential unit, which has been provided in this case. The remainder of the parking provision is considered sufficient due to the site location in relation to the town centre and other parking facilities. The CHA is satisfied with the layout of the parking spaces and the provision of cycle parking to serve the development. It notes that two electrical charging points are proposed but no details of their location have been provided. It also seeks safeguards for the protection of residential parking spaces 18 and 19 located to the front of the site for these residents only. These matters may be dealt with by conditions. Subject to this no objection is raised to the proposal in highway safety terms.

As with the approved scheme the specific servicing arrangements for the new retail units remain unknown but, given the floorspace proposed, are not considered to be materially different from when the existing units were occupied. The CHA raise no objection to the servicing arrangements proposed.

It is noted that a transport contribution was secured in respect of the 2103 permission. As the residential element of that scheme was not implemented, it is proposed to seek the full contribution in respect of this scheme and update the 2013 legal agreement accordingly. In regard to the potential need for transport developer contributions, the site has been reviewed by the CHA utilising the TRICS database and this has shown that an additional 146 multimodal trips would be anticipated per day on the local highway network as a result of the proposals. This has been calculated on the proposed site less existing site basis. In accumulation with other local development, this has resulted in the need to both improve and mitigate the local highway network, and for this reason a contribution of up to £10,240 namely This is inclusive of the previously agreed £7545 for the previous scheme and would go towards previously agreed improvements.

The applicant has agreed to this which will be secured by way of legal agreement. This is currently being prepared. Subject to the completion of this agreement, no objection is raised to the proposal on highway grounds.

Nature Conservation

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

The Local Planning Authority is responsible for undertaking an appropriate assessment following the requirements of The Conservation of Habitats and Species Regulations 2010.

As a result of this judgement, the Council can no longer conclude that the assignment of, or provision of, mitigation capacity at the point of application is sufficient to remove the requirement for a full appropriate assessment. To this end the applicant has completed the Council's Habitats Assessment form in support of the application and completed the Council's Habitats Assessment form. The appropriate assessment has been completed and concludes that the development would lead to a likely significant effect on the integrity of the Thames Basin Heaths Special Protection Area.

It is noted that SANG mitigation for 9 one bedroom units was secured at Hawley Meadows in respect of the 2013 scheme. As the residential part of the permission was not implemented, it is appropriate to carry over this allocation to the current proposal. Given the residential units within the existing building, the SANG requirement for the current proposal would be 14 units (8 x one bedroom and 6 x two bedroom). Given the mitigation secured at Hawley Meadows in respect of the approved scheme and as mitigation within the Hawley Meadows and Southwood II SANGs within Farnborough is fully committed, this scheme would require SANG from both Rushmoor and Hart District Council.

The Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy is now in place. This includes the Suitable Alternative Natural Greenspace (SANG) at Bramshot within Hart in order to divert additional recreational pressure away from the Thames Basin Heaths Special Protection Area (TBHSPA) and the provision of a range of Strategic Access Management and Monitoring Measures to avoid displacing visitors from one part of the TBHSPA to another and to minimize the impact of visitors on the TBHSPA. The applicant has secured an allocation of 3 two bedroom units of capacity at the Bramshot SANG and made the requisite financial contribution which has been confirmed by Hart District Council. An allocation from Hawley Meadows SANG, including that allocated for the 2013 permission, for 8 one bedroom and 3 two bedroom units has been made. The SANG and SAMM contribution for Hawley Meadows and for the SAMM contribution at Bramshot are to be secured by way of section 106 planning obligation which the applicant is in the process of completing. Natural England have been consulted in this application and advises that provided the scheme is in accordance with the Council's Thames Basin Heaths Avoidance and Mitigation Strategy it raises no objection to the proposal. Subject to the completion of the legal agreement to secure the SANG and SAMM contributions and to update the 2013 agreement as appropriate the proposal is considered to mitigate its impact on the Thames Basin Heaths Special Protection Area and on this basis no objection is raised to the proposal in this regard.

The application is supported by a preliminary ecological appraisal and bat scoping report. The Council's Ecologist has been consulted on this application. She confirms that all the protected species surveys have been completed to best practice standards and no mitigation is required. She also recommends the submission of a multifunctional green infrastructure strategy to include hedgerows around the boundary. Having regard to the extant permission and the site's town centre location, additional tree planting and the provision of bird boxes are considered appropriate. These measures may be secured by way of condition. Subject to the above measures being in place, no objection is raised to the proposal on nature conservation grounds.

Renewable energy and sustainable construction.

Following the Royal Assent of the Deregulation Bill 2015 (26 March 2015) the government's current policy position is that planning permissions should not be granted requiring or subject to conditions requiring, compliance with any technical housing standards for example the

Code for Sustainable Homes, other than for those areas where authorities have existing policies. In Rushmoor's case this means that we can require energy performance in accordance with Code Level 4 as set out in policy CP3 of the Rushmoor Core Strategy. The application is supported by a sustainability statement which confirms that the residential part of the scheme will meet energy performance standards in accordance with Code Level 4. As such it is considered that subject to the imposition of a condition to verify that these energy performance standards have been achieved. Subject to this no objection is raised to the proposal in terms of policy CP3.

The Water Environment

The site is located within Flood Zone 1. The application is supported by a Surface Water and Foul Drainage Strategy. The proposed surface water drainage strategy will incorporate permeable paving and geocell crates or attenuation tanks/pipes.

Policy CP4 (Surface Water Flooding) of the Rushmoor Core Strategy states that 'all new buildings, and the development of car parking and hard standing, will incorporate sustainable drainage systems (SUDS), with the aim of returning run-off rates and volumes back to the original greenfield discharge to prevent flooding and to ensure the quality of local water'. It is noted that the parking bays to the rear of the building are proposed to be constructed of permeable paving and that below ground attenuation is proposed underneath. The applicant has stated that the surface water drainage system will attenuate and treat water up to and including a 1-in-100-year rainfall event with an allowance of 40% for climate change. The run off from the site will be 3.45l/s and will be pumped into the public sewer. This rate is the lowest discharge rate practicably possible to pump at and is therefore the closest green field run off rate that is achievable.

The Environment Agency has no comment to make on the application. Hampshire County Council as Lead Local Flood Authority sought further information from the applicant concerning potential impact on Thames Water infrastructure. Further information was provided but did not fully address their query. However it is noted Thames Water, who were consulted in their own right, raises no objection to the proposal subject to an informative concerning its underground waste water assets. Hampshire have been advised of this and any further views received will be updated at the meeting. Subject to the imposition of a condition to secure an appropriate drainage strategy and the informative requested by Thames Water no objection is raised to the proposal in respect of the water environment.

Access for people with disabilities.

Level access is proposed to the retail units. Disabled parking spaces are to be provided to the front and rear of the building. Lift access is provided for the occupiers of the proposed flats. These measures are considered to be acceptable to ensure the accessibility of the scheme.

Affordable housing

Policy CP6 of the Rushmoor Core Strategy requires a minimum of 35% of dwellings on sites of 15 or more net dwellings to be provided as affordable homes, subject to site viability. However, it should be noted that emerging Policy LN2 (Affordable Housing) sets out a different threshold for the provision of affordable housing. On sites of 11 or more dwellings within Aldershot and Farnborough town centres, Policy LN2 requires a minimum of 20% of dwellings to be provided as affordable homes. On sites of 15 or more dwellings, on site-

provision of affordable housing will be expected, although off-site provision or a financial contribution of equivalent value will be accepted in exceptional circumstances. The Council has not proposed any modifications to Policy LN2, and it is highly likely that it will be adopted without any further change. The Head of Planning Policy and Conservation confirm that the determination of the application should be based on the policy which is in force at the time of the decision. In this case this is policy CP6 and as the net gain is less than 15 units no affordable housing is required.

Extension of time

A request has been received from the applicant to extend the time for the determination of this application to 7 December 2018 to enable the planning obligation to be completed. This has been agreed.

Conclusion

It is considered that the proposal would not adversely affect the character of the area, having regard to the site's location adjacent to a building of local importance, the amenities of existing and future occupiers, highway safety or the integrity of the Thames Basin Heaths Special Protection Area. It makes acceptable provision for open space, surface water drainage and for people with disabilities and in overall terms is considered to meet the objectives of development plan policy.

Full Recommendation

It is recommended that subject to the completion of a satisfactory Agreement under Section 106 of the Town and Country Planning Act 1990 to secure financial contributions towards open space, transport, SPA/SAMM mitigation and to vary the 2013 planning agreement as necessary the Head of Planning, in consultation with the Chairman, be authorised to **GRANT** planning permission subject to the following conditions and informatives:-

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

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

- 2 Construction of the following elements of the development hereby approved shall not start until a schedule and/or samples of the materials to be used in them have been submitted to, and approved in writing by, the Local Planning Authority. Those elements of the development shall be carried out using the materials so approved and thereafter retained:
- External walls
 - Roofing materials
 - Window frames
 - Shopfronts.

Reason - To ensure satisfactory external appearance.*

- 3 Construction of access driveways, forecourts or other paths and hard surfaces within the development hereby approved shall not start until a schedule and/or samples of the surfacing materials to be used for them have been submitted to, and approved in writing by, the Local Planning Authority. Those elements of the development shall be carried out using the materials so approved and thereafter retained

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

- 4 Prior to occupation or use of the development hereby approved, screen and boundary walls, fences, hedges or other means of enclosure including screening for balconies and amenity space, shall be installed in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed and retained in accordance with the details so approved.

Reason - To safeguard the amenities of neighbouring property.*

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

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

- 6 Prior to first occupation of any part of the development hereby approved, the refuse bin storage areas relevant to the uses they are to serve shall be provided and made available for use. These facilities shall thereafter be retained for their designated purpose.

Reason - To safeguard the amenities of the area.*

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

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

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

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

Reason - In the interests of amenity and highway safety.

- 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 Notwithstanding any details submitted with the application, prior to the use of any of the ground floor units for A3, A4 or A5 purposes details shall be submitted for approval of the Local Planning Authority, for the installation, operation, and maintenance of odour abatement equipment including an extract system, to include the height of the discharge, and the efflux velocity of the effluent at the point of discharge. The systems, as approved, in as far as they relate to the floorspace they serve shall be completed before first occupation of that unit and thereafter permanently retained and maintained.

Reason - In the interests of the amenities of future and adjoining occupiers

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

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

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

Reason - To protect the amenity of neighbouring occupiers.*

- 12 No construction works pursuant to this permission shall commence until there has been submitted to and approved in writing by the Local Planning Authority: -

- i. a desk top study carried out by a competent person documenting all previous and existing uses of the site and adjoining land, and potential for contamination, with information on the environmental setting including known geology and

hydrogeology. This report should contain a conceptual model, identifying potential contaminant pollutant linkages.

- ii. if identified as necessary; a site investigation report documenting the extent, scale and nature of contamination, ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study.
- iii. if identified as necessary; a detailed scheme for remedial works and measures shall be undertaken to avoid risk from contaminants/or gas identified by the site investigation when the site is developed and proposals for future maintenance and monitoring, along with verification methodology. Such scheme to include nomination of a competent person to oversee and implement the works.

Where step iii) above is implemented, following completion of the measures identified in the approved remediation scheme a verification report that demonstrates the effectiveness of the remediation shall be submitted for approval in writing by the Local Planning Authority.

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

- 13 The cycle parking facilities hereby approved shall be implemented prior to the first occupation of that part of the development to which they relate and thereafter retained.

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

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

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

- 15 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

- 16 Within six months of the first occupation of the residential dwellings hereby approved a verification report which demonstrates that the energy performance standards for the residential part of the development have achieved Code Level 4 for Sustainable Homes or equivalent shall be submitted to the Local Planning Authority for approval

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

- 17 The development shall take undertaken in accordance with the Flood Risk Assessment and Drainage Strategy 1018197-RPT-CL-001 rev B prepared by Cundall dated July 2018.

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

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

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

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

Reason - To meet the recreational needs of future residents

- 20 No dwelling shall be occupied shall start on site until a fully detailed landscape and planting scheme (to include, where appropriate, both landscape planting and ecological enhancement) has been submitted to and approved in writing by the Local Planning Authority. Once approved the scheme shall be implemented in full prior to the first occupation of the dwelling or the first available planting season whichever is the sooner. Any tree/shrub removed, dying or becoming seriously diseased within five years of planting shall be replaced by trees/shrubs of similar size and species to those originally required to be planted.

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

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

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

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

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

- 23 Prior to first occupation of the building details of the location of the lighting columns/luminaires shall be submitted to the Local Planning Authority for approval. Once approved the lighting shall be installed and made available for use prior to the first occupation of the building.

Reason - in the interests of amenity

- 24 The residential development hereby approved shall not be occupied until measures to protect the dwellings from traffic or other external noise have been implemented in accordance with the Acoustics report 1018197-RPT-AS-001 rev A prepared by Cundall dated July 2018 and thereafter retained.

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

- 25 All wild birds and their nests are protected under the Wildlife and Countryside Act 1981 (as amended). If any trees are to be removed or buildings demolished during the bird breeding season (March-September inclusive) they should first be inspected by an experienced ecologist to ensure that no active nests are present. If an active nest is discovered it should be left in situ until the young have fledged.

Reason - to prevent harm to breeding birds

- 26 Demolition of buildings within the development site shall take place in accordance with the recommendations in the submitted preliminary ecological appraisal and bat scoping report prepared by the Ecology Co-op dated 12 July 2018. In the event that evidence of bats is found, a detailed mitigation statement shall be submitted to the Local Planning Authority for approval and all works shall thereafter be carried out in accordance with the approved mitigation measures *

Reason - To ensure that there is no disturbance of protected species or habitats.

- 27 Deliveries and refuse collection to/from the retail uses shall only take place between the hours of 7am to 8pm

Reason - To safeguard the amenities of adjoining occupiers

- 28 No infiltration of surface water drainage into the ground is permitted other than with the prior written approval of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reason - To safeguard the local water environment having regard to the shallow water table beneath this site

29 Any A3, A4 or A5 use which occupies the ground floor of the proposed residential/retail building hereby permitted shall not be open to customers outside the following times:

7am to 11pm Mondays to Saturdays and
8am to 10.30pm on Sundays.

Reason - To safeguard the amenities of neighbouring occupiers.

30 No more than 50% of the net ground floor retail space shall be occupied by A3, A4 or A5 uses.

Reason - In the interests of residential amenity and the vitality of the town centre

31 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) the ground floor uses shall be for Use Classes A1, A2, A3, A4 or A5 only.

Reason - To safeguard the vitality of the town centre, in the interests of the Thames Basin Heaths Special Protection Area and the provision of car parking

32 The permission hereby granted shall be carried out in accordance with the following approved drawings - 1435-PL1100, 1101, 1102, 1110 rev A, 1111 rev A, 1112, 1200, 1201, 1202, 1203, 1210, 1211, 1212, 1213, 1214, 1215, 1300, 1301, 1303, 1310, 1311, 1312, 1401 and 1410

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

INFORMATIVES

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

2 **INFORMATIVE - REASONS FOR APPROVAL-** The Council has granted permission because the proposal would not adversely affect the character of the area, having regard to the site's location adjacent to a building of local importance, the amenities of existing and future occupiers, highway safety or the integrity of the Thames Basin Heaths Special Protection Area. It makes acceptable provision for open space, surface water drainage and for people with disabilities and in overall terms is considered to meet the objectives of development plan policy.

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

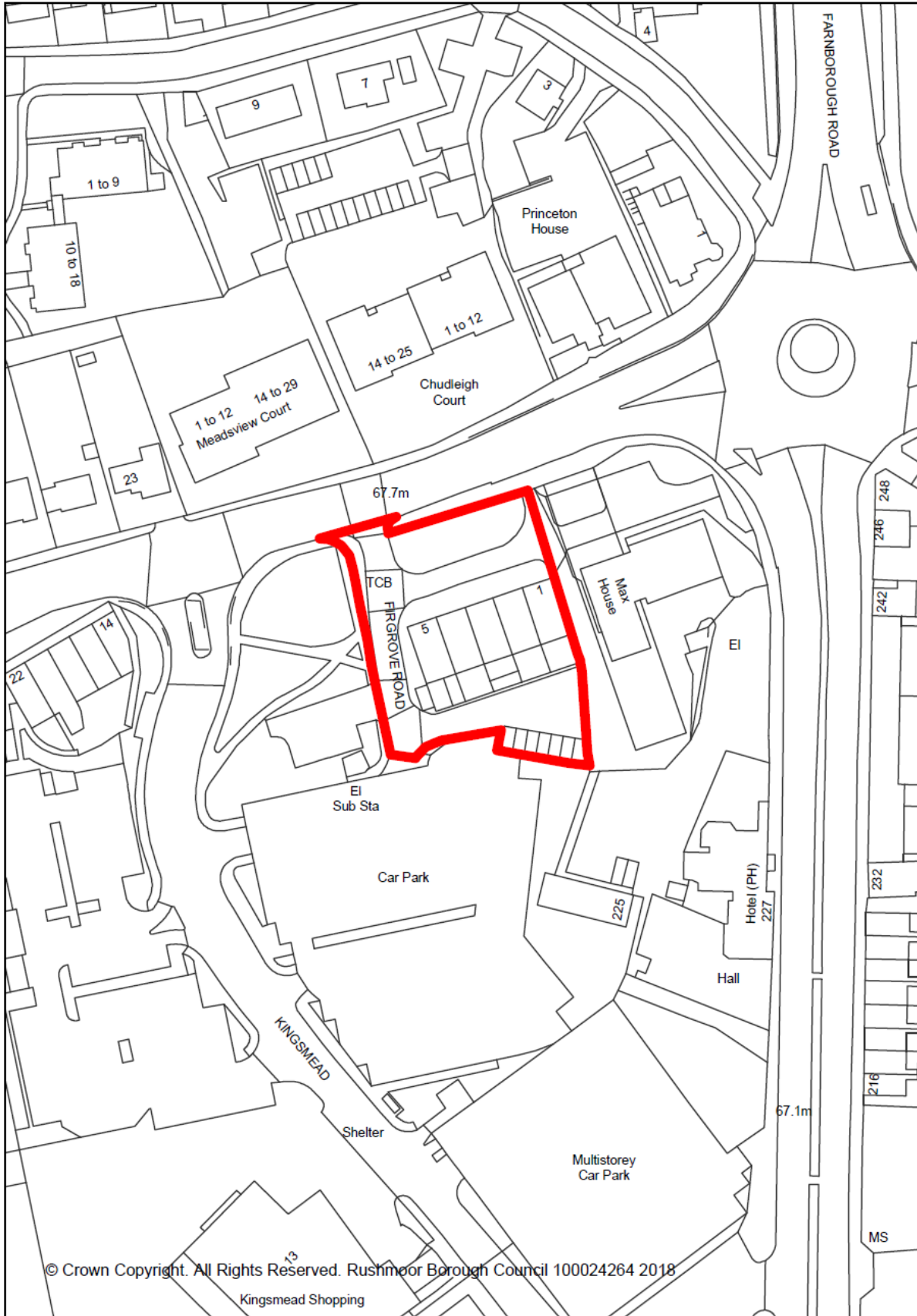
- 3 INFORMATIVE - Your attention is specifically drawn to the conditions marked *. These conditions require the submission of details, information, drawings etc. to the Local Planning Authority BEFORE WORKS START ON SITE or prior to the start of specified elements or require works to be carried out BEFORE COMMENCEMENT OF USE OR FIRST OCCUPATION OF ANY BUILDING.

Development started, carried out or occupied without first meeting the requirements of these conditions is effectively development carried out WITHOUT PLANNING PERMISSION.

The Council will consider the expediency of taking enforcement action against any such development and may refer to any such breach of planning control when responding to local searches. Submissions seeking to discharge conditions or requests for confirmation that conditions have been complied with must be accompanied by the appropriate fee.

- 4 INFORMATIVE - This permission is subject to a planning obligation under Section 106 of the Town and Country Planning Act 1990 (as amended).
- 5 INFORMATIVE - The applicant is recommended to achieve maximum energy efficiency and reduction of Carbon Dioxide emissions by:
- a) ensuring the design and materials to be used in the construction of the building are consistent with these aims; and
 - b) using renewable energy sources for the production of electricity and heat using efficient and technologically advanced equipment.
- 6 INFORMATIVE - The applicant is advised to follow good practice in the demolition of the existing buildings on site including the re-use of all material arising from demolition as part of the redevelopment wherever practicable.
- 7 INFORMATIVE - The applicant is advised to contact the Recycling and Waste Management section at Rushmoor Borough Council on 01252 398164 with regard to providing bins for refuse and recycling. The bins should be:
- 1) provided prior to the occupation of the properties;
 - 2) compatible with the Council's collection vehicles, colour scheme and specifications;
 - 3) appropriate for the number of occupants they serve;
 - 4) fit into the development's bin storage facilities.
- 8 INFORMATIVE - The planning permission hereby granted does not authorise the applicant, or his agents, to construct a new/alterd access to, or other work within, the public highway. A separate consent for works within the highway must first be obtained from the highway authority who may be contacted at the following address:- Hampshire County Council Highways Sub Unit, M3 Motorway Compound, Hook, Hampshire, RG27 9AA.
- 9 INFORMATIVE - Measures should be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway throughout the construction period.

- 10 INFORMATIVE - No materials produced as a result of site preparation, clearance, or development should be burnt on site. Please contact the Head of Environmental Health for advice.
- 11 INFORMATIVE - Future occupiers of the development should be made aware that aircraft approaching and departing TAG Farnborough Airport could be seen, and (dependent on weather conditions and ambient noise from other sources) heard from the application site.
- 12 INFORMATIVE - The applicant is reminded that the premises should be made accessible to all disabled people, not just wheelchair users, in accordance with the duties imposed by the Equality Act 2010. This may be achieved by following recommendations set out in British Standard BS 8300: 2009 "Design of buildings and their approaches to meet the needs of disabled people - Code of Practice". Where Building Regulations apply, provision of access for disabled people to the premises will be required in accordance with Approved Document M to the Building Regulations 2000 "Access to and use of buildings". The Rushmoor Access Group would welcome the opportunity to give further advice and guidance.
- 13 INFORMATIVE - The applicant is advised that there may be a need to comply with the requirements of the Party Wall (etc.) Act 1996 before starting works on site. The Party Wall (etc.) Act is not enforced or administered by the Council but further information can be found on the Planning Portal website <https://www.gov.uk/guidance/party-wall-etc-act-1996-guidance> and you are able to download The party Wall Act 1996 explanatory booklet.
- 14 INFORMATIVE - It is a legal requirement to notify Thames Water of any proposed connection to a public sewer. In many parts of its sewerage area, Thames Water provides separate public sewers for foul water and surface water. Within these areas a dwelling should have separate connections: a) to the public foul sewer to carry waste from toilets, sinks and washing machines, etc, and b) to public surface water sewer for rainwater from roofs and surface drains. Mis-connections can have serious effects: i) If a foul sewage outlet is connected to a public surface water sewer this may result in pollution of a watercourse. ii) If a surface water outlet is connected to a public foul sewer, when a separate surface water system or soakaway exists, this may cause overloading of the public foul sewer at times of heavy rain. This can lead to sewer flooding of properties within the locality. In both instances it is an offence to make the wrong connection. Thames Water can help identify the location of the nearest appropriate public sewer and can be contacted on 0845 850 2777.
- 15 INFORMATIVE - In the UK all species of bats are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and under Schedule 2 of the conservation (Natural Habitats & c) Regulations 2004. The grant of planning permission does not supersede the requirements of this legislation and any unauthorised works would constitute an offence. If bats or signs of bats are encountered at any point during development then all works must stop immediately and you should contact Natural England.
- 16 INFORMATIVE - The applicant is advised that during the demolition and construction phases of the development measures should be employed to contain and minimise dust emissions, to prevent their escape from the development site onto adjoining properties. For further information, please contact the Head of Environmental Health.





It is a condition of approval that the applicant is to provide a copy of the approved plans to the Council for its records. The Council reserves the right to inspect the site at any time.

— Site boundary

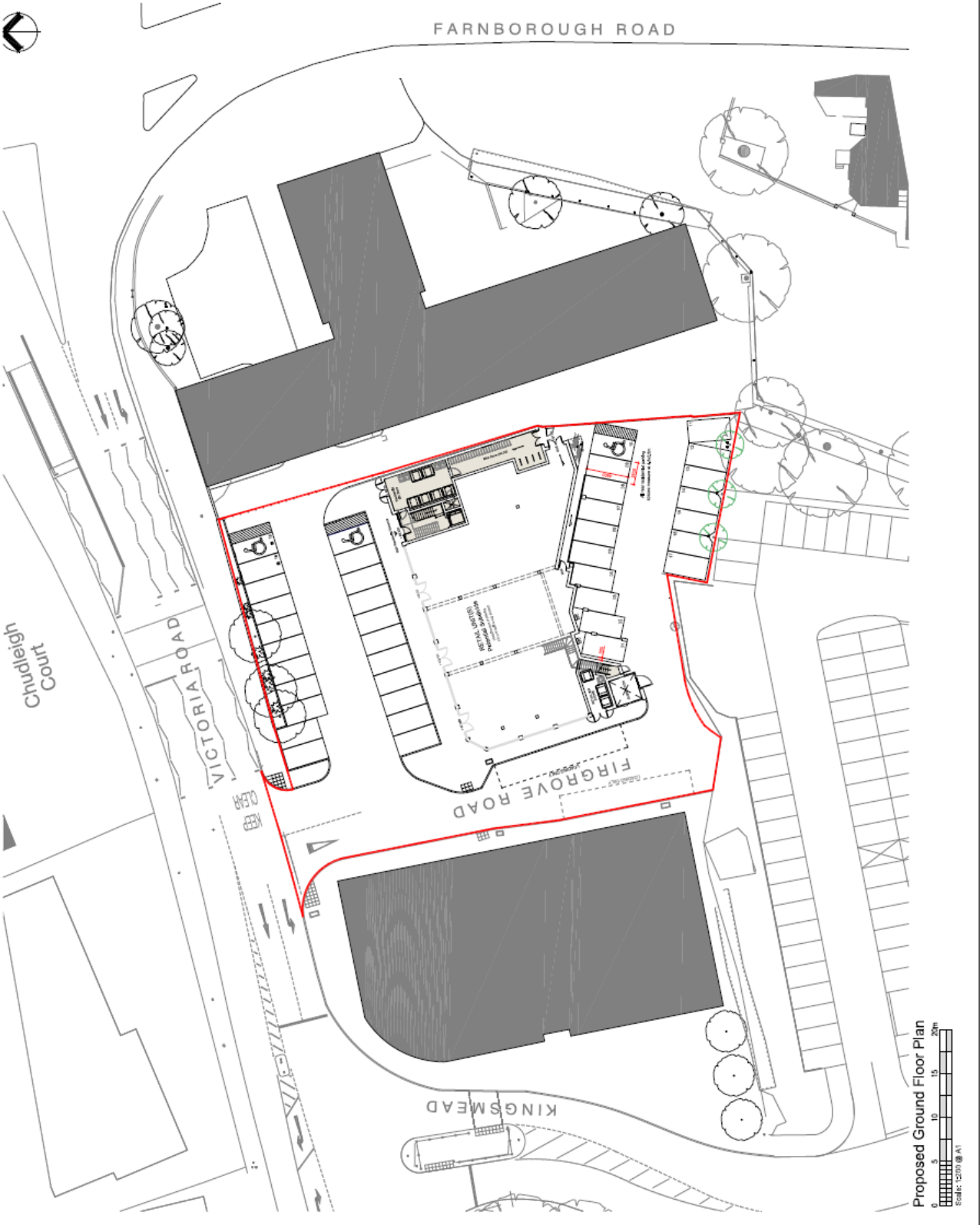
A 1:250 scale of the site plan is to be provided to the Council for its records. The Council reserves the right to inspect the site at any time.

PLANNING

Client: Bridge Hall Investments Ltd.
Site: Figgrove Parade, Farnborough
Scale: 1:250
Proposed: Proposed Ground Floor Plan

Drawn by: [Name]
Checked by: [Name]
Date: 12/01/2018
Sheet No.: 1/1
Project No.: 1433 - PL1210

accord
 ARCHITECTS
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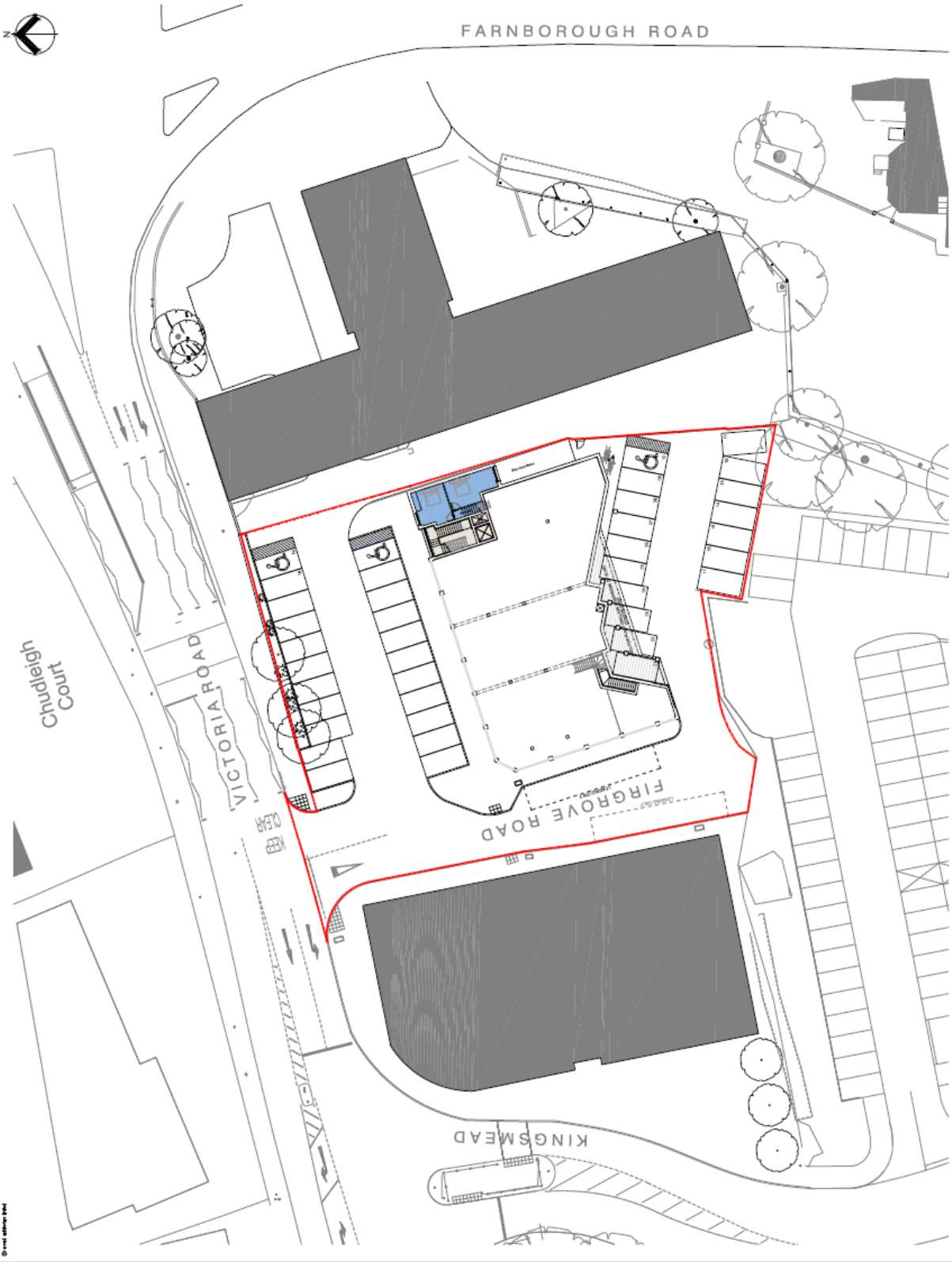
Proposed Ground Floor Plan
 Scale: 1:250 @ A1

NOTES

1. All dimensions are to the face of the wall unless otherwise stated.
 2. All dimensions are to the face of the wall unless otherwise stated.
 3. All dimensions are to the face of the wall unless otherwise stated.
 4. All dimensions are to the face of the wall unless otherwise stated.

- Site boundary
- 1 Bedroom Unit
- 2 Bedroom Unit

Project: **PLANNING**
 Client: **Bride Hall Investments Ltd.**
 Location: **Fingrove Parade, Farnborough**
 Drawing: **Proposed Mezzanine Floor Plan**
 Date: **14/03/2018**
 Scale: **1:50**
 Drawing No: **1435 - PL1211**
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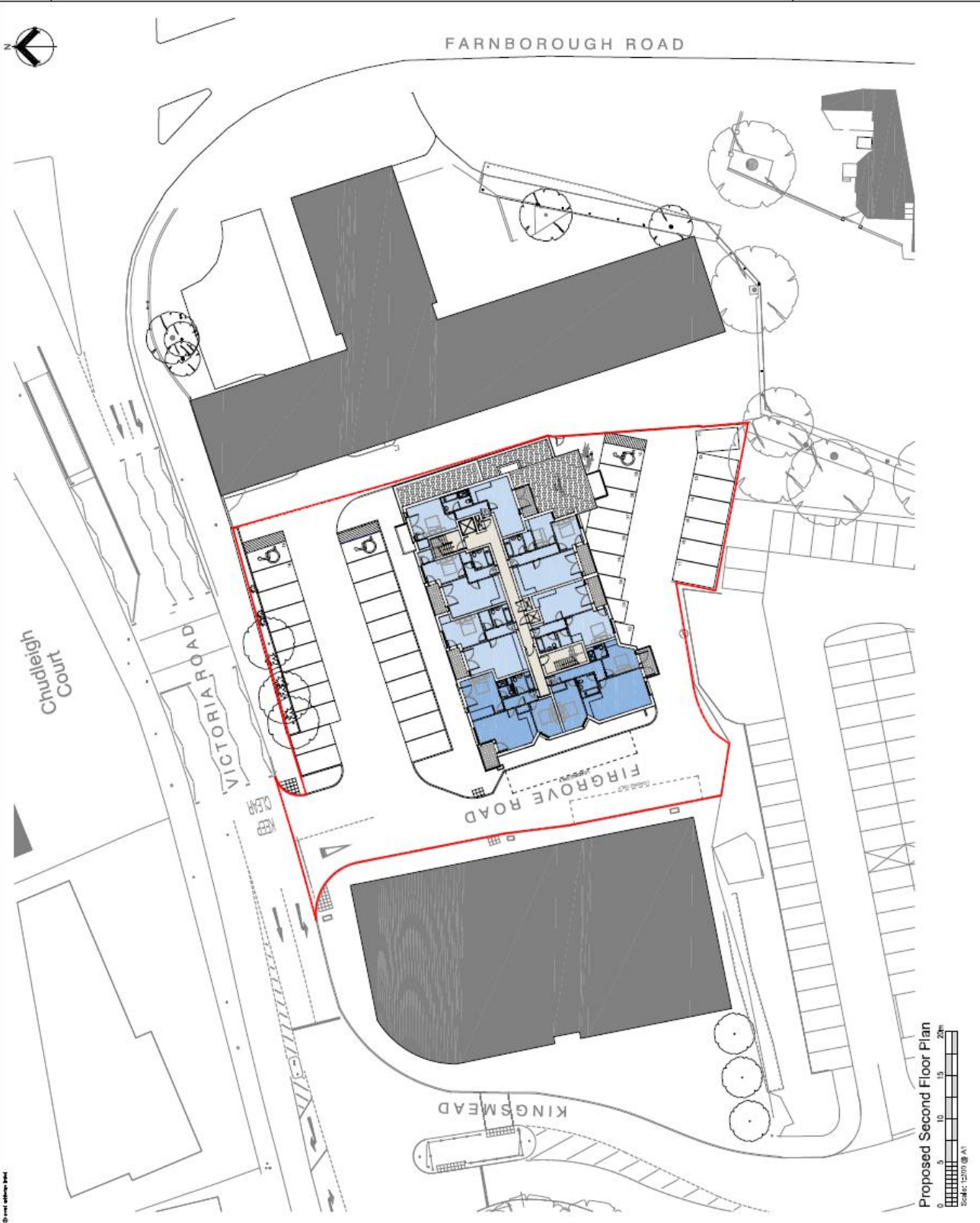


Proposed Mezzanine Floor Plan
 Scale: 1:50
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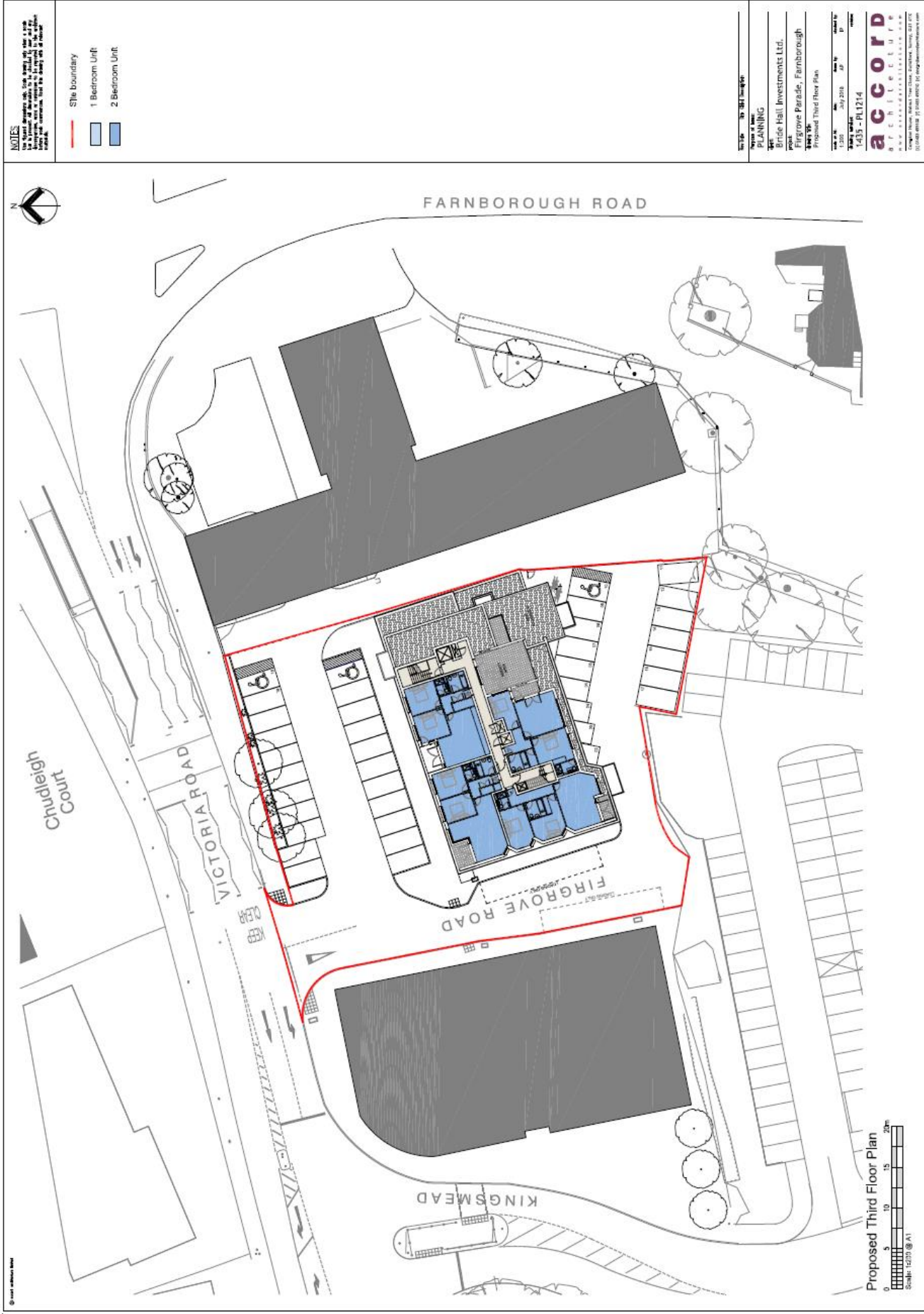
NOTES
 1. The site boundary is shown in red. All buildings are shown in grey. The site is bounded to the north by Farnborough Road, to the east by Kingsmead, to the south by Figgrove Road, and to the west by Victoria Road. The site is bounded to the north by Farnborough Road, to the east by Kingsmead, to the south by Figgrove Road, and to the west by Victoria Road.

- Site boundary
- 1 Bedroom Unit
- 2 Bedroom Unit

Project Name: PLANNING
 Client: Bride Hall Investments Ltd.
 Address: Fingrove Parade, Farnborough
 Project No: 1425-PL1213
 Date: 14/07/2018
 Scale: 1:250
 Drawing No: 1425-PL1213
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Proposed Second Floor Plan
 Scale: 1:250 @ A1



NOTES
 1. The floor plan is shown as a guide only. It is not intended to be used as a construction document. It is subject to change without notice.
 2. The floor plan is shown as a guide only. It is not intended to be used as a construction document. It is subject to change without notice.

- Site boundary
- 1 Bedroom Unit
- 2 Bedroom Unit

Project: **BRIDGEMORE**
 Client: **Bride Hall Investments Ltd.**
 Location: **Figgrove Parade, Farnborough**
 Date: **July 2018**
 Scale: **1:1250 @ A1**
 Drawing No: **1435 - PU1214**
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Proposed Third Floor Plan
 Scale: 1:1250 @ A1

NOTES

1. The client has provided the site plan and site information. It is the responsibility of the client to ensure that the information is accurate and up to date. The architect is not responsible for any errors or omissions in the information provided.

— Site boundary

Scale: 1:500

DATE: 14/07/2015

PROJECT: Farnborough Parade, Farnborough

CLIENT: Bride Hall Investments Ltd.

PROJECT: Proposed Roof Plan

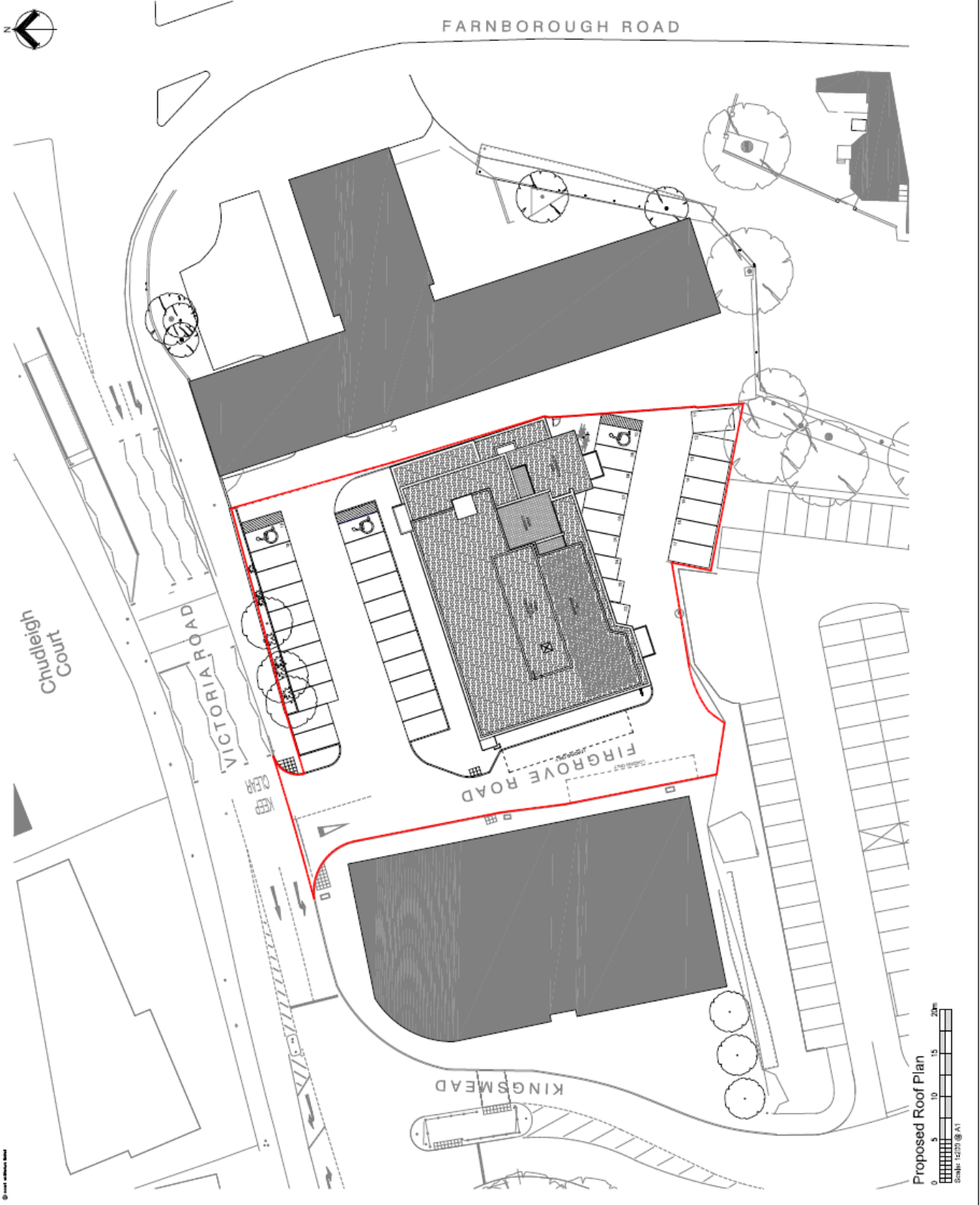
DATE: 14/07/2015

SCALE: 1:500

PROJECT: 1435 - PL1215

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Proposed Roof Plan



Scale: 1:500 @ A1

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

Case Officer	Sarita Jones
Application No.	18/00566/FULPP
Date Valid	20th August 2018
Expiry date of consultations	12th October 2018
Proposal	Removal of existing portacabin, replace with new pavilion for recreation/community use, extension of existing car park and provision of lamp columns/luminaires
Address	Ivy Road Recreation Ground Ivy Road Aldershot Hampshire
Ward	North Town
Applicant	Rushmoor Borough Council
Agent	
Recommendation	GRANT

Description

The Ivy Road recreation ground comprises grassed sport pitches/open areas including an equipped childrens' play space, a fenced, floodlit multi use games court, a small car park and a single storey metal portable building. The application site is located on part of the western side and contains the portable building, the car park and part of the play and grassed areas.

The recreation ground is surrounded by industrial, commercial and warehouse development to the north, south and west with the River Blackwater to the east. The site is used for a number of activities including dog walking, football and childrens' play space. The existing portable building measures some 16.030 metres by 3.030 metres and is in need of replacement. This building provides changing rooms, shower and toilet facilities primarily used by Aldershot Town Boys and Girls football club. The existing tarmac car park (8 spaces) which serves the recreation ground takes access from Ivy Road in the south western corner of the site. The pitches are also used by the football club. The River Blackwater is designated as a green corridor.

In April 2007 planning permission, 07/00151/RBC3PP, was granted for the erection of perimeter fencing to a maximum height of 3 metres at goal ends around a ball games court, attached basketball backboards up to 3.9 metres in height, 2 items of play equipment in excess of 4 metres in height and a CCTV camera on a 5 metre pole. This has been implemented.

In April 2009 planning permission, 09/00064/RBC3PP, was granted for the erection of four 10 metre high floodlights/columns around the ball games court. This has been implemented.

Planning permission 09/00431/FULPP dated October 2009 for the erection of 471 replacement dwellings in a mix of bungalows, flats, maisonettes, houses and a block of older persons' flats, together with replacement shop units and community centre and associated highway improvements, public open space, landscaping & parking areas following demolition of 471 existing flats, shop units and community centre is also relevant to the consideration of this proposal. When planning permission was granted for this development it included the replacement of the existing North Town Community Base with a purpose built community facility with a large hall, meeting & counselling rooms, IT suite, kitchen and outdoor area suitable for playgroups. The applicant entered into a legal agreement which secured the provision of a temporary community facility before the existing base is demolished, to be retained until the new one would become available for use.

The current application seeks permission for the removal of existing portable building and its replacement with a pavilion for recreation/community use, extension of the existing car park and provision of lamp columns/luminaires. The proposed building would be sited to the north of the games court and would be single storey with a hipped pitched roof, having a maximum height of 3.979 metres. It would have a gross internal area of 330 square metres and provide changing rooms including showers, toilets and separate officials' accommodation, a community room, kitchen, bar, office, toilet, stores and cleaners cupboard. It would be finished in red/orange brick (Forterra Sunset) with a metal profile roof in a brown colour. The works to extend the car park would necessitate the relocation of the existing play equipment (officer note this does not require planning permission as the applicant has permitted development rights in this regard). Vehicular access remains as existing with the extended and resurfaced car park providing 25 car parking spaces, two disabled parking spaces and two motorcycle spaces. A Sheffield cycle stand for 8 cycles is also proposed. Seven 6 metre lighting columns are proposed within the new car parking area with 8 building mounted bulkhead lights. A new footpath leading from the extended parking area and encircling the building would also be provided.

The application is supported by a design and access statement, a flood risk and drainage assessment, a SUDS statement, a Flood Insight report, details of surface water storage requirements for sites, an arboricultural impact assessment and BS5837 Tree survey, a report on an investigation on ground conditions and remediation options for the football pitches, a Phase 2 site investigation and land contamination assessment and a lighting drawing for the extended car park.

Consultee Responses

Natural England	have no comments to make on this application and refers to the Council's Ecologist.
The Blackwater Valley Countryside Partnership	No views received.
Parks Development Officer	raises no objection to the proposal.
HCC Highways Development Planning	raises no objection to the proposal.

Ecologist Officer	raises no objection to the proposal subject to conditions.
Environment Agency	raises no objection to the proposal subject to conditions.
Hampshire Fire & Rescue Service	advises that the development should comply with Approved Document B5 of the Building Regulations and section 12 of the Hampshire Act 1983. Advice is also given in relation water supplies, fire protection, testing of fire safety systems and the use of timber framed buildings.
Environmental Health	raises no objection to the proposal subject to conditions.
Planning Policy	raises no objection to the proposal.
Sport England	raises no objection to the proposal.
Surface Water Drainage Consultations	advise that as the site is less than a hectare in size there is no need to comment on the proposal.
Arboricultural Officer	raises no objection subject to condition.
Thames Water	raises no objection in relation to the waste water network nor waste water process infrastructure capacity. It notes that public sewers cross or are close to the development and refers to its guide on working near or diverting pipes.
Southern Gas Network (Formerly TRANSCO)	Views awaited

Neighbours notified

In addition to posting a site notice and press advertisement, 48 individual letters of notification were sent to Belle Vue Enterprise Centre, Blackwater Park, Christy Estate, Gresham Industrial Estate, Ivy Road and North Lane

Neighbour comments

No letters of representation have been received in respect of the proposed development.

Policy and determining issues

The site is within the built up area of Aldershot. The Ivy Road recreation ground playing fields are designated as a major area of recreational space and playing pitches. Parts of the recreation ground are designated as within the River Blackwater flood risk area. As such policies SP7 (Neighbourhood renewal), CP1 (Sustainable Development principles), CP2 (Design and heritage), CP4 (Surface water flooding), CP10 (Infrastructure provision), CP11 (Green Infrastructure network), CP12 (Open space, sport and recreation), CP15 (Biodiversity), CP16 (Reducing and Managing travel demand) and CP17 (Investing in

transport) of the Rushmoor Core Strategy and "saved" local plan policies ENV13 (Trees and existing landscape features), ENV14 (Water environment), ENV17 (Development on smaller sites), ENV21 & ENV22 (Access for people with disabilities), ENV41 & ENV42 (Flood risk), ENV45 (Community facilities), ENV48, ENV49 and ENV52 (Environmental pollution and noise) 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 and 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), DE6 (Open space, sport and recreation), DE7 (Playing fields and ancillary facilities), DE8 (Indoor and built sport and recreation facilities), DE10 (Pollution), LN5 (Neighbourhood deprivation strategy), NE2 (Green infrastructure), NE3 (Trees and landscaping), NE4 (Biodiversity), NE6 (Managing fluvial flood risk), NE7 (Areas at risk of surface water flooding) and 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, nature conservation and provision of facilities for people with disabilities.

Commentary

The principle of development

The Ivy Road playing fields are an important recreation facility serving the local and wider community. The pitches are currently used by the Aldershot Boys and Girls football club. The club has 20 teams with 250 players ranging from 7 years to under 15 years old, of which five are all girls teams. They also run a Tiny Kicker programme for 3 to 5 year olds. The club is also supported by 9 committee members 20 coaches and 40 volunteers. Due to a lack of changing rooms they are only able to run their under 10 year old matches at Ivy Road. It is noted that the club has agreed terms with the Council as the landowner to run the building should planning permission be granted and the building built.

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

Sport England has considered the application in light of the National Planning Policy Framework (in particular Para. 97), and against its own playing fields policy, which states:

'Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of:

- all or any part of a playing field, or

- land which has been used as a playing field and remains undeveloped, or
- land allocated for use as a playing field

unless, in the judgement of Sport England, the development as a whole meets with one or more of five specific exceptions.'

Sport England has consulted the Football Foundation (FF) on behalf of the FA on the application for the removal of the existing portacabin, its replacement with a new pavilion for recreation/community use, extension of existing car park and provision of lamp columns/luminaires, and has received the following comments. The FF comment that Rushmoor Borough Council have worked closely with Hampshire County FA and The Football Foundation to ensure that the design of the replacement facility comply to the required technical standards for changing rooms. This project will be seeking investment from Football Foundation. The FF comment further that it is a priority for Hampshire County FA, as it will provide much needed improved changing rooms for a large grass roots football club: Aldershot Boys & Girls FC. The Football Foundation, on behalf of the FA fully support these proposals.

On the basis, that the proposal is located in an area of playing field which will have no adverse effect on the quantity or quality of playing pitches and is needed to support the use of the site for sport, Sport England is satisfied that the proposed development meets exception 2 of our playing fields policy, in that:

'The proposed development is for ancillary facilities supporting the principal use of the site as a playing field, and does not affect the quantity or quality of playing pitches or otherwise adversely affect their use.'

This being the case, Sport England does not wish to raise an objection to this application.

The Council's Policy and Conservation Manager has also been consulted on this application and advises that:

"The proposal seeks to build changing rooms and associated facilities for local sports teams to better improve and facilitate use of the playing fields. It is noted that part of the proposal involves the shared use of the building for community uses, attracting funding from First Wessex (officer note - now Vivid Homes). It is my understanding that the community use is proposed as a replacement for part of that originally proposed to be provided in North Lane, as part of the redevelopment of North Town.

The floorspace proposed is consistent with that required to support sports use of the playing pitches and that is the primary purpose of its provision. However, the proposed floorspace will also be for dual use of the sports club and wider community groups.

In my assessment, the proposal is principally to provide facilities for sports use and on that basis, it is assessed to meet the requirements of criterion c of Core Strategy Policy CP12 Open Space, Sport and Recreation:

"Recreation facilities in the built up area can best be retained and enhanced through the development of ancillary facilities on a small part of the site."

For that reason, the proposal also meets the requirements of emerging Rushmoor Local Plan policies DE6 and DE7. Furthermore, it is understood that the siting of the proposed building does not impact on the playing pitch provision of the playing fields and that Sport England

raise no objection to the application."

It is noted that reference is made above to the North Town redevelopment particularly as a source of potential funding if the provision of the community use in an alternative location is agreed. As this would necessitate a change to the provisions of the legal agreement for North Town redevelopment this would need to be the subject of a formal request in writing from or on behalf of Vivid Homes and consideration by the Development Management committee in due course. Potential sources of funding have not been a material consideration in the assessment of the submitted proposal.

Having regard to the above consultation responses, no objection is raised to the principle of development subject to the consideration of the following matters.

The impact on the character of the area

The existing metal portable building makes little contribution to the character of the area. Its removal will be a general benefit and is supported. The proposed building will be on land which is currently a grassed area. It would be a different form of development, in terms of permanence, siting, height and general massing. As a consequence it would be more visible than the existing portable building and have a greater impact on the character of the playing fields. However the building is low rise in design, compact in footprint for the accommodation to be provided and has been sited to minimise its impact on the character of the wider site and the surrounding area.

There are established trees along the western site boundary. The proposed building and footpaths are not in proximity to the retained trees. As such it is considered unlikely that this part of the proposal would have any significant impact upon these trees. The proposed car parking is partially within the root protection area of an Ash tree and a Lawson Cypress hedge. To minimise the impact upon these features it would be necessary to implement the removal of the existing hard surfacing (concrete slab and a small part of the existing car parking area in an appropriate manner to retain tree roots and limit the harm to them. Where new car parking is proposed within the root protection area, special surface and above ground construction will be required. The Council's Arboricultural Officer has been consulted on this application. He raises no objection to the proposal subject to development being undertaken in accordance with the submitted tree protection details. These works may be secured by way of condition. Subject to this, no objection is raised to the proposal in terms of visual impact.

The impact on adjoining residents/occupiers

Commercial and industrial occupiers adjoin the site, all of which have security lights of varying heights and designs. These occupiers will see the new building but given the separation distances to be retained and the low rise nature of the building, no material loss of amenity is considered to result.

The closest residential property is located at 1a Ivy Road, some 215 metres to the west of the site. The proposal will have no visual impact on these residents. Ivy Road is a well used highway by the businesses located there but also by users of the playing fields and the Civic amenity site. The improved accommodation is likely to encourage further use of the pitches during daylight hours but any likely increase in traffic is not considered to result in material harm to these residents in terms of noise, disturbance or activity. As such no objection is raised to the proposal on residential amenity grounds.

Flood risk and the water environment

The majority of the site is located within Flood Zone 2. The application is accompanied by various documents relating to flood risk and surface water drainage. The Environment Agency, Hampshire County Council as Lead Local Flood authority (LLFA) and Thames Water have been consulted on this application. As the site area is less than one hectare the LLFA has no comment to make on the application. The Environment Agency advises that in addition to being within a flood zone, the site is also located over a historic landfill and on a Secondary A aquifer. It raises no objection to the proposal subject to conditions to prevent pollution of the water course and compliance with its standing advice. In this case this means that ground floor levels should be a minimum of whichever is higher of:

- 300millimetres (mm) above the general ground level of the site
- 600mm above the estimated river or sea flood level.

The applicant has confirmed that the proposed ground floor level will be 610mm . Thames Water raises no objection to the proposal in terms of waste water network and waste water process infrastructure capacity. It notes that sewers are in proximity to the development and refers the applicant to its guide working near or diverting its infrastructure. Having regard to these consultation responses no objection is raised to the proposal in terms of flood risk or the water environment subject to conditions.

Highway considerations

The County Highway Authority have been consulted on this application. They advise that:

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

These standards require 12 spaces per hectare of playing fields. The site consists of between 0.5 and 0.75 hectares of pitch and therefore between 6 and 9 spaces would be required.

However as there are four pitches, the actual usages could be much higher. If all four pitches were to be in use for 5-a-side games without car-sharing, this would require 40 spaces (assuming no referees/staff/spectators). In reality this figure is unlikely, but is still feasible. The provision of 27 spaces therefore is considered a good compromise.

All decisions regarding parking fall to RBC as the local parking authority. In this instance, the Highway Authority would raise no issues with the level of parking provided as this scheme is providing a betterment of existing as oppose to increasing traffic generation.

It is the Highway Authority's view that the width and alignment of the existing access could satisfactorily accommodate the additional vehicle movements that might be generated by the proposed development without adversely affecting the safety or convenience of users of the adjacent highway.

The local road network is already accommodating the traffic generated by the site, and the development will reduce the quantity of off-site parking required, which will benefit local businesses (should they choose to operate on match days).

After reviewing the proposal the Highway Authority is satisfied that there is no direct or

indirect impact upon the operation or safety of the local highway network"

Having regard to this consultation response no objection to the proposal on highway grounds subject to conditions.

Nature conservation

The Council's Ecologist has been consulted on this application primarily due to the use of the River Blackwater as a foraging corridor for bats. No specific comments are made in respect of this issue. Conditions are recommended in relation to water quality, lighting and green infrastructure. Given the consultation responses from Environmental Health and the Environment Agency and the presence of existing floodlighting both within the site and on adjoining industrial/warehouse premises, appropriate conditions are to be imposed concerning water quality and lighting. The site is a grassed open space and is small component of a wider recreational open space. Given that Rushmoor Borough Council is the applicant and a strategy for the whole site is considered appropriate, the matter of green infrastructure in respect of this site would be more comprehensively addressed by the Parks Manager in consultation with the Ecologist, separate from this planning application.

Provision of facilities for people with disabilities

The proposal includes various facilities for people with disabilities including level access into the building, a disabled toilet, hard surfaced footpaths and two disabled car parking spaces. This provision is considered to be acceptable for the purposes of "saved" local plan policies ENV22 and ENV23.

Other matters

Southern Gas Networks (SGN) have infrastructure which is primarily located along the southern site boundary. As a lighting column is proposed in proximity to this pipe, the views of SGN are awaited and an update will be given to the meeting.

In conclusion the proposal is considered to improve facilities on an important recreational site to the benefit of both users and the wider community and is acceptable in visual and residential amenity terms. It makes satisfactory provision for car, cycle and motorcycle parking and provides safeguards for the water environment, nature conservation and the landscape character of the site.

Full Recommendation

It is recommended that, subject to any adverse views received from SGN planning permission be **GRANTED** subject to the following conditions and informatives.

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

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

- 2 The development shall be completed in the external and surfacing materials as set out in the submitted application

Reason - To ensure satisfactory external appearance and surface water drainage.*

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

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

- 4 Before the building is occupied details of satisfactory provision for the storage and removal of refuse from the premises shall be submitted and approved in writing by the Local Authority. The approved details shall be made available for use prior to the first occupation of the building.

Reason - To safeguard the amenities of the area.

- 5 The building shall not be occupied until the existing and additional car parking and cycle parking facilities have been provided and/or marked out in accordance with the approved plans. The overall parking facilities shall thereafter be retained solely for parking purposes, and made available to the occupiers and visitors to the premises *

Reason - To ensure that provision for vehicle parking clear of the highway is available for users of and visitors to the development in the interests of highway safety.

- 6 No construction shall commence until there has been submitted to and approved in writing by the Local Planning Authority: -

- i. a desk top study carried out by a competent person documenting all previous and existing uses of the site and adjoining land, and potential for contamination, with information on the environmental setting including known geology and hydrogeology. This report should contain a conceptual model, identifying potential contaminant pollutant linkages.
- ii. if identified as necessary; a site investigation report documenting the extent, scale and nature of contamination, ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study.
- iii. if identified as necessary; a detailed scheme for remedial works and measures shall be undertaken to avoid risk from contaminants/or gas identified by the site investigation when the site is developed and proposals for future maintenance and monitoring, along with verification methodology. Such scheme to include nomination of a competent person to oversee and implement the works.

Where step iii) above is implemented, following completion of the measures identified in the approved remediation scheme a verification report that demonstrates the effectiveness of the remediation shall be submitted for approval in writing by the Local Planning Authority.

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

- 7 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 and to ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution caused by mobilized contaminants in line with paragraph 170 of the National Planning Policy Framework.

- 8 Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason - To ensure that the proposed potential piling does not harm groundwater resources in line with paragraph 170 of the National Planning Policy Framework.

- 9 The building shall not be occupied until the external lighting shown on the approved plans is installed and made available for use.

Reason - To provide an appropriate environment for users of the playing fields

- 10 The development hereby approved shall be undertaken strictly in accordance with the Arboricultural Impact Assessment and BS 5837 Tree Survey prepared by Sapling Arboriculture Ltd dated August 2018 and referenced J1079.02.

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

- 11 Ground floor levels within the building hereby approved shall be no lower than 600 millimetres (mm) above the estimated flood level.

Reason - In the interests of managing flood risk.

- 12 The permission hereby granted shall be carried out in accordance with the following approved drawings - D33858/RD/B, 6CT76 Lighting column, Kingfisher Lighting data sheet Italo Street, Italo 1 luminaire and Quarto luminaire information, existing floor plan, IVY/2 Rev A, IVY 4, IVY /10

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

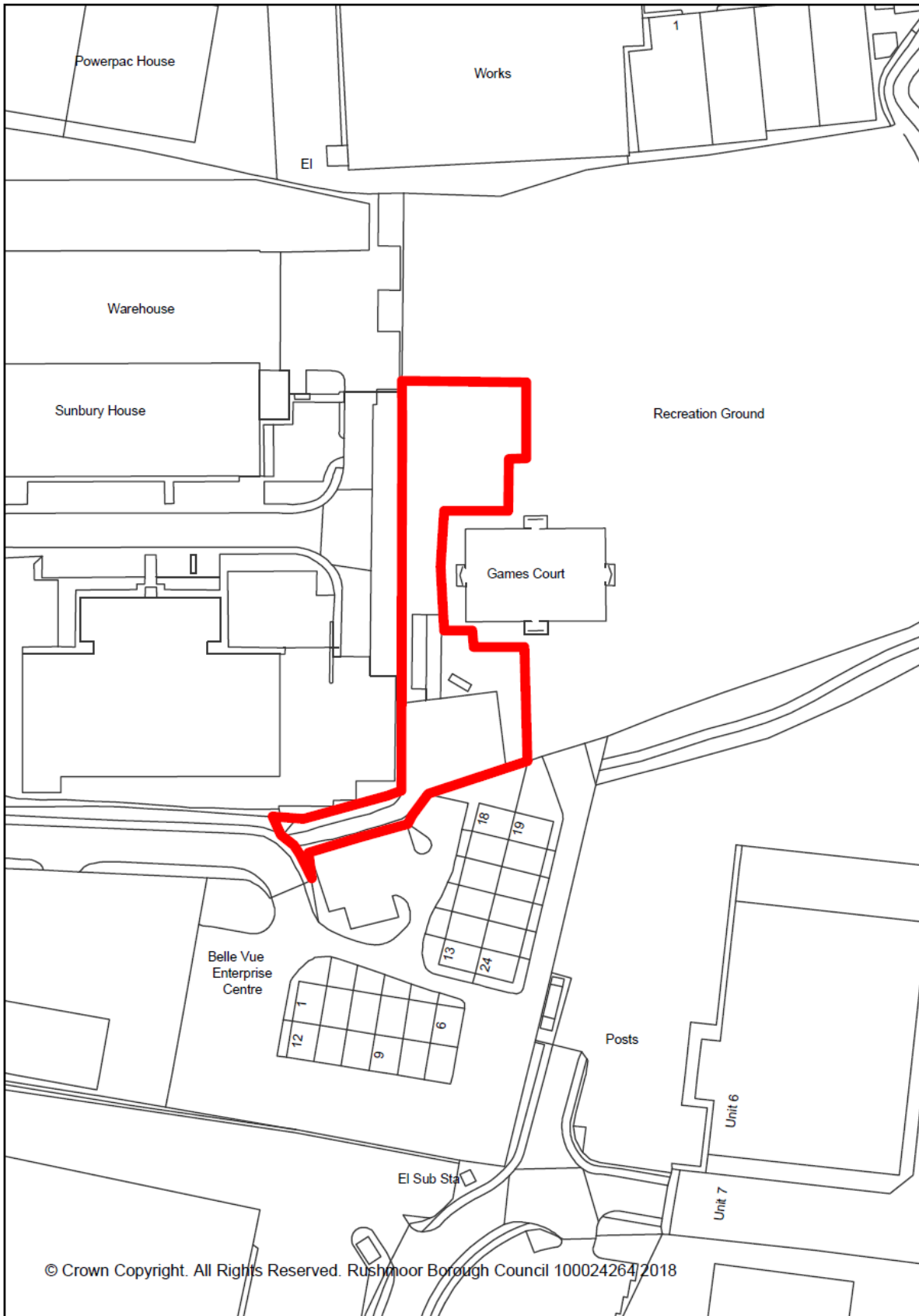
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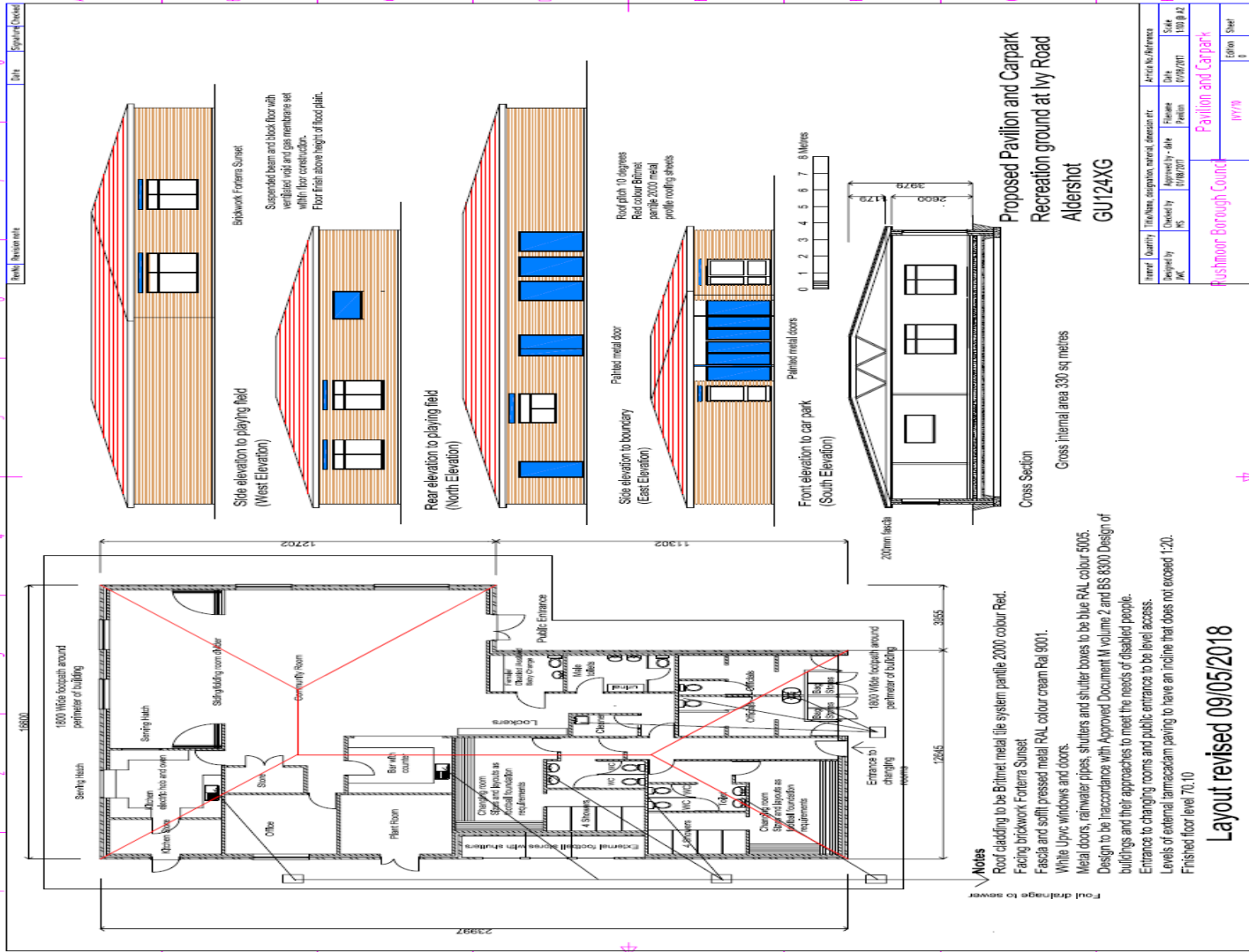
- 1 **INFORMATIVE –** The Local Planning Authority’s commitment to working with the applicants in a positive and proactive way is demonstrated by its offer of pre-application discussion to all, and assistance in the validation and determination of applications through the provision of clear guidance regarding necessary supporting information or amendments both before and after submission, in line with the National Planning Policy Framework.
- 2 **INFORMATIVE - REASONS FOR APPROVAL-** The Council has granted permission because the proposal is considered to improve facilities on an important recreational site to the benefit of both users and the wider community and is acceptable in visual and residential amenity terms. It makes satisfactory provision for car, cycle and motorcycle parking and provides safeguards for the water environment, nature conservation and the landscape character of the site, all having regard to development plan policy.

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

- 3 **INFORMATIVE -** The site is located over a historic landfill. There is some uncertainty in the thickness and nature of the capping material. There is a risk that during construction the cap may be breached and the waste disturbed. This would put the Secondary A aquifer and the Blackwater River at risk from the mobilisation of contaminates.
- 4 **INFORMATIVE -** Your attention is specifically drawn to the conditions marked *. These conditions require the submission of details, information, drawings etc. to the Local Planning Authority **BEFORE WORKS START ON SITE** or, require works to be carried out **BEFORE COMMENCEMENT OF USE OR FIRST OCCUPATION OF ANY BUILDING**. Development started, carried out or occupied without first meeting the requirements of these conditions is effectively development carried out **WITHOUT PLANNING PERMISSION**. The Council will consider the expediency of taking enforcement action against any such development and may refer to any such breach of planning control when responding to local searches. Submissions seeking to discharge conditions or requests for confirmation that conditions have been complied with must be accompanied by the appropriate fee.
- 5 **INFORMATIVE -** Measures should be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway throughout the construction period.
- 6 **INFORMATIVE -** No materials produced as a result of site preparation, clearance, or development should be burnt on site. Please contact the Head of Environmental Health for advice.

- 7 INFORMATIVE - It is a legal requirement to notify Thames Water of any proposed connection to a public sewer. In many parts of its sewerage area, Thames Water provides separate public sewers for foul water and surface water. Within these areas a dwelling should have separate connections: a) to the public foul sewer to carry waste from toilets, sinks and washing machines, etc, and b) to public surface water sewer for rainwater from roofs and surface drains. Mis-connections can have serious effects: i) If a foul sewage outlet is connected to a public surface water sewer this may result in pollution of a watercourse. ii) If a surface water outlet is connected to a public foul sewer, when a separate surface water system or soakaway exists, this may cause overloading of the public foul sewer at times of heavy rain. This can lead to sewer flooding of properties within the locality. In both instances it is an offence to make the wrong connection. Thames Water can help identify the location of the nearest appropriate public sewer and can be contacted on 0845 850 2777.
- 8 INFORMATIVE - In the UK all species of bats are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and under Schedule 2 of the conservation (Natural Habitats & c) Regulations 2004. The grant of planning permission does not supersede the requirements of this legislation and any unauthorised works would constitute an offence. If bats or signs of bats are encountered at any point during development then all works must stop immediately and you should contact Natural England.
- 9 INFORMATIVE - The applicant is advised that during the demolition and construction phases of the development measures should be employed to contain and minimise dust emissions, to prevent their escape from the development site onto adjoining properties. For further information, please contact the Head of Environmental Health.
- 10 INFORMATIVE - The applicant is reminded that the premises should be made accessible to all disabled people, not just wheelchair users, in accordance with the duties imposed by the Equality Act 2010. This may be achieved by following recommendations set out in British Standard BS 8300: 2009 "Design of buildings and their approaches to meet the needs of disabled people - Code of Practice". Where Building Regulations apply, provision of access for disabled people to the premises will be required in accordance with Approved Document M to the Building Regulations 2000 "Access to and use of buildings". The Rushmoor Access Group would welcome the opportunity to give further advice and guidance.





- Notes**
- Roof cladding to be Brilmet metal tile system pantile 2000 colour Red.
 - Facing brickwork Fortera Sunset
 - Fascia and soffit pressed metal RAL colour cream Ral 9001.
 - White UPVC windows and doors.
 - Metal doors, rainwater pipes, shutters and shutter boxes to be blue RAL colour 5005.
 - Design to be in accordance with Approved Document M volume 2 and BS 6300 Design of buildings and their approaches to meet the needs of disabled people.
 - Entrance to changing rooms and public entrance to be level access.
 - Levels of external tarmac paving to have an incline that does not exceed 1:20.
 - Finished floor level 70.10

Proposed Pavilion and Carpark
Recreation ground at Ivy Road
Aldershot
GU124XG

Cross Section
 Gross internal area 330 sq metres

Item No.	Quantity	Trade Name, description, material, dimension etc.	Area No./Reference
1	1	Roof cladding - metal tile system	1000/1
2	1	Brickwork - Fortera Sunset	1000/2
3	1	Fascia and soffit - pressed metal	1000/3
4	1	UPVC windows and doors	1000/4
5	1	Metal doors, rainwater pipes, shutters and shutter boxes	1000/5
6	1	Blue RAL 5005 paint	1000/6
7	1	Level access paving	1000/7
8	1	External tarmac paving	1000/8

Layout revised 09/05/2018

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

Case Officer	David Stevens
Application No.	18/00580/FULPP
Date Valid	3 rd September 2018
Expiry date of consultations	23rd August 2018
Proposal	Re-development of land involving erection of 7 houses (comprising 1 x 2-bedroom and 6 x 3-bedroom dwellings) divided between two terraced blocks and associated works following demolition of existing buildings
Address	36, 40 and land to the rear of 26 - 54 Cove Road Farnborough
Ward	Cove and Southwood
Applicant	Block 88 Ltd
Agent	Vail Williams LLP
Recommendation	REFUSE

Description

This application relates to an irregularly-shaped area of land measuring approximately 0.22 hectares divided into two main areas east and west of Nos.42-44 Cove Road, a property in separate ownership and falling outside the application site. The site contains a mainly single-storey commercial building with the postal addresses of Nos.36 and 40 Cove Road and covering part of the land to the east side. There is no No.38 Cove Road. The west side of the land is a gravel-surfaced car park enclosed to the north, west and south by a mature conifer tree hedge. The east and west portions of the land are linked to the rear of the curtilage of Nos.42 & 44 Cove Road.

The land is to the rear of shops and a restaurant and takeaway premises with a variety of residential dwellings above fronting Cove Road and forming Nos.26 to 54. There is an existing narrow vehicular entrance to the east side between Nos.30 and 32/34 Cove Road leading into a parking area immediately adjoining the buildings at Nos.36 & 40 Cove Road. This area is located to the rear of both Nos.26-30 and 32/34 Cove Road. From here it is possible to drive around the end of the curtilage of Nos.42 & 44 Cove Road to reach the west portion of the application land. There is an existing narrower vehicular entrance into the west portion of the site between Nos.44 and 46/48 Cove Road. It is understood that this route is in separate private ownership (i.e. neither that of the applicants or the current owner of the

application land). Although there is a legal right of way along this route into the west portion of the application land, this entrance principally provides vehicular access to a parking area to the rear of Nos.46/48 Cove Road (a takeaway and chip-shop with a first-floor residential flat above) and is also used for deliveries to this commercial property. There is a metal five-bar gate that can be closed across the entrance on the boundary between Nos.46/48 Cove Road and the west portion of the application land.

To the west, the application land abuts the side of a large garden area to the rear of mixed commercial and residential property at 56-68 even Cove Road. The north and east boundaries of the application land abut residential properties: Nos.1 Elmsleigh Road and 14 Gables Close directly adjoin to the north; and Nos.9 Gables Close and 24 Cove Road to the east.

The proposal is for the erection of 7 houses arranged in two terraces, both sited across the east-west width of the two portions of the application land with transverse ridge roofs. In this respect, the terraces are sited either side of the rear garden area of Nos.42-44 Cove Road.

Terrace No.1 (containing Plots 1-3 inclusive) would be the west portion of the application land and comprise a single 93 sqm 3-bedroom 2-storey house (Plot 1 at the west end with the side elevation adjacent to the boundary of Nos.56-58 Cove Road); and a pair of taller roofed 120 sqm 3-bedroom 2.5-storey houses. It is proposed that these three houses would all face south-east with their rear gardens facing the side boundary of the rear garden of No.1 Elmsleigh Road. Each of these proposed houses would have a pair of parking spaces to the front within a private parking courtyard with access from Cove Road via the narrow driveway between Nos.44 and 46/48 Cove Road. The parking courtyard is shown to contain a further four parking spaces, comprising an unallocated visitor space and three spaces understood to be allocated for the use of the business occupying Tower Hill Garage on the opposite side of Cove Road. The courtyard area is also shown to provide space for the standing of refuse bins awaiting collection.

Terrace No.2 (containing Plots 4-7 inclusive) would be across the east portion of the site following the demolition and removal of the commercial buildings Nos.36 and 40 Cove Road. In respect of Plots 4-6 inclusive, the proposed houses would be very similar in design to the Plot 1-3 terrace already described above, with the Plot 4 house at the west end being a lower 2-storey height unit. The Plot 7 house would be at the east end of the terrace adjacent to the boundary with No.24 Cove Road and would be an 81 sqm 2-bedroom 2-storey house. The proposed Plot 4-7 houses would be sited backing onto the existing neighbouring residential properties to the rear: the rear portion of the rear garden of No.1 Elmsleigh Road in the case of Plot 4; and the private parking area and front gardens of No.14 Gables Close in respect of Plots 5-7 inclusive. A private parking courtyard is also proposed to the front of Terrace No.2 with access from Cove Road via the existing opening between Nos.30 and 32/34 Cove Road with modified alignment. This would provide a pair of allocated parking spaces for each of the proposed new houses (8 spaces in total), plus two visitor spaces; and a further 5 spaces indicated to be allocated to properties located outside the application land at Nos.32, 34, 32/34, 32a and 32b Cove Road. A bin collection point is shown to be provided adjoining the re-aligned access driveway outside the entrance door to the flat at 30A Cove Road.

The proposed houses are of conventional design and indicated to be largely rendered, but with some tongue & groove timber boarding panels. The roofs are indicated to be finished with resin slate-effect roof tiles; and the fenestration to be grey or black framed. The lower roofed houses would be 8.7 metres high at the ridge and have low eaves 4.2 metres above ground level. The taller 2.5 storey house units would be 9.7 metres at the ridge and 5.7

metres at eaves.

In order to accommodate Terrace No.1 on the land it is proposed that the existing mature tree hedge bordering the rear garden of No.1 Elmsleigh Road, the side garden boundary of Nos.56-68 Cove Road and immediately to the rear of Nos.46-54 Cove Road would be removed in its entirety. It is indicated that this would be replaced with new hedge planting considerably narrower in plan form.

The application is accompanied by a Planning, Design & Access Statement; a Transport Statement; a preliminary Ecological Appraisal and Bat Building Assessment Report; an Arboricultural Impact Assessment & Tree Survey; and a Groundsure Review Report providing a preliminary desktop assessment in terms of contaminated land and flood risk.

Relevant Planning History

The application land has a long history of commercial use. From 1980 this involved the occupation of the land by Cove Industrial Enterprises and other firms undertaking general industrial (Use Class B2) activities. These gave rise to significant and sustained complaints from adjoining and nearby residents relating primarily to noise and smell. This was associated with complaints about the erection of buildings without planning permission and the breach of planning conditions imposed by earlier permissions. In January 1993 planning permission was refused for the erection of an extension and the continued use of premises at the application land (then including land to the rear of Nos.42-44 Cove Road) for both light industrial (Use Class B1) and general industrial use (Use Class B2), 92/00411/COU refers. In February 1993 the Council resolved to take enforcement action primarily in the form of Breach of Condition Notices. Prosecutions were subsequently commenced by the Council for failure to comply with these Notices after they were served. However these proceedings were later withdrawn because the firms occupying the land re-located to premises within the Invincible Road Industrial Estate, thereby ceasing the various environmental nuisances that had prompted the enforcement action.

The preceding history forms the planning context for the existing commercial buildings, associated parking areas and layout of the application land as they currently exist. Planning permission was originally sought in 1994 with planning application 94/00003/COU for retention of the buildings that are currently on the application land (Nos.36 and 40 Cove Road) to be used for light industrial purposes (Use Class B1). The 1994 application site comprised the current application site but also included the land to the rear of 42-44 Cove Road. The consideration of this application evidently coincided with the re-location of Cove Industrial Enterprises and other firms from the application land. The application appears to have been made by the landowner seeking to establish an authorised use and value for the application land against the background of their removal of the unauthorised industrial uses and activity from the land, which is understood to have taken place over a period of time in 1995-6. The proposals evolved considerably during the course of the Council's consideration of the application and were eventually granted permission in February 1997 subject to conditions. Some existing buildings were demolished; various open storage, metal containers and equipment removed from the land; the retained buildings refurbished and sound insulation installed; a parking area was formed principally in the west portion of the land; screen landscape planting was undertaken around the parking area; and improvements made to the existing vehicular access serving the site located between Nos.26 and 32/34 Cove Road. This was originally proposed to involve the construction of pavement build-outs to isolate street parking from the access in Cove Road. However it appears that it was later agreed that this could be reduced to the white-painted 'Keep Clear' road markings that

currently exist.

A number of restrictive planning conditions were imposed by the 1997 planning permission, including:-

Condition No.2: Hours of use of the retained premises restricted to 0730-1800 hours Mondays to Fridays, 0730 to 1300 hours Saturdays; and no use at all on Sundays and Bank Holidays;

Condition No.3: The premises to be used only for the purpose of clutch & brake distribution and/or light industrial purposes within Use Class B1(c) and for no other purpose, including any other purpose within Use Class B1 or B8. Furthermore, the premises were not to be used for the manufacture of plastic mouldings or precision engineering involving the heavy duty cutting, bending, punching and welding of sheet metal or machine parts;

Condition No.4: No external storage of raw materials, finished or unfinished products, parts, crates, packing materials or waste was to take place unless within the specified storage areas identified on the approved plans;

Condition No.5: All plant and machinery was to be enclosed with soundproofing materials and not used unless it was;

Condition No.6: The retention of the approved landscape planting at all times;

Condition No.7: No sound reproduction equipment that would be audible outside the premises was to be installed and/or used at the land;

Condition No.8: The parking and manoeuvring areas shown on the approved plans were to be retained at all times. In addition, 8 parking spaces were to be retained and kept available for the occupiers and visitors to 30A Cove Road; and one space each retained for the sole use of the occupiers of 42 and 44 Cove Road.

Condition No.9: The sole vehicular access to the land was to be from between 30 and 32/34 Cove Road and be improved as approved within 3 months. Additionally, the access driveway between 44 and 46/48 Cove Road was to be kept gated to all vehicular traffic at all times except in an emergency;

Condition No.10: The sound insulation measures that were installed in the buildings to remain was to be retained at all times.

In February 2000 planning permission was granted for the variation of Condition No.8 of planning permission 94/00003/COU to re-allocate parking spaces to different properties, 00/00031/FUL refers. It is evident from an informative attached to this permission that the purpose of this application was solely to re-allocate the two spaces for the sole use of the occupiers of Nos.42 and 44 Cove Road with the 1997 planning permission to other users. Condition No.2 of this permission specifies that the two parking spaces concerned be allocated one each to Nos.30 and 34 Cove Road instead. It seem likely that this permission was prompted by Nos.42-44 Cove Road ceasing to be in the same ownership as the remainder of the application land.

Condition No.5 of planning permission 13/00482/COUPP dated October 2013 relating to the change of use of first-floor offices and erection of a roof extension and loft conversion to

create a pair of 2-bedroom flats at 32 Cove Road requires provision and retention of a pair of parking spaces in the adjoining parking area that is part of the current application land.

The Planning, Design & Access Statement submitted with the application advises that a part of the application premises at No.36 Cove Road was, until recently, used by a furniture restorer whom has moved to new premises in Camberley, but that a small part of No.36 is now being used for an undisclosed purpose by a named individual on a shorthold tenancy instead. In respect of the application premises at No.40 Cove Road, the applicant advises that this was until recently occupied by a martial arts school that has recently moved to Queens Road, North Camp. As a martial arts school is a use that would fall within Use Class D2 (assembly & leisure) this use evidently operated from the premises without planning permission. The applicant's Statement also advises that some of the premises at No.40 are now occupied by another named individual, again for an undisclosed purpose.

Consultee Responses

Environmental Health	No objections.
HCC Highways Development Planning	Objection : (a) The submitted Transport Statement seeks to analyse the existing traffic generation potential of the site based on the likely vehicular activity associated with an unauthorised use of the site that has now ceased; and the analysis also contains significant calculation errors previously identified to the applicant's Highways Consultants yet not corrected. (b) Inadequate on-site parking is provided to serve both the proposed development <u>and</u> also existing parking use of the land to be retained for the use of occupiers of adjoining and nearby properties as required by extant planning conditions. (c) The proposed vehicular accesses to serve the development would be more intensively used than as existing and with a different pattern of use throughout the day increasing the likelihood of conflict with other highway users in the vicinity. The vehicular accesses are already of inadequate width (failing to meet the minimum standards [4.5 metre width for the first 6 metres] to allow for two-way vehicular passing movement) and have inadequate pedestrian and vehicular sight-lines with Cove Road (B3014), neither of which can be improved. Conflicting reversing manoeuvres onto the road are likely. (d) Inadequate turning provided within the proposed development to enable emergency vehicles to enter and leave the proposed parking courtyards in a forward gear. (e) The proposed refuse collection areas are considered acceptable in terms of size, however the collection area serving Plots 4-7 is shown to be sited immediately adjoining the front door to Flat 30A Cove Road and would need to be re-sited. (f) Cycle storage is implied but not shown on the submitted plans. Consequently it is considered that the proposed development would cause danger and inconvenience to users of the adjoining highway.
Community - Contracts Manager (Domestic Refuse Collection)	Has provided information on the number of refuse and recycling bins that would be required to serve the proposed development. These are : 7 x 140L wheelie refuse bins, 7x 240L wheelie

recycling bins, and 7 x 44L glass boxes. In addition, it is noted that some form of refuse lorry lay-by parking space would need to be made available on Cove Road near the accesses for the proposed development to enable the additional refuse/recycling bin collections arising from the development to be collected safely.

Natural England

Objection : the planning application has been submitted without an allocation of SPA mitigation capacity from an appropriate SPA mitigation scheme to support the proposed development. As such, the applicants have failed to mitigate the impact of their proposed development upon the nature conservation interests and objectives of the SPA contrary to the UK Habitats Regulations and both National Planning Policy & Guidance; and adopted and emerging Development Plan policy.

Ecologist Officer

Objection : In the absence of an allocation of SPA mitigation capacity, the applicants have failed to mitigate the impact of their proposed development upon the nature conservation interests and objectives of the SPA contrary to the UK Habitats Regulations and both National Planning Policy & Guidance; and adopted and emerging Development Plan policy.

In addition, the bat survey work that has been undertaken of the site to date is incomplete : it is a preliminary report covering a partial survey of the application property. As such, no permission should be granted until site survey and assessment has been completed. Furthermore, no biodiversity enhancement measures have been proposed as required by emerging Development Plan policies.

Hampshire Fire & Rescue Service

Provides generic guidance on the requirements for access to buildings as required by the Building Regulations, including the minimum manoeuvring specifications for fire and rescue service vehicles. Advice on other fire safety precautions and measures is also provided.

Crime Prevention Design Advisor

No comments received.

Planning Policy

Objection : the proposals are unacceptable and contrary to adopted and emerging Development Plan policies.

Aboricultural Officer

Objection : This proposal threatens the removal of screening plants located to the south-west, west and north boundaries of the application land. It is accepted that the plants forming the screen are generally of poor individual worth, however they currently perform an important screening function for properties beyond the boundaries of the application property. The replacement planting would be confined to a belt 1.5m deep and 2m high; however it is considered unlikely that this new planting would be maintained into the future as the developer suggests

even if spelt out in a condition. Given that such conditions must be time limited to no more than 5 years, it is considered that their retention would not be sustainable given the tight proximity to Plot 1. As such, planning must factor into its decision, the loss of unsustainable screening due to future pressure to remove the plants as a result of over-development.

This proposal also threatens the unjustified loss of the B grade Sycamore tree T4 which is worthy of retention but for the fact that it would dominate the rear garden of Plot 1 and which further suggests an unacceptable over-development of the land is being proposed.

Thames Water No comments received.

Hampshire & I.O.W.
Wildlife Trust No comments received.

Neighbours notified

In addition to posting a site notice and press advertisement, 53 individual letters of notification were sent to properties in Cove Road, Elmsleigh Road, Prospect Road and Gables Close, including all properties adjoining the application site.

Neighbour comments

Objections have been raised by the owners/occupiers of Nos.30A, 42, 44B, owner of 44-44B, 46-48 & the owners of 50-54 Cove Road; Nos.1 & 3 Elmsleigh Road; Nos.2, 4, 8, 9, 12 and 14 Gables Close; and No.20 Horn Road on the following summary grounds:-

- (a) Previous planning history of refusals for residential and other development relating to the application land.
- (b) The applicants do not own the application land and are only prospective purchasers [*Officer Note: this is not unusual - applicants for planning permission do not need to be the owners of the land before they can submit a planning application; and formal notice has been served on the current owners of the application land by the applicants as required*].
- (c) Residential use of the land is inappropriate – the land has commercial light industrial use and is unsuitable for residential development.
- (d) Serious ground contamination renders the site unsuitable for residential development and undertaking the proposed building work on the land would be likely to release contaminants into the environment. No testing of the site for contaminants has been undertaken to date and some correspondents believe that some of the previous industrial activities on the application land may have involved use of highly dangerous and noxious chemicals; and generally involved the release of pollutants into the environment.
- (e) Increased traffic generation that would exacerbate existing road congestion and, thereby have a further negative impact upon the area generally. Cove Road (B3014) and Prospect Road are busy local distributor roads.
- (f) Adverse impact on the character and appearance of the area due to the proposed 2.5 storey houses. The design of the proposed houses does not match their surroundings.
- (g) Inadequate narrow vehicular accesses : they are substantially substandard in width, confined between existing buildings, and insufficient and unsuitable to serve the

proposed new dwellings. This is particularly the case in respect of the access between Nos.44 and 46-48 Cove Road, which is restricted by planning condition to only being an emergency access to/from the application land. Further it is not in the ownership or control of the applicants or the current owner of the remainder of the application land, and also serves as access for parking and servicing of the Chinese takeaway and occupiers at Nos.46-48 Cove Road. It is very much doubted that the accesses meet the necessary minimum standards, including in respect of emergency services. [Officer Note: due to the narrow width of the accesses, fire engines would not be able to enter the proposed development. In order to comply with the Building Regulations in this respect it would be necessary for the proposed houses to be fitted with sprinkler systems].

- (h) Draft revised Building Regulations in the wake of the Grenfell Tower fire will require entrances into residential housing estates to be at least 8 metres wide to allow adequate access for the emergency services – this cannot be achieved by the proposed scheme. [Officer Note: this is currently draft Regulations and, in any event, are a matter for separate consideration under the Building Regulations].
- (i) To widen the accesses would require the acquisition and demolition of buildings that are not within the ownership or control of the applicants and do not form part of the application land.
- (j) The accesses are partially obstructed by refuse bins and fixtures and fittings such as the extraction duct for the Chinese takeaway at Nos.46-48 Cove Road.
- (k) The existing accesses would not provide safe pedestrian access to the proposed houses.
- (l) Extremely restricted and inadequate poor pedestrian and vehicular visibility splays from the proposed access drives onto Cove Road due to proximity of buildings either side and also vehicles parked roadside. This is likely to lead to dangerous and/or conflicting vehicular movements in a very busy locality in terms of both vehicular and pedestrian movements. Both accesses adjoin a very busy bus stop on a major bus route. Many children use the adjoining pavement before and after school. Unacceptable severe detrimental impact upon the safety and convenience of highway users.
- (m) The road-side layby parking along this stretch of Cove Road is nearly always full with a regular turn-over of vehicles coming and going. Vehicles servicing the various businesses along this section of the Cove Road frontage usually seek to reverse into the accesses to the application land in order to unload, thereby regularly blocking the accesses for the duration.
- (n) The boundary fence belonging to No.44 Cove Road adjoining the proposed access to Plots 1-3 is regularly damaged by vehicles using this access. The pedestrian access to existing dwellings at No.44 immediately adjoins the vehicular access and residents would be put in further jeopardy if the proposed development were to be built.
- (o) Inadequate parking provision with the proposed development : insufficient visitor parking and failure to retain adequate parking within the proposed scheme for the use of occupiers of existing adjacent properties outside the application land that are required by planning conditions.
- (p) Likely overspill and displacement of users of existing very limited street parking in the vicinity. Existing problems with demand for parking in Cove Green public car park and indiscriminate and often double street-parking in Gables Close (causing problems with access, including delivery and emergency vehicles) likely to be exacerbated. Street parking takes place in Gables Close in preference to the Cove Green car park to avoid paying parking charges – or simply because it is already full in any event.
- (q) Existing problems with bin collections and deliveries in the vicinity also likely to be exacerbated;

- (r) Likelihood of future proposals for application land seeking to form vehicular access to Gables Close instead : children play in the Close. [*Officer Note: the possible future intentions of a developer are not a matter that can be taken into consideration with the consideration of a planning application – they must be considered as proposed solely on their own individual relevant planning merits*];
- (s) Loss of privacy and amenity due to undue overlooking from the proposed new houses particularly in respect of the houses and gardens of Nos.1 and 3 Elmsleigh Road, 44B Cove Road and 14 Gables Close. Also an overbearing impact due to the extent of overlooking from terraces of partly 2.5 storey height;
- (t) Noise and disturbance associated with activity and traffic associated with the occupation and use of the proposed new houses, especially at night. This is in respect of properties in Elmsleigh Road, Cove Road, Gables Close and Prospect Road. The front door of No.44B is located just 1 metre from the access driveway intended to serve Plot Nos.1-3;
- (u) Loss of existing tree hedge visually screening the site from neighbours – and its proposed inadequate and token replacement. Concern about the effect on ground stability arising from the removal of so many trees all at once. The submitted Tree Report contains inconsistencies and errors.
- (v) Infrastructure in the vicinity is unable to cope with the proposed additional residential development. The proposed houses would have to be connected into existing sewers that are already inadequate;
- (w) The applicant's agent incorrectly and misleadingly states that neighbourhood consultation was undertaken on behalf of the applicants before the application was submitted and that the response received from local residents was generally positive.
- (x) Adverse environmental and other impacts, traffic congestion and general inconvenience arising from the construction period of the proposed development [*Officer Note: It is long-standing Government guidance that the impacts of the construction period of a development cannot be taken into account in considering planning applications.*]
- (y) The existing buildings on the application land to be demolished are believed to contain a high level of asbestos material that will require specialist removal. [*Officer Note: this matter is subject to entirely separate legislation and is not a matter for the Council or to be considered in the determination of a planning application*].
- (z) It is claimed that the proposed houses contain an inherent dangerous design fault and will not last their expected life-span [*Officer Note: the objector raising this point has been asked to explain this point but has not since done so. In any event, it is not a matter that can be taken into consideration in the determination of a planning application*].

Representations in support of the proposals have been received from the current owner of the application land (operating from No.18 Invincible Road); and also by a correspondent from Brading (Isle of Wight) whom identifies themselves as a long-standing client of Cove Industrial Enterprises. The allegations made by some objectors about the historical use of the site involving industrial processes involving dangerous and noxious chemicals are refuted and declared to be untrue. It is suggested that housing re-development would be a good use for the application land and the view is expressed that the traffic access to/from the site would not be a problem. The current land owner considers the proposed development to be an attractive courtyard development of seven nicely positioned and newly constructed houses surrounded by landscaped gardens. It is further suggested that the traffic situation would be quieter and calmer than it is now; and the new residents would use local shops adding more value to the area than the existing commercial use of the application land.

The current owner finally advises that he has been approached twice by the Council with the request that the application land be redeveloped for residential use. [*Officer Note: this correspondent has since clarified that this contact with the Council was in connection with the Rushmoor Urban Housing Potential Study 2005, which examined the possible housing development of a larger area than the application land comprising all of the land to the rear of Nos.26 to 68 Cove Road.*]

Policy and determining issues

The site is within the built up area of Farnborough. The site is not located within or immediately adjoining a Conservation Area, a Listed Building or a non-Statutory heritage asset such as a designated Building of Local Importance.

Adopted Rushmoor Core Strategy (October 2011) Policies SS1 (Spatial Strategy), CP1 (Sustainable Development Principles), CP2 (Design and Heritage), CP3 (Renewable Energy and Sustainable Construction), CP4 (Surface Water Flooding), CP5 (Meeting Housing Needs and Housing Mix), CP8 (Supporting Economic Development), CP10 (Infrastructure Provision), CP12 (Open Space, Sport and Recreation), CP13 (Thames Basin Heaths Special Protection Area), CP15 (Biodiversity), CP16 (Reducing and Managing Travel Demand), and CP17 (Investing in Transport) are relevant to the consideration of the current proposals.

Whilst the Core Strategy has policies that replace specific Local Plan policies, a number of Local Plan policies continue to be 'saved' and therefore remain in use for the time being until they are replaced by future tranches of Local Development Framework documents. In this respect, Local Plan Policies ENV13 (trees), ENV17 (general development criteria), ENV20 (landscaping), ENV41-44 (surface water run-off), ENV49 (ground contamination), OR4 & OR4.1 (public open space), TR10 (general highways criteria), and H14 (amenity space) are 'saved' policies that remain relevant to the consideration of this application.

The New Rushmoor Local Plan 2014 to 2032 contains emerging policies that are relevant to the consideration of the current application. It has now reached an advanced stage of preparation. Proposed main modifications to the Plan are, at the time of writing this report, subject to public consultation following receipt of the Inspector's provisional findings after the Local Plan Inquiry held in May 2018. It is currently anticipated that the New Local Plan will be formally adopted in early 2019. However, where there is now no reason for any changes to be made to the policies and content of the Plan because no modifications are being recommended and/or there is no difference in the policy approach currently taken with the Core Strategy, the new Plan can now be considered to carry some weight in the consideration of planning applications. Where this is the case, this will be noted in the following Commentary section of this Report.

The Council's adopted Supplementary Planning Documents (SPD) on 'Housing Density and Design' (May 2006), 'Planning Contributions - Transport' 2008, new 'Car and Cycle Parking Standards' (adopted November 2017), the Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy as updated November 2017; and the advice contained in the revised National Planning Policy Framework (July 2018) and Planning Practice Guidance are also relevant.

The main determining issues are considered to be:

1. Principle of development;
2. Visual Impact on the character and appearance of the area;

3. Impact on trees;
4. The impact on neighbours;
5. The living environment created;
6. Impact on wildlife;
7. Highway considerations;
8. Drainage issues;
9. Renewable energy and sustainability; and
10. Public open space.

Commentary

1. Principle -

The proposals seek to re-use an under-used light industrial commercial site. Government legislation variously seeks to encourage and enable conversions of vacant commercial properties into residential use. Whilst the current proposal is not 'permitted development' in this respect, legislation clearly indicates the general acceptability of such proposals. Further, the site is not identified as a Key Employment Site in current or emerging plans, therefore it is considered that there is also no objection in principle to the residential re-development of the site having regard to Core Strategy Policy CP8.

The proposed development is seeking to make use of previously developed land, which is a clear objective of the NPPF and local planning policy. This is also acknowledged in the Council's Supplementary Planning Document "Housing Density and Design" published in April 2006. Accordingly, as a general principle, and within reason, such proposals are supported by the Council's past, present and future Development Plan policies and supplementary documents. However, even under the banner of 'regeneration', this general principle is not an open-ended encouragement and 'permission' for ever more intensive use of land, reduced dwelling sizes and amenity, minimal parking provision etc. that fails to meet adopted planning requirements; and/or the failure of proposed development to meet its own needs without unduly and unacceptably impacting and imposing upon its surroundings. Furthermore, it is not an invitation for developments to be proposed on land that would prejudice the efficient use of land and generally not be in the interests of the proper planning of an area.

In this respect, the current owner of the application land has made representation in support of the current planning application in part referring to the Council's invitation to them to participate in the Rushmoor Urban Housing Potential Study 2005. However this does not confer any support for the specific proposals the subject of the current application. Indeed, the correspondence with the owner in this respect made clear that the Council was looking at the potential for housing development across the Borough and that the land identified for the purpose of the Study was only where development may be possible. Furthermore, it was also stressed that inclusion of any land within the Study did not presuppose that any subsequent planning application would be successful. Additionally, the Study was looking at a larger area of land than the more limited extent of land the subject of the current application, additionally incorporating land at Nos.42-44 and 56-68 Cove Road. The Council subsequently concluded that the site was unlikely to come forward in the foreseeable future due to the various land ownerships involved. It was also noted in the assessment of this land for the Study that vehicular access also imposed a clear constraint as existing routes into the site are very narrow, such that re-development would be likely to require building demolitions beyond the area of land identified for examination.

The Council's latest Strategic Housing & Economic Land Availability Assessment (SHELAA) June 2017 Final Report (January 2018) has been used to inform the Council's approach to Housing Policies and allocations with the emerging New Rushmoor Local Plan 2014 to 2032. This report does not identify the application land or the larger area of land examined with the 2005 Study as being developable. Indeed, land identified as being "Land to rear of 26-68 Cove Road" has been assessed as being "non-developable" for a combination of reasons. This includes those reasons identified with the 2005 Study, but additionally the potential for ground contamination, provision of parking within the application land tied to residential units beyond the application land, likely difficulties with bin collections and other physical site constraints. Consequently the land to rear of Nos.26-68 Cove Road incorporating the current application land is not allocated as a housing site with the emerging New Local Plan.

The land the subject of the current application is a smaller area than that already considered by the Council and concluded to be non-developable for housing purposes for a number of clear-cut planning reasons. The current application proposes the residential development of land with a convoluted shape and seeks to use the existing vehicular accesses that have already been identified as inadequate. No attempt appears to have been made to assemble a larger and more regularly shaped site including Nos.42-44 and 58-68 Cove Road; and also some Cove Road frontage property to enable the provision of improved vehicular access. It simply appears that development has, instead, been poorly contrived to fit the pieces of land that the current owner is seeking to sell at present. Accordingly, it is considered that the current proposals are an unsatisfactory and unacceptable piecemeal form of development, since allowing development of the application land in the manner proposed would be likely to prejudice and unduly constrain potential future more comprehensive development of the application land in combination with adjoining land. It is considered that approving the current proposals would not be 'good' development that would be in the interests of the proper planning of the area.

The proposed development proposes residential re-development incorporating provision of a number of private garden areas (i.e. where residents of the proposed dwellings would have direct contact with the ground) and the application land has a history of commercial/industrial use. In this respect the application is accompanied by a desktop study that assesses the potential environmental risk associated with the property in respect of ground contamination to be "Moderate-High" and "In Need of Further Assessment" as a result of the known or inferred historical land uses of the land. The applicants' submitted desktop study considers that the application property has a "high environmental sensitivity". This is on account of the vulnerability of current and future occupiers of the proposed development, construction site workers, and existing neighbouring residents to ground contamination; and the fact that the bedrock layers beneath the application land are classified as a "secondary A aquifer". The applicants thereby identify both significant potential vulnerable receptors and also pathways for the migration of pollutants into the wider environment. Accordingly, the applicants' report recommends that a Phase 1 Environmental Risk Assessment be undertaken that is likely to require some degree of physical site investigation in order to establish whether or not the site is suitable for residential use and occupation; and provide adequate information to support the specification of any remediation measures. In the circumstances of this case it is considered that the site investigation work should be undertaken before any decision be made to grant planning permission in order to determine whether or not the risk from contamination is acceptable. This precautionary approach would be in line with current Government Planning Guidance concerning land potentially affected by contamination. However, since the application is to be refused for other reasons (as set out in this report) it is considered neither appropriate nor reasonable for the Council to request that the applicant commissions and submits this site investigation work. The current inadequacy of the information provided to

assess the suitability of the application land for the proposed development must simply feature as a further reason for refusal in this instance.

Core Strategy Policy CP6 requires, subject to viability, provision of 35% affordable housing with developments of 15 or more net dwellings. A reduced trigger threshold of 11 or more net dwellings is specified by Policy LN2 of the emerging New Local Plan, with a 30% affordable housing requirement. However, since the scheme proposes only seven additional units, the requirements of these current and emerging policies do not apply in this case.

2. Visual Impact –

The vicinity has a mixed character, with a variety of building types, ages and external materials. The application land is not located within a Conservation Area and the buildings are not Listed or identified as a Building of Local Importance. The proposed dwellings would be located in a backland position and be arranged in two separate terraces located to either side of the application land separated by the private garden land of Nos.42-44 Cove Road. Some of the units in each terrace would be taller and have accommodation provided in the roof at second-floor level. The east terrace (Plots 4-7 inclusive) would replace existing buildings of ad hoc utilitarian appearance that are partially visible at the end of Gable Close. However the narrow vehicular accesses into the site from Cove Road are located between existing road frontage buildings that substantially restrict public views of the application land. Similarly, although the rear elevation of the east terrace would be partially visible at the end of Gables Close, this is also a restricted view that is not considered to materially define or influence the visual character and appearance of the area as a whole. The generic modern design and external appearance of the proposed houses themselves is considered acceptable. Accordingly the proposed development is not considered likely to impact materially and harmfully upon the established mixed visual character and appearance of the area.

3. Impact on Trees –

There are a number of trees within or directly adjoining the application land and, accordingly, the application is accompanied by an Arboricultural Impact Assessment and Tree Survey. Much of the west and north boundaries are provided with a significant feeling of enclosure on account of the existence of a substantial mainly cypress conifer hedge that visually isolates the application land from adjacent residential neighbours. This hedge screen was provided and to be retained as a requirement of the 1997 permission. However it now occupies a significant area of land on these margins of the application land and, accordingly, it is proposed to be removed in its entirety to make way for proposed Terrace No.1 (Plots 1-3 inclusive) and Plot No.1 in particular. Whilst the Council's Arboricultural Officer accepts that most of the trees forming the screen are generally of poor individual amenity value, they nonetheless clearly perform an important screening function for properties beyond the boundaries of the application land. Furthermore it is noted that the proposals include the loss of the B-grade Sycamore tree (Tree T4) which is considered worthy of retention. This tree is located close to the north-west corner of the application land and appears to be proposed for removal simply because it would, otherwise, dominate the rear garden of proposed Plot 1. It is, as such, an unjustified removal to facilitate a poorly-designed and contrived development that fails to respond adequately to an existing constraint of the site. This is considered indicative of the proposals being an unacceptable over-development of the land.

The Council's Arboricultural Officer has considered the applicants suggestions for the provision of replacement hedge planting to enclose the west portion of the application land

following the removal of the existing hedge. This is rather improbably and unrealistically shown to be confined to a belt 1.5m deep to provide adequate clearance from the proposed houses; and presumably intended to be grown sufficiently tall to re-introduce some boundary screening between proposed Plots 1-4 and neighbouring residential properties. However, having regard to the plant species indicated it is considered most unlikely that this new planting could/would provide adequate screening even if established and, in any event, unlikely to be maintained into the future as the developer suggests even if required to do so by a planning condition. Furthermore, given that such conditions must be time limited to no more than 5 years, it is considered that the retention of the proposed replacement screen hedge would not be sustainable, especially, for example, given the tight proximity to Plot 1.

The submitted Arboricultural Report correctly identifies a mature tree in the rear garden of No.24 Cove Road to the east and puts forward appropriate tree protection measures in this respect. However the Report fails to identify a further tree in the rear garden of No.24 Cove Road also closely adjoining the application land that would be located near the east end of proposed Terrace No.2. As a consequence the application fails to consider the impact of the proposed development on this tree.

It is considered that the necessity to remove the existing tree hedge screening the application land from existing neighbours to make way for the proposed development, and the inability to provide a sustainable replacement hedge screen in a reduced space, is a further indicator of the proposals being an unacceptable and poorly-contrived overdevelopment of the land.

4. Impact on neighbours –

It is considered that there is no imperative for the current restricted light industrial use of the site to be removed in favour of the proposed residential development. Although currently under-used, the site has a light-industrial commercial use as a result of the 1997 permission subject to a number of restrictions designed to ensure that impact upon neighbours is minimal. Indeed, by definition, a B1 use is capable of operating adjoining residential property without giving rise to any material adverse environmental effects. This is borne out by the lack of any significant complaints to the Council relating to activities undertaken at the application land since 1997, including the unauthorised martial arts school use. In this respect it is noted that some objectors have expressed the view that the commercial use of the site should remain.

The proposed development would be located in proximity to a number of existing surrounding residential properties. The rear garden at No.24 Cove Road with No.4 Prospect Road beyond and No.9 Gables Close to the east; No.14 Gables Close and Nos.1 & 3 Elmsleigh Road to the north; the garden area to Nos.56-68 Cove Road and 1a Elmsleigh Road beyond to the west. To the south the proposed development abuts the rear of properties fronting Cove Road containing a mixture of commercial uses and residential flats. This includes Nos.44A and 44B Cove Road, which have garden areas that occupy the land located between the east and west portions of the application land and, indeed, is land partially located between proposed Terraces 1 and 2. The relationships that would be created between these neighbouring residential properties and the proposed development are considered in the following paragraphs.

No.24 Cove Road : This property has a sizeable rear garden to the east of the application land and the existing buildings at No.36 and 40 Cove currently directly abut the majority of the shared boundary. As a result of the proposals, the existing light industrial buildings would

be removed, but replaced by a parking courtyard (in part containing the parking spaces allocated to commercial users including the pizza takeaway with home delivery service at No.34 Cove Road), with Terrace No.2 to the rear. The nearest dwelling plot would be Plot No.7, which is a two-storey house specifically designed with the first-floor windows facing towards No.24 Cove Road wholly or partially obscurely-glazed. There would be no windows in the side elevation of the Plot 7 house, which would be separated 3 metres from the shared boundary. Whilst it is considered that there would be no material and undue overlooking of the house and garden of No.24 Cove Road from the proposed new houses, it is nevertheless considered that there would be a strong perception of being overlooked as a result of the presence of Terrace No.2. Furthermore, it is considered that this property would be exposed to noise and disturbance arising from the immediately adjoining parking courtyard, which would, in part be likely to be used at anti-social hours in connection with No.34 Cove Road.

No.4 Prospect Road is located beyond No.24 Cove Road and, as such, not considered likely to be subject to undue overlooking from the nearest of the proposed new houses. However it is conceivable that noise arising from the parking courtyard could affect this property.

No.9 Gables Close adjoins the application land in the north-east corner. The side of this neighbouring property (containing a garage and parking) closely adjoins the east elevation of the No.40 Cove Road building proposed to be demolished. As a result of the proposed development this property would have Plot 7 to the west. Due to a combination of the orientation and separation of the Plot 7 house from this neighbour, it is considered that this relationship is acceptable in planning terms.

No.14 Gables Close : is a detached extended two-storey house located to the north of the application land with the shared boundary closely adjoining the flank elevation of the No.40 Cove Road building to be demolished. The area between the boundary and the front of No.14 Gables Close is the private parking area and front gardens of this neighbour. The proposed development would result in Plots 4-7 backing onto the shared boundary instead with a building-to-building separation distance of between 19 and 24.5 metres. The garden and parking area of this neighbouring property is, at present, particularly secluded and private, being located beyond the end of the Gables Close cul-de-sac. However as a result of the proposed development this existing privacy would be completely removed and the property would be subjected to overlooking from all four of the proposed houses in Terrace No.2. It is considered that this relationship is undue and unacceptable.

Other objectors (Nos.8 and 12 Gables Close) have also raised objection in part in respect of potential loss of privacy due to overlooking of other properties in Gables Close, including their own. However, due to a combination of orientation and the extent of the separation involved, it is not considered that any other residential properties in Gables Close would be materially impacted in planning terms.

No.1 Elmsleigh Road : This property has a sizeable rear garden that extends along the north boundary of the application land. The house itself on this adjoining plot is situated beyond the north-west corner of the application land. At present the entire length of the shared boundary is screened by the existing hedge, largely planted within the application land. As a result of the proposed development the existing screen hedge is to be removed in its entirety. Although the applicants suggest that a replacement hedge screen would be provided, the Council's Arboricultural Officer considers that it would neither be likely to be effective as a screen, nor could it be relied upon to be sustained as an effective screen in perpetuity. Furthermore, even if it were allowed to grow by occupiers of the proposed houses, it would not provide any screening for some time after the proposed houses were occupied. It is

considered that the majority of the rear garden area of No.1 Elmsleigh Road would be subject to unacceptable material proximal overlooking from the Plot 1-4 inclusive houses. Although the house at No.1 Elmsleigh Road itself is somewhat separated from the proposed development and orientated at an oblique angle to the rear elevations of the Plot 1-4 inclusive houses, it is considered that there would still be a strong perception of being overlooked there given the overall extent to which the property would be overlooked.

The rear garden area of No.3 Elmsleigh Road is located beyond that of No.1 and it is considered that occupiers of this property would also have a perception of being unduly overlooked from the proposed development.

Rear of Nos.56-68 Cove Road and 1a Elmsleigh Road : These properties are located to the west of the application land. The blank side elevation of the Plot 1 house would be approximately 2.5 metres from the nearest shared boundary. The parking courtyard for Plots 1-3 would not result in any significant change in respect of neighbouring properties on this side of the application land, since the existing use of this portion of the land is already as a parking area. It is considered that the relationship of the proposed development with these neighbours is acceptable in planning terms.

There are flats located above the commercial properties at Nos.30, 32, 44A, 46-48 and 50-54 Cove Road. However all are considered to be sufficiently separated from the proposed development not to be materially affected by any undue physical relationships with the new dwellings. However it is considered that those properties closely adjoining the vehicular accesses would be likely to experience increased noise and disturbance arising from the comings and goings of residential traffic.

In respect of Nos.44A & B Cove Road these residential properties have garden areas that would be subject to undue overlooking from the proposed houses. Indeed, the garden area of No.44B Cove Road occupies land partially located between the proposed terraces. The proposed Plot 3 house would be located to the north-west and the Plot 4 house to the north-east. It is considered that occupiers of Nos.44a & 44B Cove Road would be subject to unacceptable loss of privacy due to material overlooking from both of these proposed houses in addition to the significant perception of being overlooked from the remainder of the houses in the proposed terraces.

In summary in terms of the consideration of the issue of impact on neighbours it is clear that the proposed development would have unacceptable undue relationships and/or be likely to generate undue noise and disturbance that would be to the collective detriment of the amenities of occupiers of a number of adjoining and nearby residential properties. It is considered that this arises, in part, due to the piecemeal nature of the application land and is evidence of a poorly contrived design and overdevelopment that fails and/or is unable to adequately address the constraints of the land.

5. The living environment created –

The proposed houses would all be of acceptable size and internal accommodation having regard to the National minimum internal floorspace standards appropriate for the indicated occupancy of each unit. Each of the proposed houses would be provided with rear garden areas of acceptable size and arrangement relative to the houses. The internal layout of a development is a functional matter between a developer and his client and is to some extent covered by the Building Regulations. It is therefore a matter for prospective purchasers/occupiers to decide whether they choose to live in the proposed development.

Nevertheless, it is considered that the living environment created would be compromised in a number of respects considered to be further symptomatic of the inappropriate piecemeal nature of the proposals:-

- (a) Parking spaces are shown to be provided in the courtyard to the front of Plots 4-7 for the use of the takeaway pizza premises at No.34 Cove Road. It is therefore likely that these spaces would be used for the parking of the motorbikes used for the home delivery service of this existing business. As such, residents of the proposed houses are likely to be subjected to undue noise and disturbance associated with this activity whilst the takeaway outlet is operating.
- (b) Similarly, the parking courtyard of proposed Plots 1-3 contains parking spaces shown to be allocated to a nearby garage business with unknown amenity consequences for residents.
- (c) The proposed houses are located in proximity to a number of restaurants and takeaway premises from which cooking smells emanate and for which extraction systems operate and generate noise whilst they are operating. The impacts in this respect have not been assessed.
- (d) Both the rear of the proposed houses and the garden areas of Plots 4-7 inclusive would be subject to material and undue overlooking from the front of No.14 Gables Close.

And

- (e) Having regard to the likely ineffectiveness and unsustainability of the suggested replacement screen hedge, there is potential for material and undue overlooking of at least Plot 1 of Terrace No.1 from No.1 Elmsleigh Road.

6. Impact on wildlife –

Following the receipt of information from the applicants, the Council has undertaken an Appropriate Assessment of the proposals under Regulation 63(1) of the Habitats Regulations. This has concluded that the proposals would, in combination with other plans and projects, be likely to have a significant effect on the integrity of the Thames Basin Heaths Special Protection Area (SPA). Therefore, having reached this conclusion, in order to be lawfully permitted, it is necessary for the applicants to secure a package of avoidance and mitigation measures.

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

However, although the applicants are aware of the need to address SPA impact and have indicated that they are prepared to make a financial contribution for SPA mitigation and avoidance, they have not obtained an allocation of SPA mitigation capacity from the Council

at the pre-application stage to support their proposals. Such an allocation has not been forthcoming because the Council does not consider the proposals presented with pre-application enquiries to be 'good' and policy-compliant development. Since the applicants have not taken steps to address this policy requirement it is considered that they have not mitigated for the impact of their proposed development on the Thames Basin Heaths Special Protection Area. The proposals thereby conflict with the requirements of Core Strategy Policies CP11 and CP13. The conclusion of the Appropriate Assessment in this case is, therefore, that planning permission be refused on SPA grounds.

In addition, the Council's Ecology Officer advises that the ecology survey of the application land is incomplete and that no biodiversity enhancement measures have been proposed as required by emerging New Rushmoor Local Plan Policy NE4. However, it is not considered reasonable for the Council to request that the applicants have the remainder of the survey work undertaken given that the application is to be refused for other reasons. Accordingly this matter must simply be cited as a further reason for refusal.

7. Highway considerations –

Cove Road (B3014) is a busy main distributor road accommodating significant traffic throughout the day and evening. It is evident that the Cove Road frontage in the vicinity of the application land is an extremely busy location in terms of highway traffic and movements. It contains a number of shops, restaurants and takeaways that need to be serviced and attract vehicular and pedestrian traffic from customers. There are also a number of residential flats above and behind the commercial uses generating further highway traffic. This is in addition to significant traffic that is simply passing through along Cove Road. The parking layby to the front has space for just 9 cars plus a bus-stop and there is a regular turnover of vehicles there. Parking restrictions elsewhere mean that spaces in the layby are well used and in constant demand, giving rise to much turnover vehicular movement and activity.

In this busy location the current application seeks planning permission for the residential re-development of a piecemeal irregular-shaped area of land in restricted commercial use; and with a sub-standard constrained narrow vehicular access between buildings at Nos.30 and 32-34 Cove Road. The application land also has an even more constrained substandard driveway access between buildings at Nos.44 and 46-48 Cove Road that is restricted by planning condition to emergency use only. The current landowner of the majority of the application land does not own the land that is the driveway section of the emergency access, although they are understood to benefit from a right of access along it.

The Highway Authority (Hampshire County Council Highways) raise objection to the proposed development on a number of grounds as set out in the Consultations section of this Report.

Both access driveways are only wide enough (approximately 3.1 metres wide between buildings where they join the Cove Road pavement) for one-way vehicle movement for a length of approximately 20 metres until the application land broadens out. There is no possibility of two vehicles meeting each other being able to get past each other along the driveways. The sight-lines for the entrances are poor in respect of pedestrians using the adjoining pavement because they both exit between buildings directly onto the pavement, and vehicles must already be partially emerged onto the pavement before drivers can see along it. The sight-lines are poor in respect of vehicular traffic passing along Cove Road because the view of the road is obscured by vehicles parked in the adjoining parking lay-by.

Drivers of vehicles seeking to join Cove Road must partially emerge onto the Cove Road carriageway projecting beyond the parked vehicles in order to clearly see whether or not traffic is approaching along Cove Road.

The driveways do not just serve the use of the application land. Examination of the planning history of Cove Road frontage properties outside the application land reveals that some adjoining/nearby residential flats have parking spaces within the application land and secured by planning conditions. Nos.46-48 Cove Road has a parking area to the rear that uses the adjoining driveway. The headroom and/or width of the driveways is limited on account of extract ducting fitted to the exterior of adjoining buildings. The access driveways are also a location used for the storage of both domestic and commercial refuse bins. The driveways are used by vehicles entering the application land seeking to turn around or park whether or not they are permitted to do so. It also appears that the applicants are obliged to provide some parking spaces within their proposed development for the use of the operators of Tower Hill Garage since the proposals include provision of some parking for this nearby car sales operation.

The sub-standard vehicular access routes to and from the application land and their poor sight-lines exist for historical reasons. They would not be considered acceptable if proposed with a new development. As has been identified in the Council's assessment of the land as part of the evidence base for the New Local Plan, the existing access driveways are a clear constraint on the re-development of the land that can only be resolved through the demolition of existing frontage buildings to liberate land to create a wider access road with better sight-lines.

The current proposal is unable to improve the existing access driveways or their sight-lines because the application land does not include any land that can be used for this purpose. For example, buildings at Nos.30 and 32-34 Cove Road are understood to be in the same ownership as the current owner of most of the application land. However it is evident that this other property does not form part of the land that the applicants are seeking to acquire and, indeed, are proposing new development. Although the driveway between Nos.30 and 32- 34 Cove Road would be re-aligned to be straighter as a result of the proposals (as a result of the demolition of No.36 Cove Road), it would not be rendered significantly less narrow than it already is as a result of the proposed development. In this respect, it is noted that the proposals would, nevertheless, appear to increase the extent of land to the side and rear of Nos.32 & 34 Cove Road.

Instead, the applicants argue that the proposed development would be a less intensive use of the land than the existing commercial use to be deleted and, since it is also suggested that the existing sub-standard access drives do not cause any highway problems, the proposed development would not do so either. However this is neither considered convincing nor acceptable. First this fails to acknowledge that the existing use of the accesses already gives rise to highway problems that should be eliminated. Secondly, it is considered that the applicants seek to demonstrate traffic generation for the existing use of the application land that is significantly over-estimated and unjustified. Due to the constraints imposed by the access driveways etc. the application has not been used at the suggested level since Cove Industrial Enterprises moved from the site in the mid-1990s. The former martial arts school and joinery workshop tenants only partially occupied the premises. Use of the access drive between No.44 and 46-48 Cove Road to serve the application land should only have taken place in an emergency situation. The submitted Transport Statement has used the former martial arts school use to calculate existing traffic generation, however this was an unauthorised use of a portion of the application land that has ceased. Thirdly, the Highway

Authority (Hampshire County Council Highways) has also identified a number of errors in the applicant's calculations within the submitted Transport Statement.

Hampshire Highways consider that the proposed development would, contrary to the applicants' assertions, result in a material increase in the intensity and quantum of use of the access driveways. There would also be a materially different pattern of use of the driveways associated with the proposed residential development. As existing, vehicles entering the application land have been able to do so using one of the openings to enter the land; and the other to leave : in effect the operation of an ad hoc 'In' and 'Out' circulation arrangement around the rear of land at Nos.42-44 Cove Road such that the chances of vehicles meeting each other in any one driveway may have been reduced. The current proposals, by proposing the incorporation of the connecting land between the east and west portions of the application land into the rear gardens of Plots 3 and 4, removes any possibility of an 'In' and 'Out' circulation and necessitates both access driveways being used entirely independently from each other for two-way traffic. In the case of the access driveway between Nos.44 and 46-48 Cove Road, the current proposals necessitate this access being brought into permanent use to serve all traffic associated with proposed Plots 1-3 inclusive (including the movement and collection of refuse bins); and also provide 3 parking spaces for the use of Tower Hill Garage. At present this access driveway is supposed to be restricted solely to being an emergency access to/from the application land.

It is considered that the proposed development would materially and unacceptably exacerbate the use of the existing sub-standard accesses serving the application land. This is a further symptom of the inappropriate piecemeal nature of the proposals.

In terms of parking provision, the proposed development shows that each of the proposed houses would be provided with two allocated courtyard parking spaces, plus provision of a further three unallocated visitor spaces. However, Hampshire Highways note that, although implied, the application does not show the provision of cycle spaces. The proposed parking courtyards make provision for a further 5 spaces indicated to be allocated for the use of the flats at No.32 and takeaway business at No.34 Cove Road. In order to comply with the requirements of conditions of planning permissions 00/00031/FUL and 13/00482/FULPP there is an on-going need to provide two parking spaces for the use of occupiers of the flats at No.32 Cove Road and one space for No.34 Cove Road. Presumably the additional two spaces that are shown to be provided for these adjoining properties that are outside the application land arise because the applicants are otherwise obliged to do so. Similarly the 3 spaces also shown to be provided for the use of Tower Hill Garage. The parking courtyards would generally provide adequate manoeuvring space for cars, although those spaces at the end of the aisles (a space for Plots 1 and 7, 32b Cove Road and a visitor space : 4 spaces) have limited access and would be difficult to use if the adjoining spaces are poorly parked. Accordingly, whilst the quantum of parking spaces shown to be provided for the proposed new dwellings accords with the Council's current adopted parking standards in full, not all of these proposed parking spaces would necessarily be usable on a daily basis. In addition, Hampshire Highways consider that both proposed courtyard parking areas provide manoeuvring spaces that are too tight to enable emergency vehicles to enter and leave in a forward gear. By extension, it follows that these areas are also likely to be too tight to enable delivery vehicles to the proposed houses to turn around, thereby encouraging the likelihood of further dangerous conflicting reversing manoeuvres onto Cove Road.

The applicants do not make any provision for the 9 spaces to be provided within the application land for the use of No.30 Cove Road to meet the requirements of Condition No.8 of planning permission 94/00003/COU, as varied by planning permission 00/0031/FUL. Site

inspection reveals that there are existing parking spaces reserved for the use of No.30 Cove Road located within the application land, yet the applicants do not seek to justify the loss of parking spaces for the use of this adjoining property or refer to the requirements of this condition. It is therefore considered that the proposals fail to retain adequate parking within the application land to continue to serve this existing adjoining property. Given the very limited availability of, and competition for, street parking in the vicinity, it is considered that the proposals would generate overspill parking that would severely exacerbate parking congestion problems in the vicinity to the detriment of the safety and convenience of highway users.

The Community Contracts Manager (Domestic Bin Collection) has noted that the additional refuse/recycling bins of the proposed dwellings would necessitate different collection arrangements. At present the small number of bins from the existing dwellings along this section of the Cove Road frontage are wheeled across Cove Road to the refuse lorry, which simply stops and temporarily holds up traffic on Cove Road as the bins are emptied. However this is not considered to be a safe arrangement with the additional bins that would need to be collected from the proposed development. The bin collection areas are located some way down the access driveways. The Contracts Manager considers that the refuse lorry would need to park in the Cove Road lay-by to make the bin collections, however the availability of sufficient space there cannot be guaranteed. The refuse lorry could, as an alternative, temporarily use the bus stop space, however this would be likely to disrupt bus services. The proposed development generates additional demand for domestic bin collection and this has consequences for the safety and convenience of highway users.

It is noted that the submitted plans show the bin collection area for Plots 4-7 located immediately in front of the ground floor entrance door for Flat 30A Cove Road. This collection area would need to be re-located.

Due to changes in Government Planning Policy & Guidance, it is not possible to seek a Transport Contribution in respect of a scheme for fewer than 10 dwelling units, as is the case in this instance.

In conclusion it is considered that the inadequacies of the proposed development in highway terms are likely to give rise to a severe detrimental impact on the safety and convenience of highway users. The proposal fail to comply with the requirements of Core Strategy Policies CP10, CP16 and CP17. It is considered that these matters further demonstrate the inappropriate piecemeal nature of the proposals and are also symptomatic of the proposals being an unacceptable overdevelopment of the application land.

8. Drainage issues –

The site is located within Flood Zone 1, which is land at the lowest risk of flooding. As a result, the Environment Agency raise no objections as standing advice and no mitigation measures in respect of flood risk are indicated as being necessary.

Core Strategy Policy CP4 requires all new buildings and the development of car parking and hard standings to incorporate Sustainable Drainage Systems (SUDS). However no such details are provided with the application. The application forms simply indicate that site drainage would be directed to 'soakaways'. However, this is not necessarily the appropriate technical solution given the requirements of Policy CP4 and the potential existence of ground contamination. It is not considered reasonable to seek to impose a planning condition to deal with this aspect of the proposals when it is unclear how and in what form it would be

technically possible to meet the requirements of Policy CP4.

9. Renewable energy and sustainability –

Following the Royal Assent of the Deregulation Bill 2015 (on 26 March 2015) the Government's current policy position is that planning permissions should no longer be granted requiring or subject to conditions requiring compliance with any technical housing standards such as the Code for Sustainable Homes. This is other than for those areas (such as Rushmoor) where Councils have existing policies referring to the attainment of such standards. In the case of Rushmoor this means that we can still require energy performance in accordance with Code Level 4 as set out in Policy CP3 of the Rushmoor Core Strategy. The application does not address this matter, although such measures may be secured by way of a planning condition. However, since the application is to be refused for other reasons this issue cannot be addressed in this way.

10. Public open space -

The Local Plan seeks to ensure that adequate open space provision is made to cater for future residents in connection with new residential developments. Core Strategy Policy CP10 and saved Local Plan Policies OR4 and OR4.1 allow provision to be made on the site, or in appropriate circumstances, a contribution to be made towards upgrading facilities nearby. The policy does not set a threshold of a particular number of dwellings or size of site above which the provision is required. The site is not big enough to accommodate anything other than the development proposed and any associated landscape planting. However, as a scheme for less than 10 dwelling units, this is a circumstance where a financial contribution towards the off-site provision of public open space can no longer be required as a result of the changes in Government policy and guidance.

Conclusions -

The proposals relate to an area of land that has been offered for sale. It is considered that permitting the development of this land without adjoining land would not be in the interests of the proper planning of the area. The proposed development is considered to be unacceptable overdevelopment giving rise to a number of detrimental planning impacts that cannot be satisfactorily resolved within the constraints of the site having regard to the quantum of development proposed. The proposals are thereby unacceptable and contrary to a number of adopted and emerging Development Plan policies, adopted Supplementary Planning Documents and Government planning policy and guidance.

Full Recommendation

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

1. The proposal, in the context of the piecemeal and constrained site would be a poorly-contrived and incongruous, relating poorly and unsympathetically to its surroundings. The proposed development would be likely to prejudice the possible future development of adjoining land together with the application land in a more satisfactory and comprehensive manner. The proposal is therefore contrary to adopted Rushmoor Core Strategy Policies CP1 and CP2, and emerging New Rushmoor Local Plan (2014-2032) Policies DE1 and SS1.

2. It has not been demonstrated that the application land is suitable for residential re-development having regard to potential ground contamination. The proposals are thereby contrary to saved Local Plan Policy ENV49 and emerging New Rushmoor Local Plan (2014-2032) Policy DE10.
3. The proposals would result in the loss of a tree worthy of retention. The proposals also fail to provide adequate justification for the removal of a substantial boundary screen hedge and has failed to consider the impact of the proposed development on a tree in the rear garden of No.24 Cove Road near the proposed Plot 7 house. The proposals are contrary to saved Local Plan Policies ENV13 and ENV20, and emerging New Rushmoor Local Plan (2014-2032) Policy NE3.
4. Inadequate consideration has been given to the relationships of the proposed development with existing immediately adjoining and nearby residential properties, the occupiers of which would suffer a material loss of privacy due to undue direct overlooking and loss of amenity due to noise, disturbance and activity arising from the use of the parking courtyards. The proposals are thereby unacceptable and contrary to adopted Rushmoor Core Strategy Policy CP2, saved Local Plan Policy ENV17 and emerging New Rushmoor Local Plan (2014-2032) Policy DE1.
5. The proposed development would provide a poorly contrived and inadequate living environment for potential future occupiers by reason of the potential for undue overlooking of proposed dwelling units from existing neighbouring properties and/or the likely noise, disturbance and cooking odours arising from the operation of nearby commercial uses. The proposals are thereby contrary to Rushmoor Core Strategy Policies CP1 and CP2, saved Local Plan Policy ENV17, and emerging New Rushmoor Local Plan (2014-2032) Policy DE1.
6. The proposed development makes no provision to address the likely significant impact of additional residential units on the objectives and nature conservation interests of the Thames Basin Heaths Special Protection Area. The proposals are thereby contrary to the requirements of retained South East Plan Policy NRM6, Rushmoor Core Strategy Policies CP13 and CP15, and emerging New Rushmoor Local Plan (2014-2032) Policies NE1 and NE4.
7. The proposal has failed to demonstrate, through adequate ecological surveys of the application land, that there would be no adverse impact on protected wildlife species having regard to the requirements of adopted Rushmoor Core Strategy Policy CP15 and emerging New Rushmoor Local Plan (2014-2032) NE4.
8. The proposals, would be likely to have a severe impact on the safety and convenience of highway users, including users of the adjoining pedestrian pavement due to:-
 - (a) the failure to propose improvements to the means of vehicular access to and from the site and the proposed intensification in the use of existing sub-standard and unsatisfactory driveways with poor pedestrian and vehicular sight-lines;
 - (b) the failure to provide adequate on-site parking to meet the functional parking needs of the proposed development and the existing continuing requirements to provide parking for occupiers of adjoining properties outside the application land in an area with significant demand for very limited on-street parking with the consequent likelihood of significant indiscriminate overspill parking and additional demand on

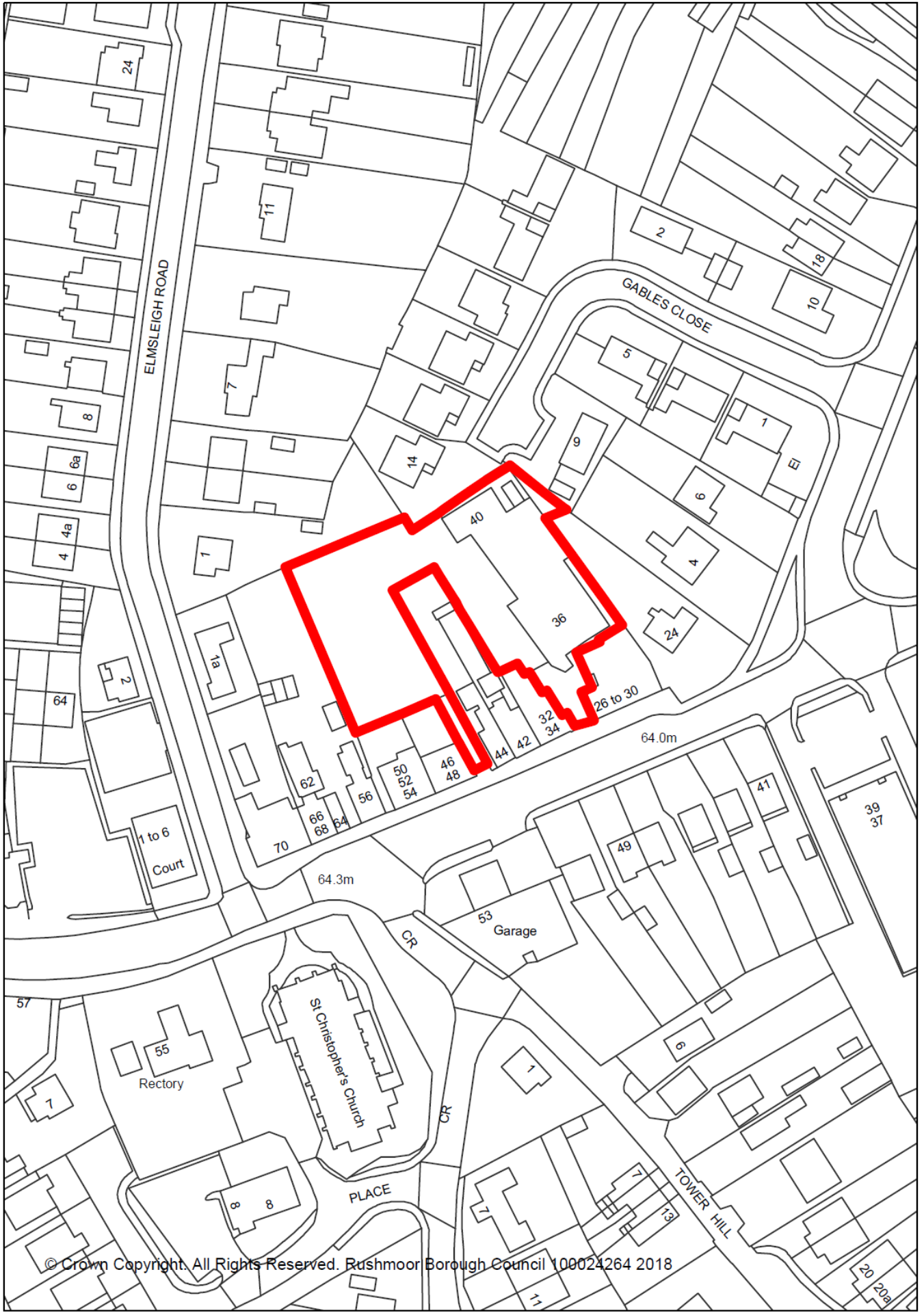
already limited on-street parking in the vicinity;

(c) inadequate on-site vehicle manoeuvring space; and

(d) the failure to consider the impact of the proposed development upon refuse collection arrangements;

the proposal would therefore be contrary to adopted Rushmoor Core Strategy Policies CP2 and CP16, saved Local Plan Policy TR10, emerging New Rushmoor Local Plan Policy IN2, and the Council's adopted Parking Standards SPD (November 2017).

9. The proposals fail to provide details of appropriate surface water drainage for the development as required by adopted Rushmoor Core Strategy Policy CP4 and emerging New Rushmoor Local Plan Policy NE8.
10. The proposals fail to provide details of sustainable energy performance measures as required by adopted Rushmoor Core Strategy Policy CP3 and emerging New Rushmoor Local Plan Policy DE1.

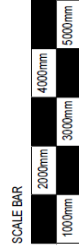
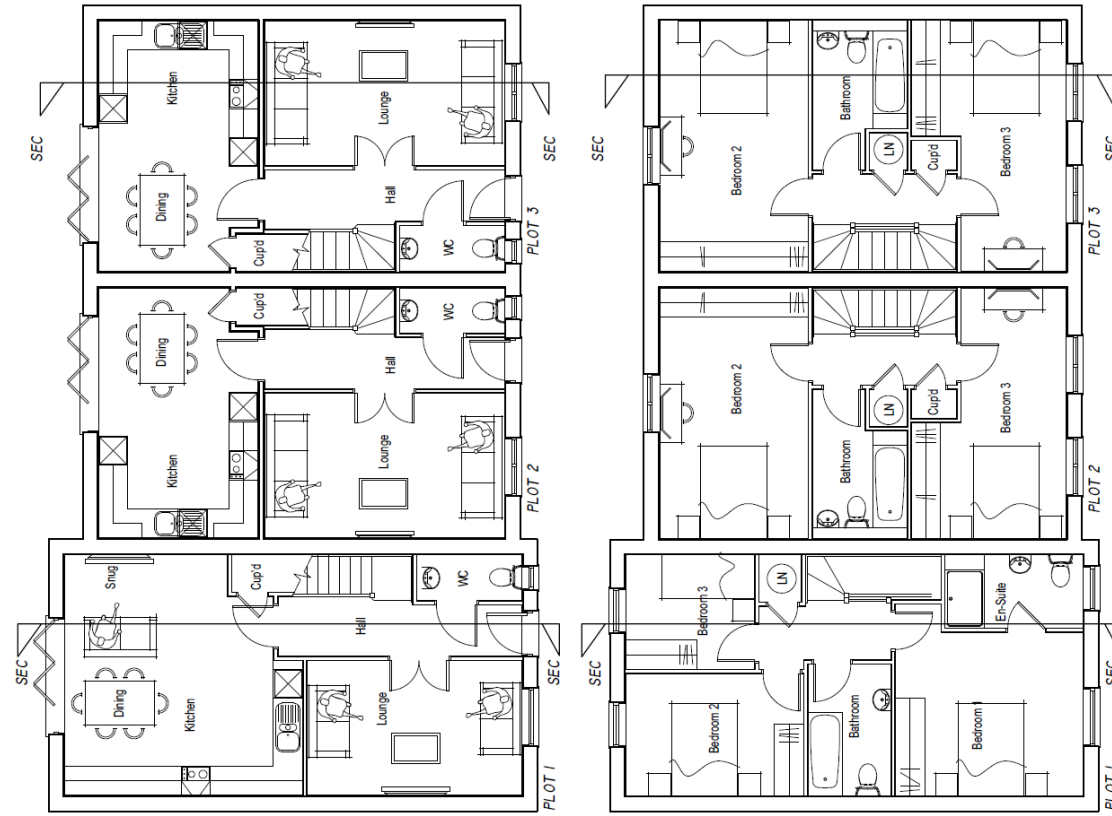




SITE LAYOUT 1:500

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SCALE 1:100 @A3



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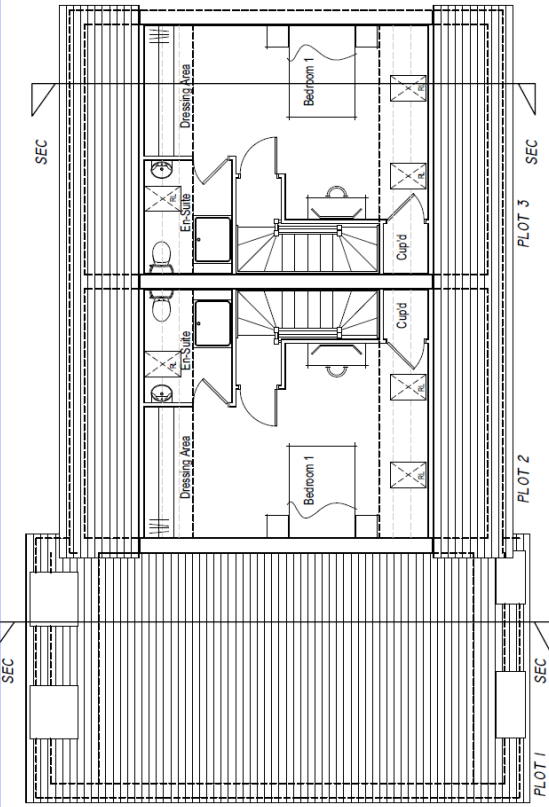
2 x 3 Bed 2.5 Storey @ 120M2
1 x 3 Bed 2 Storey @ 93M2

Client BLOCK 88	Drawing Title GROUND AND FIRST FLOOR PLANS PLOTS 1-3 AS PROPOSED	Rev. A	Date	27.06.18	Description	AMENDED AS REQUESTED	Drawn	Checked
		Scale	1:100	Drawn	GDP	Author	GDP	
Project Address 36-40 COVE ROAD, FARNBOROUGH	Project Description NEW/DWELLINGS FOLLOWING DEMOLITION OF EXISTING BUILDINGS	Date	FEB 18	Drawing Status	PLANNING			
		Drg.No	CDA-249-010	Rev. A				

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2 x 3 Bed 2.5 Storey @ 120M2
 1 x 3 Bed 2 Storey @ 93M2

Client
 BLOCK 88

Project Address
 36-40 COVE ROAD,
 FARNBOROUGH

Drawing Title
 SECOND AND ROOF PLANS
 PLOTS 1-3 AS PROPOSED

Project Description
 NEW DWELLINGS FOLLOWING
 DEMOLITION OF EXISTING BUILDINGS

Rev. A	Date 27.06.18	Description AMENDED AS REQUESTED	Drawn GDP	Checked GDP
Scale 1:100	Date FEB 18	Org.No CDA-249-011	Author GDP	Drawing Status PLANNING
		Rev. A		

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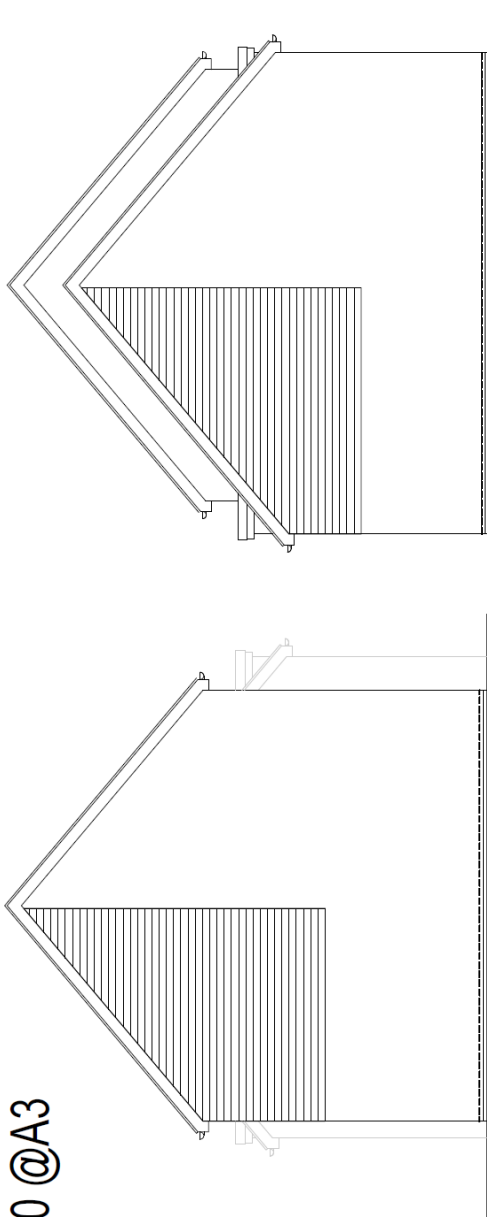
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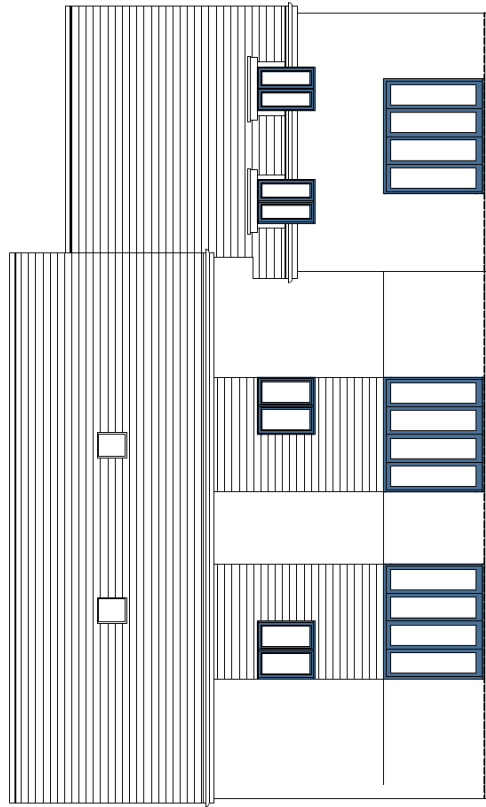
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SCALE BAR

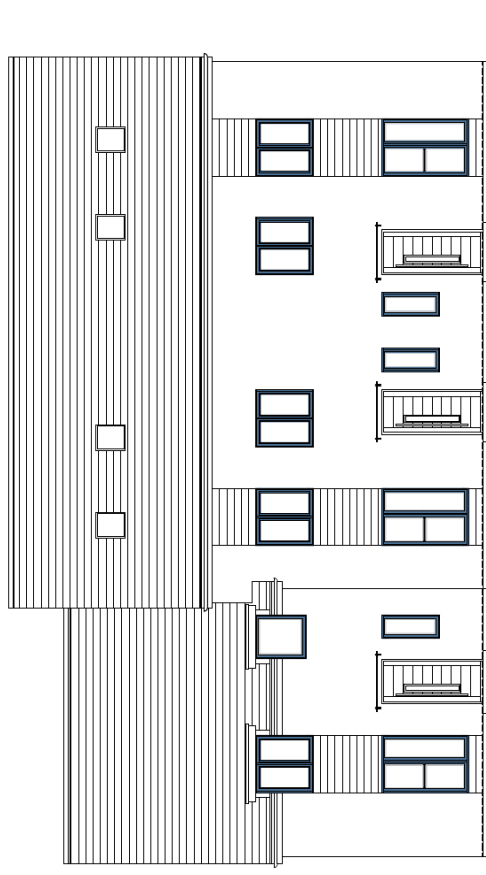


SIDE ELEVATION

SIDE ELEVATION



REAR ELEVATION



FRONT ELEVATION

PLOT 1

PLOT 2

PLOT 3

Client
BLOCK 88

Drawing Title
ELEVATIONS
AS PROPOSED PLOTS 1-3

Project Description
NEW DWELLINGS FOLLOWING
DEMOLITION OF EXISTING BUILDINGS

Project Address
36-40 COVE ROAD,
FARNBOROUGH

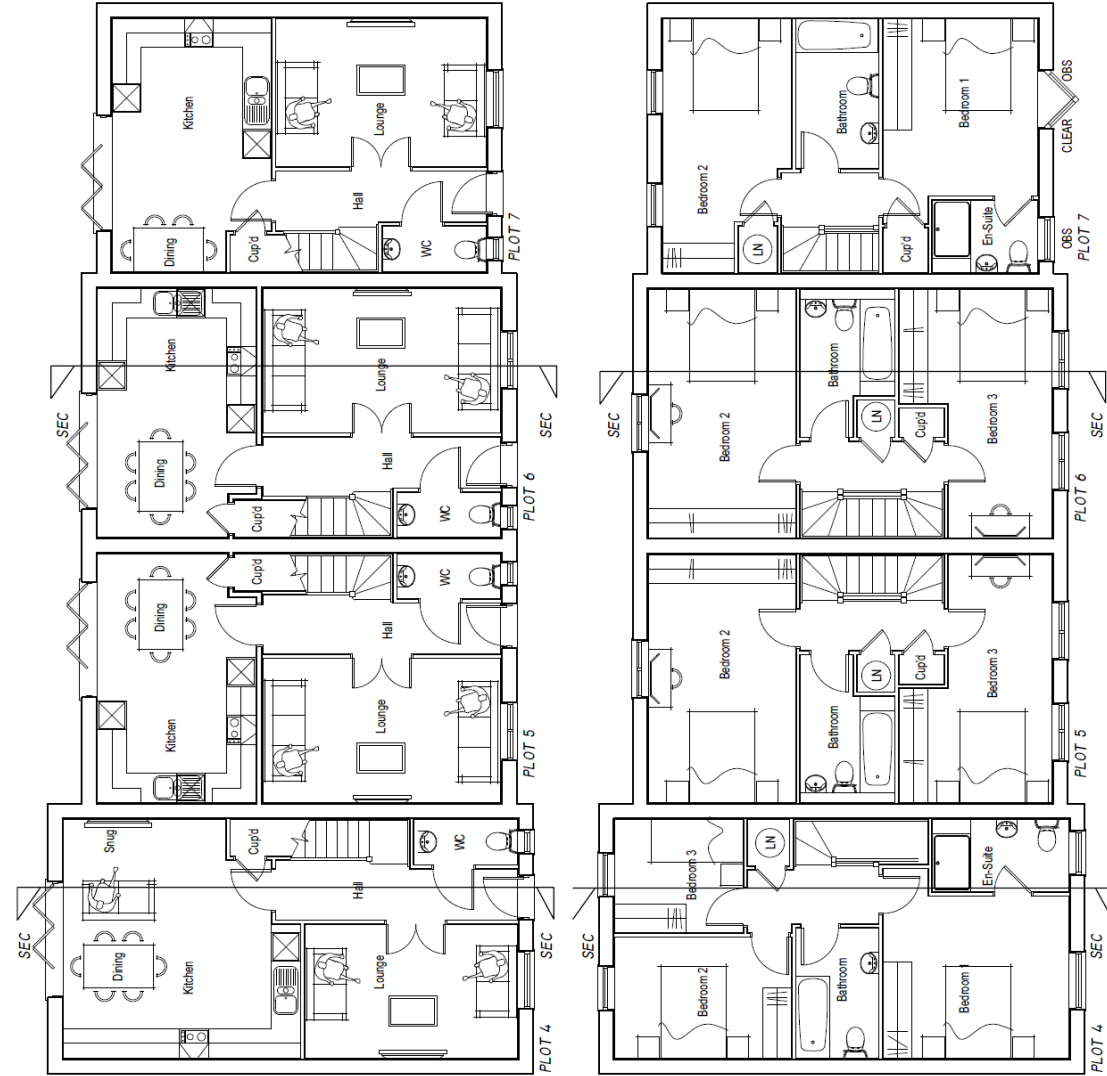
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1 x 2 Bed 2 Storey @ 81M2
 2 x 3 Bed 2.5 Storey @ 120M2
 1 x 3 Bed 2 Storey @ 93M2



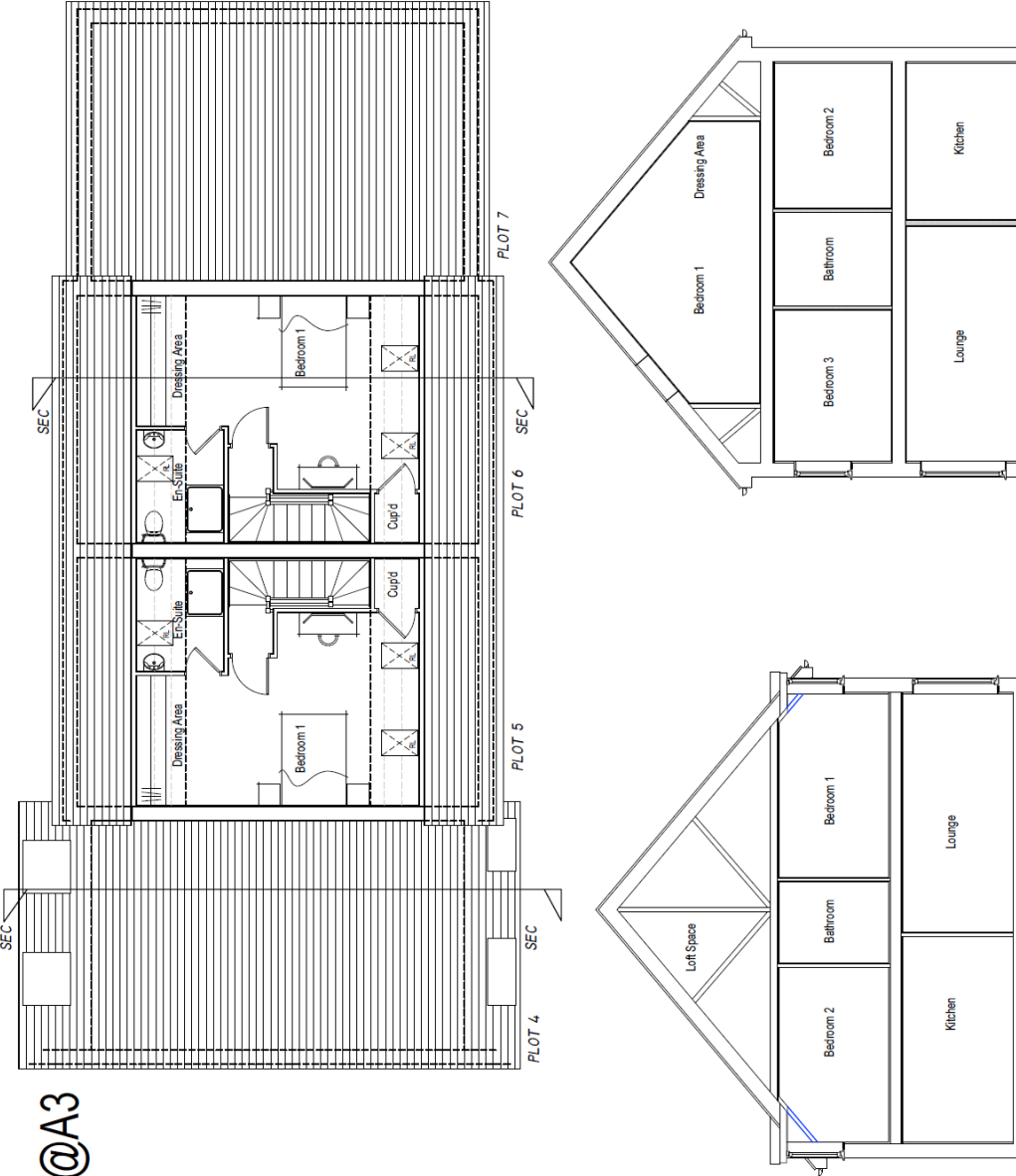
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				Author GDP	Drawing Status PLANNING
Project Description NEW DWELLINGS FOLLOWING DEMOLITION OF EXISTING BUILDINGS		CDA Conceptual Design Associates Ltd Architectural Services			
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- 1 x 2 Bed 2 Storey @ 81M2
- 2 x 3 Bed 2.5 Storey @ 120M2
- 1 x 3 Bed 2 Storey @ 93M2

TWO STOREY SECTION PLOTS 2, 3, 5 & 6 **THREE STOREY SECTION PLOTS 1 & 4**

Client BLOCK 88	Drawing Title SECOND AND ROOF PLANS PLOTS 4-7AS PROPOSED	Rev. A	Date 27.06.18	Description AMENDED AS REQUESTED	Drawn GDP	Checked GDP
Project Address 36-40 COVE ROAD, FARNBOROUGH	Project Description NEW DWELLINGS FOLLOWING DEMOLITION OF EXISTING BUILDINGS	Scale 1:100	Date FEB 18	Drawn GDP	Author GDP	Drawing Status PLANNING
			Org.No CDA-249-016	Rev. A		

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SCALE 1:100 @A3

SIDE ELEVATION

FRONT ELEVATION

REAR ELEVATION

Client
 BLOCK 88

Project Address
 36-40 COVE ROAD,
 FARNBOROUGH

Drawing Title
 ELEVATIONS
 AS PROPOSED PLOTS 4-7

Project Description
 NEW DWELLINGS FOLLOWING
 DEMOLITION OF EXISTING BUILDINGS

Rev.	Date	Description	Drawn	Checked
A	27.06.18	AMENDED AS REQUESTED	GDP	GDP

Scale	1:100	Author	GDP
Date	FEB 18	Drawing Status	PLANNING
Org.No	CDA-249-017	Rev.	A

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

Case Officer	Sarita Jones
Application No.	18/00623/FULPP
Date Valid	17th August 2018
Expiry date of consultations	10th September 2018
Proposal	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.
Address	110 - 118 Victoria Road Farnborough Hampshire
Ward	Empress
Applicant	Churchill Retirement Living
Agent	Mr Simon Cater
Recommendation	GRANT subject to S.106 planning obligation

Description

This rectangular application site (0.33 hectares) is on the south side of Victoria Road, some 106 metres to the west of its junction with Station Road and 24 metres to the east of its junction with the access road serving the B&Q service yard and Solartron works. It contains five detached two storey houses of similar age, height and design, each with individual access points onto Victoria Road. The site frontage is about 52 metres and the depth about 62 metres. 120 and 122 Victoria Road, two detached two storey houses lie to the west of the site. There is a terrace of 5 dwellings to the rear of these properties (Kensington Place) completed in 2014 which has accommodation over three floors and takes access from the road leading to the B&Q service area and Solartron Works. 108 Victoria Road lies to the east, a detached two storey house similar in size and appearance to those within the application site. Fernhill Lodge lies further to the east and comprises a development of 27 one bedroom and 10 two bedroom sheltered flats within the control of Churchill Retirement Living. This site has a frontage of about 40 metres with the building having a maximum width and depth of 38 and 48 metres respectively. 13 car parking spaces were approved to serve this development but it is noted that three additional spaces have subsequently been provided parallel to the common boundary with 108 Victoria Road. B&Q and the Solartron Works occupied by Esterline Advanced Sensors are to the south. The properties on the opposite side of Victoria Road are predominantly detached and semi-detached houses.

Amber Gardens on the opposite side of Victoria Road to the north east of the site comprises 21 dwellings including terraced houses with accommodation over three floors on the Victoria Road frontage. There are established trees along the southern site boundary. The site slopes from north to south by about a metre with the higher level being Victoria Road and from east to west with the higher level being 118 Victoria Road.

In March 2005 planning permission, 05/00045/FUL, was refused for the demolition of 108-118 Victoria Road and the construction of a 3 storey 70 bed care home with basement and also for two blocks of flats comprising 17 two bedroom and 4 one bedroom units with new shared access from Victoria Road and 39 on-site parking spaces, on the grounds of adverse impact on the character and appearance of the area, impact on adjoining residents in terms of loss of privacy and visual obtrusion, impact on highway safety and free flow of traffic on Victoria Road, lack of open space provision and no safeguarding of land for a future cycle network.

In dismissing the subsequent appeal the Inspector commented that the increase in height proposed for Block 1 over Fernhill Lodge (between 1.6m and 1.9m) introduced an unnecessarily incongruous effect in the appearance of this street elevation. He further advised that a similar treatment in levels to that adopted for Fernhill Lodge development would have created a better development between the two buildings and the care home beyond. He raised objection to the level of amenity space being proposed for the care home and Block 2, given the number of people to be accommodated on the site. With regard to overlooking the Inspector only raised objection to the second floor kitchen and bathroom windows in Block 1 facing Fernhill Lodge. He raised objection to the rear wing of the care house in terms of an overbearing impact on occupiers of 120 Victoria Road on grounds of proximity (between 12 and 14 metres from the common boundary) and height (11.2 and 13.2 metres). He was satisfied with the level of provision of 21 parking spaces for 21 flats (the adopted standard for the flats was 30 spaces), although he raised concern about the usability of some of the spaces proposed and raised objection on this ground. The provision of 18 spaces for the care home was considered to be acceptable. He was also not satisfied that cycle and refuse storage had been adequately addressed. The Inspector was of the view that the provision of the safeguarding of land to extend the cycle network could be secured by condition. As no obligation had been completed in terms of a contribution towards open space, objection was also raised on this issue.

In April 2008 an application, 08/00180/FUL, was withdrawn for an almost identical proposal to that refused in October 2008 because of parking issues.

In October 2008 planning permission was refused for the erection of a part 2 part 3 storey building comprising 40 category II sheltered apartments for older people together with owners lounge, visitors suite and estates managers office and erection of a 3 storey building with accommodation in the roof comprising 13 affordable sheltered apartments together with associated parking and access following demolition of 110-118 Victoria Road. Objection was raised on grounds of no financial contributions being secured in relation to open space and transport; no provision of affordable housing and poor living environment for future residents by reason of the lack of adequate amenity space for occupiers of the affordable flats, inadequate bin storage facilities and proximity of a bedroom to the bin store.

This scheme had two elements. First the erection a part two part three storey building comprising 30 one bedroom and 10 two bedroom Category II sheltered apartments (age restricted to residents over 65 years) on the western side of the site with a generally L shaped footprint with a maximum width of 37 metres reducing to between 14-17 metres and

depth of about 46.5 metres reducing to between 6-16 metres. It had a maximum height of about 12 metres reducing to just over 8 metres next to 120 Victoria Road. It had a hipped pitched roof with 3 feature front gables to the Victoria Road frontage. A minimum separation distance of 1.8 metres was proposed to the common boundary with 120 Victoria Road extending to 21 metres to the rear of the site. A minimum separation distance of 24 metres to the common boundary with Fernhill Lodge was also shown (41 metres between the rear projection and rear of Fernhill Lodge).

Secondly the erection of a three storey building with accommodation in the roof to provide 9 one bedroom and 4 two bedroom flats designated as affordable housing on the eastern side of the site was shown. It was rectangular in shape and measured about 16 metres in width, 18.6 metres in depth and 11 metres in height. A minimum separation distance of 7 metres was shown between the new buildings. A separation distance of one metre was retained to the common boundary with Fernhill Lodge with just over 8 metres being shown between existing and proposed side elevations. The building had a hipped pitched roof with two dormer windows in the rear roof plane. Both buildings had a traditional appearance with the use of brick, tile and render. Ramped, lift and staircases were provided to both buildings.

The proposed buildings were separated by a new entrance some 18 metres to the west of the entrance serving Fern Hill Lodge. The new entrance led to a parking area along the eastern boundaries and southern boundaries comprising 24 spaces, of which three were for disabled use, an electric buggy store for 3 buggies and storage for 4 cycles.

In 2017 planning permission, 17/00956/FULPP, was sought for development on a smaller site than those considered in 2005 and 2008, the main difference being the exclusion of 108 Victoria Road. The proposal was for demolition of 110-118 Victoria Road and the erection of 42 apartments (27 one bedroom and 15 two bedroom) for the elderly (sixty years of age and/or partner over fifty five years of age), guest apartment, communal facilities, access, car parking and landscaping.

In March 2018 planning permission was refused on the following grounds:

- 1 The proposed building would represent a significant change in height and massing resulting in unsympathetic building relationships between it and existing property to the detriment of the character of the area. This conflicts with "saved" local plan policy ENV16 and policy CP2 of the Rushmoor Core Strategy. Regard has also been had to policy D1 of the Rushmoor Local Plan Draft Submission June 2017.
- 2 The proposed first and second floor windows in the east elevation are considered to result in levels of overlooking between the development and 108 Victoria Road which would result in an unacceptable loss of privacy to these occupiers. In the context of Fern Hill Lodge, the cumulative impact of buildings would result in an unacceptable sense of enclosure to the occupiers of 108 Victoria Road. The proposal therefore conflicts with "saved" local plan policy ENV16 and policy CP2 of the Rushmoor Core Strategy.
- 3 The lack of kitchen windows serving flats 10, 16, 19, 31, 32, 34, 35, 36 and 37 would result in an unacceptable living environment for future residents by virtue of the lack of natural light and ventilation. It represents poor design contrary to Policy CP2 of the Rushmoor Core Strategy.

- 4 The development is unacceptable in highway terms in that no staff car parking has been provided, the size of the parking spaces do not comply with the Council's adopted standard, no disabled parking provision has been made, inadequate provision for mobility scooters and cycles has been made and it has not been satisfactorily demonstrated that acceptable refuse collection arrangements can be provided. The proposal conflicts with the objectives of policy CP16 of the Rushmoor Core Strategy and the Council's adopted Car and Cycle Parking Standards 2017. Regard has also been had to policy IN2 of the Rushmoor Local Plan Draft Submission June 2017.
- 5 The proposal fails to address the impact of the development on the Thames Basin Heaths Special Protection Area as required by the habitats Regulations in accordance with the Council's Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy and is therefore contrary to Policy CP13 of the Rushmoor Core Strategy and NRM6 of the South East Plan. Regard has been had to policies NE1 and NE4 of the Rushmoor Local Plan Draft Submission 2017.
- 6 The proposed development would fail to make provision for open space contrary to the provisions of policy CP12 of the Rushmoor Core Strategy and "saved" policy OR4 of the Rushmoor Local Plan Review 1996-2011. Regard has also been had to policy DE6 of the Rushmoor Local Plan Draft Submission 2017.
- 7 The proposal fails to make an appropriate contribution to local transport projects and therefore does not meet the requirements of the Council's adopted supplementary planning document - Planning Contributions - Transport 2008 and "saved" policy TR10 of the Rushmoor Local Plan Review 1996-2011. Regard has also been had to policy IN2 of the Rushmoor Local Plan Draft Submission June 2017.

The refused building had an irregular shaped footprint appearing like a reversed letter "C". The part of the building on the Victoria Road frontage had a maximum width of about 38.5 metres reducing to between some 19 to 15 metres in the middle of the site extending out to just under 32 metres at the rear. The building had a maximum depth of some 47 metres with the Victoria Road element having a depth of just under 17 metres, the central section having a depth of just under 20 metres and the rear element having a depth of some 9.5 metres. It was proposed at a maximum height of 10.5 metres reducing to about 10 metres next to 108 and 120 Victoria Road. It had hipped pitched roofs with flat areas. Minimum separation distances of just under 3 metres, 20 metres and some 4.5 metres were shown to the common boundaries with 120 Victoria Road, the parking area for Kensington Place and 1 Kensington Place to the west of the site respectively. Varying separation distances of between about 9.5 metres, just over 12 metres, some 15.5 metres, some 14.5 metres and just under 15 metres were shown between the proposed building and the common boundary with 108 Victoria Road.

All existing trees within the site were shown to be removed. A landscape strategy masterplan was submitted which included the planting of new trees on the Victoria Road frontage, screening panels with climbers and hedge planting along the common boundaries with 108 and 120 Victoria Road, ornamental and standard tree planting within the proposed communal garden and a new tree in the south east corner of the site.

A new vehicular entrance was shown from Victoria Road some 12 metres from the entrance to Fern Hill Lodge. This led to a parking area comprising 14 spaces on the eastern side of the site adjoining the common boundary with 108 Victoria Road. An electric buggy store for

5 buggies was shown on the western side of the site on the Victoria Road frontage. Cycle storage was also indicated within the buggy store but no specific provision was shown.

The current application is similar in footprint and design to the scheme refused in March but has been amended to address the reasons for refusal.

The main changes are as follows:

- the design of the side elements on the Victoria Road frontage have been revised so that the accommodation in this part of the development is proposed within the roof. Barn hipped roofs set down from the main ridge are now proposed. This has resulted in a reduction in the bulk and massing of the building in relation to 108 and 120 Victoria Road with associated reduction in eaves and ridge heights. As a consequence a dormered 1- bedroom apartment is proposed in place of 2-bedroom apartment (no.33);

- the number of first and second floor windows facing 108 Victoria Road has been reduced to 19 and the building has been resited so that the distance from the apartments overlooking 108 Victoria Road has been increased to resemble the relationship between Fern Hill Lodge and No. 108. This means that a separation distance of 18 metres is now proposed from windows in the apartments overlooking 120 Victoria Road and Kensington Place;

- rooflights have been added to provide natural light and ventilation to the kitchens on the second floor. On ground and first floor the internal kitchens and separate living rooms have been replaced by open plan areas allowing natural light to penetrate to the back of the apartment;

- two additional parking spaces have been proposed including a disabled space next to the entrance. All parking spaces comply with Council's size guide (2.5m x 4.8m). The buggy store has been moved to the rear of the site and now provides 6 buggy spaces. There are also 2 cycle stands proposed next to it. A dropped kerb is shown to ensure appropriate access for refuse collection

The application is supported by a planning statement, a design and access statement, a financial viability assessment, an affordable housing statement, a stakeholder engagement statement, a transport statement, a drainage impact assessment, a soakaway assessment report, an arboricultural assessment and method statement, a landscape strategy masterplan, a report on the need for private retirement housing in Rushmoor, a report on Retirement Living Explained - a guide for planning and design professionals, a Geo-technical and Geo-environmental desk study report, an ecological assessment and a habitats regulations assessment.

Consultee Responses

Surface Water Drainage Consultations

seeks further information on drainage issues.

Community - Contracts Manager

provides details on what provision is required and seeks changes to landscaping to enable the refuse lorry to access the bin storage area.

Parks Development Officer

raises no objection to the proposal subject to a financial contribution towards open space.

HCC Highways Development Planning	raises no objection to the proposal subject to conditions and a financial contribution.
Ecologist Officer	raises no objection subject to conditions.
Scottish & Southern Energy	No views received.
Environment Agency	does not wish to be consulted on this form of development.
Hampshire Fire & Rescue Service	No views received.
Southern Gas Network (Formerly TRANSCO)	No views received.
Environmental Health	raises no objection to the proposal subject to conditions.
Housing	raises no objection to the development itself but does not support the lack of affordable housing in general and for all older people.
Natural England	raises no objection to the proposal subject to compliance with the Council's Thames Basin Heaths Avoidance and Mitigation strategy.
Planning Policy	No views received.
Arboricultural Officer	No views received.
Thames Water	raises no objection to the proposal in relation to foul water sewage infrastructure capacity. They comment that the foul flows are acceptable. Surface water discharge approved subject to connection to the surface system and flow control limited to 5L/S which represents a 50% betterment in surface flows from the site. A gravity requisition is to be made to a Thames surface water sewer to facilitate surface flows from the site. Surface flows will not be permitted to enter the foul system.
RBC Regeneration Team	No views received.

Neighbours notified

In addition to posting a site notice and press advertisement, 89 individual letters of notification were sent to addresses in Amber Gardens, Kensington Place, Netley Street and Victoria Road Farnborough and Further Vellmead in Fleet.

Neighbour comments

A statement of stakeholder engagement dated September 2017 has been submitted in support of the proposal which details how the applicants have engaged with the local community in relation to the application submitted in 2017. This took the form of an online consultation with invitations sent to approximately 465 local residences and 37 businesses in the vicinity of the development site, Sir Gerald Howarth, Cllr Jacqui Vosper as Mayor and district councillors and members of the Development Management Committee. A number of detailed consultation feedback forms were sent to residents of the existing Churchill Retirement Living development at Fernhill Lodge located to the east of the site.

With regard to the current proposal objections have been received from flat 10 Fernhill Lodge Victoria Road and 120 Victoria Road on the following grounds:

- road is already congested with very fast traffic;
- pavements are rather narrow in places and already have to dodge bicycles, scooters and broken glass thrown by unruly drinkers at weekends;
- as there are already three retirement buildings in this area of Victoria Road we surely do not need a fourth;
- decrease in property value if established detached houses are demolished;
- roads and amenities are not equipped to deal with a large increase in people;
- noise, traffic, dust and inconvenience of building work that will affect living quality;
- will be overlooked even more than currently;

Representations of support have been received from 44 Netley Street and 22 Further Vell-Mead Fleet making the following comments:

- type of development would be welcome and needed;
- development would improve aesthetic beauty of the neighbourhood;
- replacing existing somewhat run down and neglected houses with new retirement development would be beneficial to the environment and economy of the area;
- recent Churchill developments in Fleet and Farnham have been well constructed and are very sympathetic to their surroundings;
- it would be good to see more development for the elderly releasing existing larger houses to the market and keeping up with the standard of retirement development set out by Government;
- this location is ideal and within reach of all local amenities.
- convenient for shopping for elderly residents;
- it will provide improved and safer vehicle access to the site with no adverse impact on the environment, air quality or vehicle congestion.

Policy and determining issues

The application site is located within the built up area of Farnborough to the north of Farnborough town centre. As such Policies SS1 (The Spatial Strategy), CP1 (Sustainable Development Principles), CP2 (Design and Heritage), CP3 (Renewable Energy and Sustainable Construction), CP4 (Surface Water Flooding), CP5 (Meeting Housing Needs and Housing Mix), CP8 (Supporting Economic Development), CP10 (Infrastructure Provision), CP12 (Open Space, Sport and Recreation), CP13 (Thames Basin Heaths Special Protection Area), CP15 (Biodiversity), CP16 (Reducing and Managing Travel Demand) and CP17 (Investing in Transport) of the Rushmoor Core Strategy and "saved" Local Plan Policies ENV16 (Development Characteristics), ENV19 (New Landscaping Requirements), ENV22

(Access for people with disabilities), ENV41-44 (Flood Risk), ENV48, ENV49, ENV50 and ENV51 (Environmental Pollution and Noise), H9 (Accommodation specifically designed for older people), H13 (Loss of housing), H14 (amenity space), TR10 (Contributions for Local Transport Infrastructure), and OR4/OR4.1 (Open Space) are relevant to the consideration of this proposal. The Council's adopted planning documents (SPD) on 'Housing Density and Design' (May 2006), 'Planning Contributions - Transport' 2008; and 'Car and Cycle Parking Standards', 2017, the Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy as updated 2017, policy NRM6 of the South East Plan and the advice contained in the National Planning Policy Framework/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 and a public hearing took place in May 2018. Given this, and recognising that they currently have limited weight, policies SS1 (Presumption in favour of sustainable development), SS2 (Spatial Strategy), IN1 (Infrastructure and Community Facilities), IN2 (Transport), D1 (Design in the Built Environment), DE2 (Residential Internal Space Standards), DE3 (Residential Amenity Space Standards), DE4 (Sustainable Water Use), DE5 (Proposals affecting existing residential (C3) uses, DE6 (Open Space, Sport and Recreation), DE10 (Pollution), DE11 (Development on Residential Gardens), LN1 (Housing mix), LN2 (Affordable Housing), LN4 (Specialist and Supported Accommodation), NE1 (Thames Basin Heaths Special Protection Area), NE3 (Trees and Landscaping), NE4 (Biodiversity) and NE8 (Sustainable Drainage Systems) are considered relevant to the current proposal.

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

Commentary

The principle of development

The proposal results in the loss of five dwellinghouses. "Saved" local plan policy H13 resists the loss of housing unless, inter alia, the site is incorporated in a comprehensive scheme of redevelopment where there is no net loss of residential units. The proposal is the comprehensive redevelopment of the site which would provide a substantial amount of specialised residential accommodation for the elderly. To this end the proposal is not considered to conflict with the objectives of policy H13 and as such no objection is raised to the proposal in this regard.

The proposal is also subject to policies which protect amenity, highway safety and biodiversity whilst promoting the efficient use of land and sustainable development. As such there would be no objection to the principle of development, subject to the proposal being found to be satisfactory in addressing the following matters.

The effect on the character of the area

Existing retirement developments in the area are set down from pavement level, largely extend across site frontages and back into their respective plots with varying roof heights. There is no objection to the principle of a single building across the site frontage which extends back into the site. The change in roof design with the associated reduction in overall bulk and massing and eaves/ridge heights in relation to both 108 and 120 Victoria Road are considered to address the previous concerns about building relationships and are acceptable in visual amenity terms. No objection is raised to the proposal in terms of its impact on the character of the area.

All existing trees within the site are shown to be removed, the majority of which are in the rear gardens of the existing properties. The submitted arboricultural assessment advises that these trees are category C and of low quality, having little public amenity value. The application is accompanied by a landscape strategy masterplan which provides for new planting including street, ornamental and feature trees and ornamental and native hedges. Subject to the submission of a detailed landscaping scheme, which may be secured by way of condition no objection is raised to the proposal in landscape terms.

The impact on neighbours

It is noted that the rear gardens of 108 and 120 Victoria Road and 1 Kensington Place are orientated to the south. Given the siting of existing development and the separation distances proposed to be retained between existing and proposed development it is considered that the proposal would not give rise to unacceptable overshadowing impacts nor result in a material loss of light to adjoining occupiers such that planning permission should be refused on these grounds.

108 Victoria Road is located to the east of the site and comprises a two storey dwellinghouse with main garden to the rear. The occupiers of this property also offer childcare facilities. There is a Silver Birch tree on the common boundary within the garden of 108 Victoria Road. When compared to the refused scheme car parking spaces have been removed from along the common boundary adjacent to the rear garden and largely replaced by landscaping. Varying separation distances of just under 10 metres, just under 15 metres, just over 17 metres and some 15.5 metres are now proposed between the proposed building and the common boundary with 108 Victoria Road. All existing trees and high hedges are shown to be removed including the Cypress which is located on the common boundary within the site. It is noted that the general separation distance between Fern Hill Lodge and 108 Victoria Road in terms of windows (15 in number) which overlook the rear of 108 Victoria Road is typically in excess of 17 metres. The proposed building relationship with 108 Victoria Road now more closely reflects the existing relationship between 108 Victoria Road and Fern Hill Lodge. This, in combination with a reduction in the number of windows and a revised landscaping scheme is not considered, on balance, to result in unacceptable building relationships or a material loss of privacy such that planning permission should be refused on these grounds. As such no objection is raised to the proposal in terms of its impact on 108 Victoria Road.

120 Victoria Road is located to the west of the site and comprises a two storey dwellinghouse with main garden area to the rear. It is noted that all existing trees along the common site boundary are proposed to be removed. The proposal will result in increased overlooking particularly in relation to the existing windows/door in the side elevation of 120

Victoria Road (kitchen, hall, landing/staircase) and over the rear garden. It is noted that there are kitchen, hall and corridor windows in the west elevation at first and second floor level that have the potential to overlook the existing windows. Given the ability to secure either high level or obscure glazing in the windows as shown by way of condition and the largely secondary nature of these windows, no objection on privacy grounds is raised to the proposal in this respect. With regard to the rear garden it is considered that given the separation distances retained (generally about 18 metres from the west elevation and some 19 metres from the north facing rear element), the ability to seek new landscaping which may be secured by way of condition, no material loss of privacy is considered to result.

1 Kensington Place is located to the west of the site and comprises a two storey end terrace property with accommodation in the roofspace providing three floors of accommodation. No windows are proposed above ground floor in the side elevation which is about 4.5 metres from the common boundary. As the rear element is set back from the rear of 1 Kensington Place no overlooking from upper floor windows would result. There will be an increase in overlooking from the south elevation of the front part of the building to the front elevation of 1 Kensington Place and the wider terrace. However given the oblique nature of this overlooking and separation distances retained this is not considered to result in a material loss of privacy to these residents. The proposal would give rise to some impact as a result of the height and depth of the rear element particularly in relation to the rear garden. However given the separation distance retained to the boundary, an intervening pedestrian route and the ability to secure appropriate landscaping to mitigate this impact in the event that planning permission were to be granted, no material impact is considered likely.

105-115a Victoria Road lie to the north of the site. The proposed development will result in increased overlooking by virtue of the number of windows proposed in the north elevation. However the proposed building relationship reflects the existing pattern of overlooking typical in the area and is not considered to result in a material loss of privacy. It is also noted that additional trees are proposed on the Victoria Road boundary which would provide further screening.

Given the commercial and retail use of the premises to the south of the site and the intervening separation distances no material loss of amenity to these occupiers is considered to result.

The living environment created

The proposal details one and two bed flats which are considered to provide acceptable levels of accommodation to meet the occupational needs of future residents. A lift is provided to the upper floors. All residents would have access to amenity space in the form of communal landscaped gardens which is acceptable. All kitchens will have natural light and ventilation. This is considered to create an acceptable living environment and as such no objection is raised to the proposal in this regard.

There will be inter and overlooking within the scheme which will impact on privacy of future residents. However the proposed layout is not unusual in a residential development of this type, including at Fern Hill Lodge, and future residents will be aware of this when deciding whether to live there. No objection is raised to the proposal in this regard.

A Phase 1 Desk Study Report has been submitted in support of this proposal. Environmental Health advise that this report has identified the need for intrusive site investigations, to include analysis of soils, and groundwater if present, and a program of gas

monitoring. This may be secured by way of condition. Subject to this no objection is raised to the proposal in this regard.

The provision of affordable housing

The proposal is for 42 residential dwellings. The comments received from Housing are noted. Policy CP6 requires a 'minimum of 35% of dwellings on sites of more than 15 or more net dwellings' to be in the form of affordable housing, subject to site viability. No affordable housing is proposed and a financial viability assessment and an affordable housing statement, which updates the viability assessment, have been submitted in this regard. These documents are being considered by the District Valuer and an update will be given to the meeting. It is noted that the District Valuer, in considering the viability report submitted in respect of the refused application, concluded that the development would not be viable if affordable housing were provided on site or an affordable housing contribution in lieu of on site provision were to be sought. It was also noted that the developer used a figure of £161,577.00 for section 106 contributions in the original financial viability assessment which was considered to be too low as this figure was calculated at that time to be around £300,000. The updated report allows for financial contributions of some £350,00.00. In the interests of clarity the SANG contribution (which has been paid to Hart, please see below) is £189,204.50, the SAMM contribution is £16,160.00, the open space contribution is £36,370.35 and the transport contribution is £39,790 resulting in a total contribution of some £281,524.85. Given the previous views of the District Valuer it is considered appropriate to secure a review mechanism which may be secured by way of legal agreement. Subject to this and the views of the District Valuer no objection is raised to the proposal in terms of the provision of affordable housing.

Flood risk and drainage issues

The site is within Flood Zone 1 and as such is considered to be at low risk of fluvial flooding. The application is supported by a drainage impact assessment and a soakaway assessment report which confirms that the use of infiltration drainage is not feasible on this site due to the low permeability of the underlying strata and shallow groundwater levels. The proposed strategy includes the use of a lined permeable pavement system to drain the parking area; a piped drainage system and cellular attenuation to drain the roof areas with a controlled runoff rate from the site to the surface water sewer. Hampshire County Council (HCC) as Lead Local Flood Authority, the Environment Agency (EA) and Thames Water have been consulted on this proposal. No response was received from the EA with no objection being received from Thames Water. HCC has sought further information in respect of exceedance flows and urban creep. The applicant has provided supplementary information and any views received from Hampshire County Council will be updated at the meeting. Subject to the satisfactory resolution of this issue, no objection is raised to the proposal on flood risk and drainage terms.

Highway considerations

The application is supported by a transport statement which has been considered by the County Highway Authority. The Council's adopted Car and Cycle Parking Standards supplementary planning document (SPD) dated November 2017 states that the applicable standard for this development is one parking space for each dwelling (Older Persons housing, Active elderly). This provision is less than the full standard which would otherwise have required two spaces per 2 bedroom dwelling. The application states that the proposal is intended for elderly persons of 60 years or older. It is not unreasonable to expect that

residents of this age would own a car. Churchill Retirement Living did comment in the Car and Cycle Parking SPD consultation that the Council were requiring too many parking spaces, however the Council's Cabinet were satisfied that the proposed standard was correct when they adopted it in November 2017.

The Transport Statement includes a profile of ages of residents (using 2012 data) in other Churchill developments which shows a high proportion of residents to be 78 years or older, which may suggest that the profile may not be considered as "Active elderly" in terms of our parking standard. Further information from 8 other Churchill sites has been provided which does demonstrate that a ratio of 0.38 parking spaces per unit is acceptable (average parking demand for total parking at Churchill Retirement sites is 0.28 spaces per unit).

The Council's parking standard does make provision for "Nursing and Rest Homes" to have 1 parking space for every 4 residents (not residential units) plus 1 space for each member of staff. This development of 26 x 1 bed and 16 x 2 bed units potentially can accommodate 58 residents which would equate to 14.5 parking spaces plus spaces for staff. Notwithstanding this it is noted that the terms of the proposal are for self-contained elderly persons accommodation. When compared to the refused scheme, two additional parking spaces, including one disabled space are now proposed. This level of car parking provision is considered to be acceptable and no objection is raised to the proposal on parking grounds.

In view of the nature of the development it is not a requirement that further visitor parking spaces should be provided, any vacancy of spaces would then be available for visitors. To achieve this it is recommended that the parking spaces are not allocated to residents. This may be secured by way of condition in the event that planning permission were to be granted.

The adopted Rushmoor Car and Cycle Parking Standards requires for new development that each parking space should be 2.5m x 4.8m and 6m for longitudinal parking. The application demonstrates this to be the case which is acceptable in layout terms.

Storage for 6 mobility scooters is now proposed which is located in the south east corner of the site. This may be secured by way of condition and is considered to be satisfactory.

The refuse storage facilities have been relocated from the Victoria Road frontage (as refused) to within the site. The County Highway Authority has queried the carry distance from these facilities to Victoria Road. However it is noted that Fern Hill Lodge has a similar arrangement whereby refuse freighters enter the site (reverse in drive out). The Council's Contracts team do not raise an objection to the proposal in this regard but has requested that part of the landscaping is removed to facilitate appropriate access to the bin storage facilities. This may be addressed as part of conditions submission of the detailed landscaping scheme.

The proposed vehicular entrance from Victoria Road is using a single point of access 4.5m wide with 1.5m footway on the western side which is satisfactory for the scale of the development. The proposed dropped kerb entrance would have a 2.4m x 43m sight line. It is expected that the development will also make arrangements with the highway authority for the reinstatement of the drives and raising the kerbs in front of the houses that will be demolished. This may be secured by condition. A separate consent for works within the highway must first be obtained from the highway authority.

The proposal will represent an increase in the number of multi-modal trips to the site for 42 residential dwellings when compared to the existing 5 detached dwellings. Using the

Hampshire Transport Contributions policy calculations this would equate to $(26 \times 3.7) + (16 \times 7) - (5 \times 7) = 173$ additional multi-modal trips which equates to $173 \times \text{£}230 = \text{£}39,790$. The Rushmoor Transport improvements list includes proposed improvements to cycle and pedestrian links from Cove to Farnborough along the Cove Road and Victoria Road corridor. Further to this, and in view of the use of this section of path by elderly, often with mobility scooters to gain access to the town other similar developments, the applicant has included the setting back of their front boundary and dedication of land to the highway authority to enable the formation of a 3m shared surface corridor as part of this proposal. This may be secured by way of legal agreement/condition. The applicant is in the process of complete the requisite agreement. Subject to this no objection is raised to the proposal in this regard.

Open space provision

The Local Plan seeks to ensure that adequate open space provision is made to cater for future residents in connection with new residential developments. "Saved" local plan policies OR4 and OR4.1 allow provision to be made on the site, or in appropriate circumstances a contribution to be made towards upgrading facilities nearby. The policy does not set a threshold of a particular number of dwellings or size of site above which the provision is required. Open space requirements comprise three elements; amenity area/parkland, children's play area and sports pitches. Given the nature of the accommodation being proposed, a contribution in respect of amenity area/parkland is sought which in this case relates to infrastructure and general landscape improvements at Cove Green Recreation Ground is secured by way of legal agreement. The applicant is in the process of completing the requisite agreement. Subject to this no objection is raised to the proposal in this regard

Nature Conservation

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

The Local Planning Authority is responsible for undertaking an appropriate assessment following the requirements of The Conservation of Habitats and Species Regulations 2010.

As a result of this judgement, the Council can no longer conclude that the assignment of, or provision of, mitigation capacity at the point of application is sufficient to remove the requirement for a full appropriate assessment. To this end the applicant has provided a habitats regulations assessment in support of the application and completed the Council's Habitats Assessment form. The appropriate assessment has been completed and concludes that the development would lead to a likely significant effect on the integrity of the Thames Basin Heaths Special Protection Area.

The Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy is now in place. This includes the Suitable Alternative Natural Greenspace (SANG) at Bramshot within Hart in order to divert additional recreational pressure away from the Thames Basin Heaths Special Protection Area (TBHSPA) and the provision of a range of Strategic Access Management and Monitoring Measures to avoid displacing visitors from one part of the TBHSPA to another and to minimize the impact of visitors on the TBHSPA. The applicant has secured an allocation of capacity at the Bramshot SANG and made the requisite financial contribution. The SAMM contribution is to

be secured by way of section 106 planning obligation which the applicant is in the process of completing. Natural England have been consulted in this application and advises that provided the scheme is in accordance with the Council's Thames Basin Heaths Avoidance and Mitigation Strategy it raises no objection to the proposal. Subject to the completion of the legal agreement to secure the SAMM contribution the proposal is considered to mitigate its impact on the Thames Basin Heaths Special Protection Area and on this basis no objection is raised to the proposal in this regard.

The application is supported by an ecology assessment which has established that the existing site supports a small day roost for pipistrelle bats. Under current guidance this roost is assessed as having low conservation significance although on a more local scale it is of raised interest. Given that the existing properties are to be demolished the roost will be lost. An outline mitigation strategy is detailed in the ecology report. The Council's Ecologist has been consulted on this application and recommends the imposition of a condition to ensure appropriate mitigation and safeguards are in place.

In addition the report recommends enhancements which will provide a "net gain" for biodiversity as outlined in the NPPF. The Ecologist recommends the submission of a multifunctional green infrastructure strategy. This may be secured by way of condition. Subject to the above measures being in place, no objection is raised to the proposal on nature conservation grounds.

Renewable energy and construction.

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

Conclusion

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

Full Recommendation

Subject to the issues relating to drainage and affordable housing as set out above being satisfactorily addressed it is recommended that permission be **GRANTED** subject to the completion of an appropriate section 106 planning obligation by 15 November 2018 in

respect of SAMM, open space, affordable housing and highway matters as set out above and the imposition of the following conditions and informatives:

However, in the event that a satisfactory s106 planning obligation is not completed by 15 November 2018 the Head of Planning, in consultation with the Chairman, be authorised to **REFUSE** planning permission on the grounds that the proposal fails to make appropriate provision for open space, affordable housing and SAMM nor mitigate its impact in highway terms contrary to development plan policies and the provisions of the Council's supplementary planning document Planning Contributions - Transport 2008.

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

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

- 2 Prior to the construction of external walls, and installation of roofs and window frames, and notwithstanding the details submitted with the application, a schedule and/or samples of the materials to be used in these parts of the development shall be submitted to, and approved in writing by, the Local Planning Authority. The Development shall be completed and retained in accordance with the details so approved.

Reason - To ensure satisfactory external appearance.*

- 3 Prior to the installation of any paving, footpath and roadway surfaces within the development hereby approved, and notwithstanding the details submitted with the application, a schedule and/or samples of the surfacing materials to be used shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall be completed and retained in accordance with the details so approved

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

- 4 The development shall be completed in accordance with the site levels as shown on the approved plans.

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

- 5 The development shall not be occupied until details of all screen and boundary walls, fences, hedges or other means of enclosure have been submitted to and approved in writing by the Local Planning Authority. The development shall be completed and retained in accordance with the details so approved prior to first occupation.

Reason - To safeguard the amenities of neighbouring property.*

- 6 Prior to first occupation of the development hereby approved, the refuse bin storage facilities as shown on the approved plan shall be provided and made available for use and thereafter retained for their designated purpose.

Reason - To safeguard the amenities of the area.*

- 7 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.

- 8 Notwithstanding the details submitted with the application, details of a landscaping scheme for the site, including measures for biodiversity enhancement, shall be submitted to, and approved in writing by the Local Planning Authority and the scheme so approved implemented in full prior to the first occupation of any part of the development or the first available planting season whichever is the sooner. Any tree/shrub removed, dying or becoming seriously diseased within five years of planting shall be replaced by trees/shrubs of similar size and species to those originally required to be planted.

Reason - To ensure the development makes an adequate contribution to visual amenity, to meet the objectives of policy CP15 of the Rushmoor Core Strategy and having regard to policies NE2 and NE4 of the Rushmoor Local Plan Draft Submission 2017.

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

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

- 10 No part of the development hereby approved shall be used or occupied until the proposed means of vehicular access has been completed and made available for use

Reason - To ensure adequate means of access is available to the development.

- 11 Any existing means of access or part thereof not incorporated within the approved arrangement hereby permitted shall be permanently closed as soon as the new means of access has been constructed and brought into use. A footway/verge shall be provided and the kerbs raised in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of the development.

Reason - In the interest of highway and pedestrian safety.*

- 12 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

- 13 All wild birds and their nests are protected under the Wildlife and Countryside Act 1981 (as amended). If any trees are to be removed or buildings demolished during the bird breeding season (March-September inclusive) they should first be inspected by an experienced ecologist to ensure that no active nests are present. If an active nest is discovered it should be left in situ until the young have fledged.

Reason - to prevent harm to breeding birds

- 14 Prior to the erection of any part of the new buildings hereby approved and notwithstanding the details submitted with the application, a detailed Sustainable Drainage Systems (SUDS) strategy shall be submitted to and approved in writing by the Local Planning Authority together with details of arrangements for its maintenance. The scheme so approved shall be implemented in full prior to the first occupation of the development to which they relate and retained in perpetuity.

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

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

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

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

- i) programme of construction work;
- ii) the provision of long term facilities for contractor parking;
- iii) the arrangements for deliveries associated with all construction works;
- iv) methods and phasing of construction works;
- v) access and egress for plant and deliveries;
- vi) protection of pedestrian routes during construction;
- vii) location of temporary site buildings, site compounds, construction materials and plant storage areas;

- viii) controls over dust, noise and vibration during the construction period;
- ix) provision for storage, collection and disposal of rubbish from the development during the construction period

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

Reason - In the interests of amenity and highway safety.

- 17 The development shall not be occupied until the cycle and buggy parking to serve the development as shown on the approved plans has been provided and made available for use. These facilities shall thereafter be retained for their designated purpose.

Reason - To promote alternative modes of transport

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

Reason - To meet the recreational needs of future residents

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

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

- 20 No construction works pursuant to this permission shall commence until there has been submitted to and approved in writing by the Local Planning Authority: -

- i. a desk top study carried out by a competent person documenting all previous and existing uses of the site and adjoining land, and potential for contamination, with information on the environmental setting including known geology and hydrogeology. This report should contain a conceptual model, identifying potential contaminant pollutant linkages.
- ii. if identified as necessary; a site investigation report documenting the extent, scale and nature of contamination, ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study.
- iii. if identified as necessary; a detailed scheme for remedial works and measures shall be undertaken to avoid risk from contaminants/or gas identified by the site investigation when the site is developed and proposals for future maintenance and monitoring, along with verification methodology. Such scheme to include nomination of a competent person to oversee and implement the works.

Where step iii) above is implemented, following completion of the measures identified in the approved remediation scheme a verification report that demonstrates the effectiveness of the remediation shall be submitted for approval in writing by the Local Planning Authority.

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

- 21 Before demolition of any existing buildings on the site begins a bat mitigation strategy will shall be submitted to and agreed in writing by the Local Planning Authority and implemented in accordance with the strategy so approved. The mitigation plan should include details of:-

- updated surveys and working practices to ensure no bats are harmed within the demolition process
- replacement roosts
- monitoring of the replacement roosts
- a lighting strategy
- preservation and enhancement of bat foraging and commuting habitat

Reason: To ensure that bats are protected from harm

- 22 Prior to the construction of any new building pursuant to this permission, details of measures to limit overlooking from the kitchen and secondary living room window in flat 14, the corridor window at first floor level and the secondary living room window in flat 29 all as shown in the proposed west elevation shall be submitted to the Local Planning Authority for approval. Once approved these measures shall be implemented in full prior to the first occupation of the flats/space they serve and thereafter retained.

Reason - To safeguard appropriate levels of privacy to occupiers of 120 Victoria Road

- 23 All parking spaces are to remain unallocated for the lifetime of the development in accordance with the approved plans.

Reason - To ensure adequate on-site car parking provision for the approved development.

- 24 The development shall not be occupied until the mobility scooter/cycle storage facilities as shown on the approved plans are provided and made available for use. Once provided these facilities shall be retained for their designated purposes.

Reason - To ensure adequate provision within the site.

- 25 The permission hereby granted shall be carried out in accordance with the following approved drawings – 10093FB 01, - PA01 rev G, 02 rev E, 03 rev D, 04 rev D, 05 rev D, 06 rev E, 07 rev D, 08 rev E, 09 rev E, 10 rev B, 11 rev A, 12 rev A, SU-01 rev A

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

Informatives

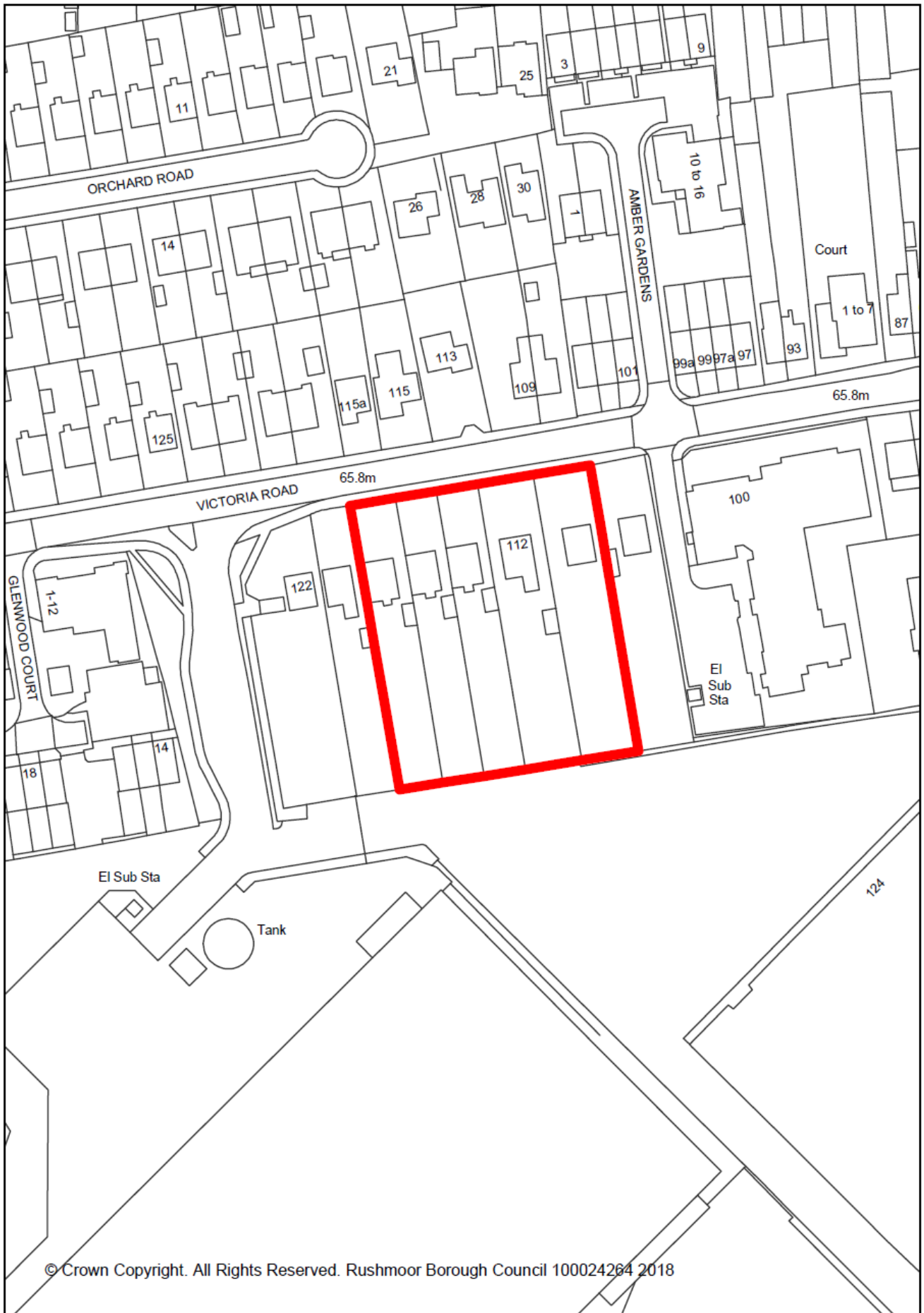
- 1 INFORMATIVE – The Local Planning Authority’s commitment to working with the applicants in a positive and proactive way is demonstrated by its offer of pre-application discussion to all, and assistance in the validation and determination of

applications through the provision of clear guidance regarding necessary supporting information or amendments both before and after submission, in line with the National Planning Policy Framework.

- 2 **INFORMATIVE - REASONS FOR APPROVAL-** The Council has granted permission because the proposal would have an acceptable impact on the character of the area, it would create a satisfactory living environment for future occupiers, have an acceptable impact on adjoining non-residential and residential occupiers and meet the functional requirements of the development. The proposal is acceptable in highway and flood risk terms, it makes satisfactory provision for affordable housing and public open space, addresses its impact on the SPA and secures appropriate energy efficiency measures. It complies with development plan policies, the Council's adopted Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy and the National Planning Policy Framework/Planning Practice Guidance and is recommended for approval. It is therefore considered that subject to compliance with the attached conditions, and taking into account all other material planning considerations, including the provisions of the development plan, the proposal would be acceptable. This also includes a consideration of whether the decision to grant permission is compatible with the Human Rights Act 1998.
- 3 **INFORMATIVE -** Your attention is specifically drawn to the conditions marked *. These condition(s) require the submission and approval of details, information, drawings etc. by the Local Planning Authority BEFORE WORKS START ON SITE or commencement of identified elements of the development, or require works to be carried out BEFORE COMMENCEMENT OF USE OR FIRST OCCUPATION OF ANY BUILDING. Development started, carried out or occupied without first meeting the requirements of these conditions is effectively development carried out WITHOUT PLANNING PERMISSION. The Council will consider the expediency of taking enforcement action against any such development and may refer to any such breach of planning control when responding to local searches. Submissions seeking to discharge conditions or requests for confirmation that conditions have been complied with must be accompanied by the appropriate fee.
- 4 **INFORMATIVE -** This permission is subject to a planning obligation under Section 106 of the Town and Country Planning Act 1990 (as amended).
- 5 **INFORMATIVE -** The applicant is recommended to achieve maximum energy efficiency and reduction of Carbon Dioxide emissions by:
 - a) ensuring the design and materials to be used in the construction of the building are consistent with these aims; and
 - b) using renewable energy sources for the production of electricity and heat using efficient and technologically advanced equipment.
- 6 **INFORMATIVE -** The applicant is advised to follow good practice in the demolition of the existing buildings on site including the re-use of all material arising from demolition as part of the redevelopment wherever possible.
- 7 **INFORMATIVE -** The applicant is advised to contact the Recycling and Waste Management section at Rushmoor Borough Council on 01252 398164 with regard to providing bins for refuse and recycling. The bins should be:
 - 1) provided prior to the occupation of the properties;

- 2) compatible with the Council's collection vehicles, colour scheme and specifications;
 - 3) appropriate for the number of occupants they serve;
 - 4) fit into the development's bin storage facilities.
- 8 INFORMATIVE - The planning permission hereby granted does not authorise the applicant, or his agents, to construct a new/alterd access to, or other work within, the public highway. A separate consent for works within the highway must first be obtained from the highway authority who may be contacted at the following address:- Hampshire County Council Highways Sub Unit, M3 Motorway Compound, Hook, Hampshire, RG27 9AA.
- 9 INFORMATIVE - Measures should be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway throughout the construction period.
- 10 INFORMATIVE - No materials produced as a result of site preparation, clearance, or development should be burnt on site. Please contact the Head of Environmental Health for advice.
- 11 INFORMATIVE - The applicant is advised that there may be a need to comply with the requirements of the Party Wall (etc.) Act 1996 before starting works on site. The Party Wall (etc.) Act is not enforced or administered by the Council but further information can be found on the Planning Portal website <https://www.gov.uk/guidance/party-wall-etc-act-1996-guidance> and you are able to download The party Wall Act 1996 explanatory booklet.
- 12 INFORMATIVE - It is a legal requirement to notify Thames Water of any proposed connection to a public sewer. In many parts of its sewerage area, Thames Water provides separate public sewers for foul water and surface water. Within these areas a dwelling should have separate connections: a) to the public foul sewer to carry waste from toilets, sinks and washing machines, etc, and b) to public surface water sewer for rainwater from roofs and surface drains. Mis-connections can have serious effects: i) If a foul sewage outlet is connected to a public surface water sewer this may result in pollution of a watercourse. ii) If a surface water outlet is connected to a public foul sewer, when a separate surface water system or soakaway exists, this may cause overloading of the public foul sewer at times of heavy rain. This can lead to sewer flooding of properties within the locality. In both instances it is an offence to make the wrong connection. Thames Water can help identify the location of the nearest appropriate public sewer and can be contacted on 0845 850 2777.
- 13 INFORMATIVE - In the UK all species of bats are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and under Schedule 2 of the conservation (Natural Habitats & c) Regulations 2004. The grant of planning permission does not supersede the requirements of this legislation and any unauthorised works would constitute an offence. If bats or signs of bats are encountered at any point during development then all works must stop immediately and you should contact Natural England.

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



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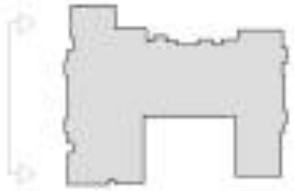


Victoria Road Contextual Elevation N.T.S

- Material's Key**
- 1. Common Angles (See "Clutch Right Red")
 - 2. Common Angles (See "Clutch Right Red")
 - 3. B.U.T. (See "B.U.T. with 3. B.U.T.")
 - 4. B.U.T. (See "B.U.T. with 3. B.U.T.")
 - 5. B.U.T. (See "B.U.T. with 3. B.U.T.")
 - 6. B.U.T. (See "B.U.T. with 3. B.U.T.")



Victoria Road Elevation Scale 1:100



Planning Issues

1.0000

Churchill

Subcontract Living

1.0000

1.0000

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	10/20/2023
2	REVISIONS	
3	REVISIONS	
4	REVISIONS	
5	REVISIONS	



Elevation A

ARCHITECT



Elevation B

- Materials Key**
- 1. Dark Red Brick - 100 English Brick
 - 2. Light Yellow Brick - 100 English Brick
 - 3. Light Yellow Brick - 100 English Brick
 - 4. Light Yellow Brick - 100 English Brick
 - 5. Light Yellow Brick - 100 English Brick
 - 6. Light Yellow Brick - 100 English Brick



PLANNING ISSUES

10/20/2023

Churchill

Replacement Driveway

PROJECT

10/20/2023

LOCATION

10/20/2023

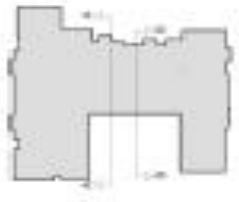
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 3. 100% Recycled Content
 4. 100% Recycled Content

Sectional Elevation AA



Materials Key

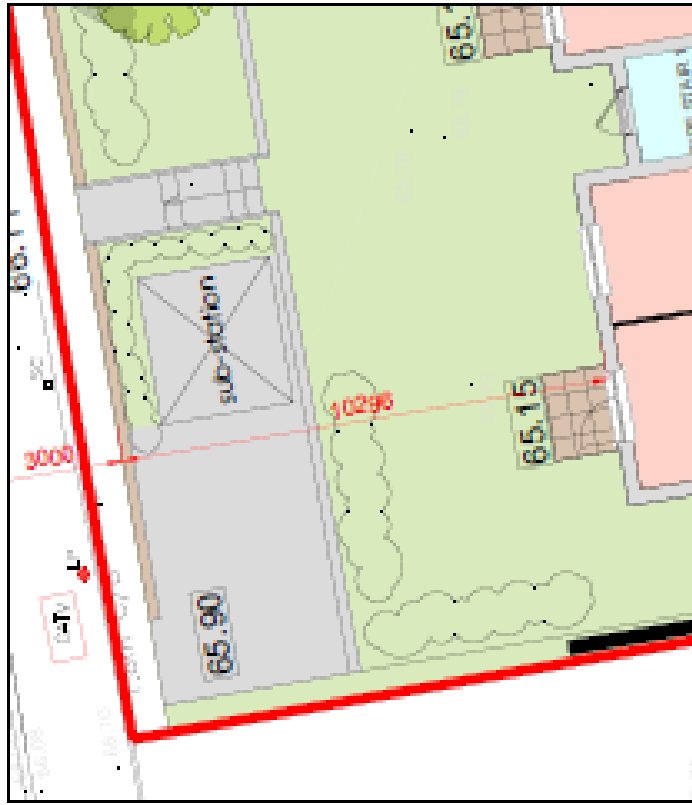
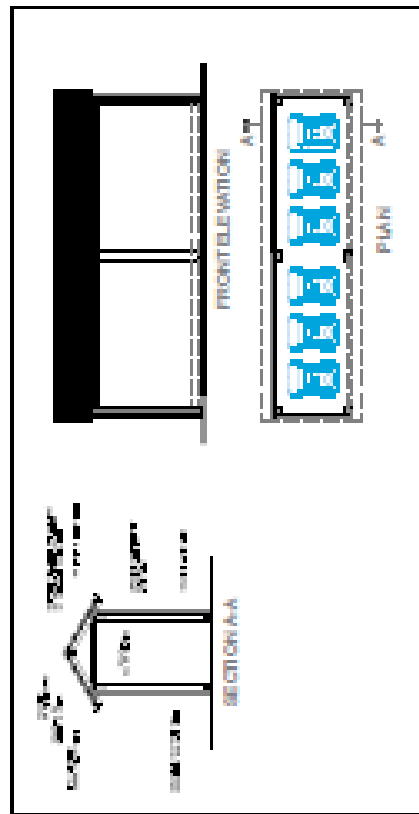
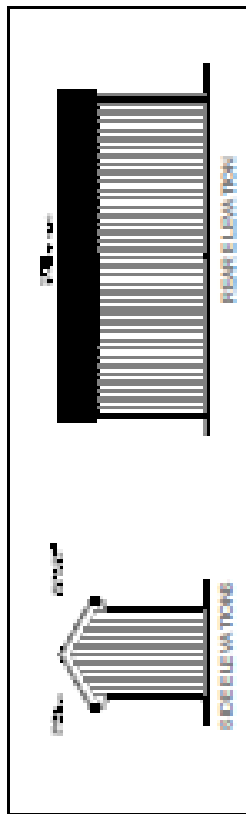
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- 6. 100% Recycled Content



Sectional Elevation BB



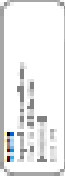

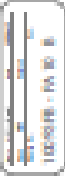


Buggy Store Details



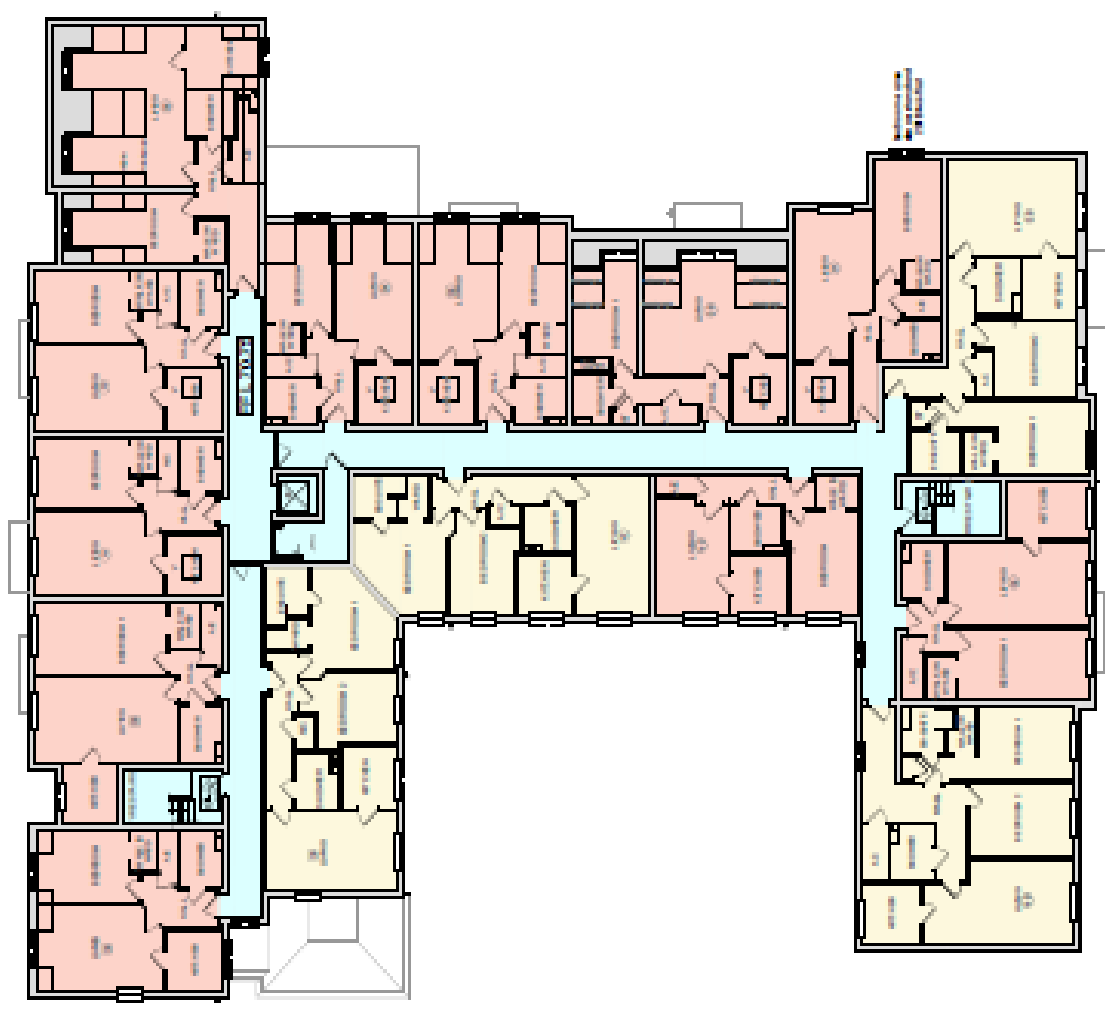
Substation Elevations



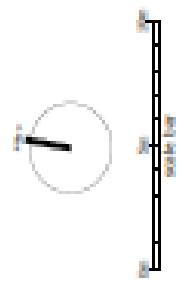






100558R - P-004 - D
 100558R - P-004 - D
 100558R - P-004 - D

100558R - P-004 - D
Churchill
 100558R - P-004 - D
 100558R - P-004 - D



SECOND FLOOR FLAT HOUSING	
1 BED APARTMENTS	= 11
2 BED APARTMENTS	= 04
TOTAL	= 15
	1 BED APARTMENTS
	2 BED APARTMENTS
	COMMON AREAS



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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 18/00200/FUL Ward: Knellwood

Applicant: Mr A Clarke

Decision: **Permission Granted**

Decision Date: 05 September 2018

Proposal: Erection of a two storey front extension and erection of single-storey side and rear extension to form additional ancillary living accommodation and domestic storage

Address **65 Canterbury Road Farnborough Hampshire GU14 6QW**

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 18/00296/FULPP Ward: St Mark's
Applicant: Mr WILKINSON
Decision: **Permission Refused**
Decision Date: 12 September 2018
Proposal: Formation of two rear dormer windows and three roof lights to the front elevation
Address **38 Netley Street Farnborough Hampshire GU14 6AQ**

Application No 18/00305/FULPP Ward: Wellington
Applicant: Messrs Rafferlati And Stocchetti
Decision: **Permission Granted**
Decision Date: 03 September 2018
Proposal: Change of use from one three-bedroom flat to two one-bedroom flats
Address **3A Wellington Street Aldershot Hampshire GU11 1DX**

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 18/00405/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 18/00437/CONDPP Ward: Wellington

Applicant: C/o Agent

Decision: **Conditions details approved**

Decision Date: 25 September 2018

Proposal: Submission of details pursuant to condition 12 (trees) attached to Outline Planning Permission 12/00958/OUT dated 10th March 2014 in respect of the removal trees to the south of Gun Hill House.

Address **Zone C - Cambridge Military Hospital Aldershot Urban Extension
Alisons Road Aldershot Hampshire**

Application No 18/00441/FUL Ward: St Mark's

Applicant: Mr & Mrs Elstow

Decision: **Permission Granted**

Decision Date: 06 September 2018

Proposal: Installation of external insulated cladding, replacement roof tiles, repositioning of first floor rear facing window and associated works

Address **27A - 29A Osborne Road Farnborough Hampshire**

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 18/00470/FULPP Ward: St Mark's
Applicant: Mr K Gurung - S And K Global Investment
Decision: **Permission Granted**
Decision Date: 03 September 2018
Proposal: Change of use of first floor ancillary office above shop to one two-bedroom flat
Address **65 Lynchford Road Farnborough Hampshire GU14 6EJ**

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 18/00487/CONDPP Ward: Wellington

Applicant: Mr Adrian Lee

Decision: **Conditions details approved**

Decision Date: 25 September 2018

Proposal: Submission of details pursuant to condition 7 (tree protection completion report) of part reserved matters 16/00757/REMPP dated 7th March 2017 (Corunna B1 & B2).

Address **Zone B - Corunna Aldershot Urban Extension Alisons Road Aldershot Hampshire**

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 18/00494/CONDPP Ward: Wellington

Applicant: Mr Adrian Lee

Decision: **Conditions details approved**

Decision Date: 25 September 2018

Proposal: Details pursuant to condition 12 (trees) attached to Outline Planning Permission 12/00958/OUT dated 10th March 2014 in respect of works to trees in Corunna Development Zone B2.

Address **Zone B - Corunna Aldershot Urban Extension Alisons Road Aldershot Hampshire**

Application No 18/00498/REVPP Ward: Empress

Applicant: Farnborough Business Park Ltd

Decision: **Permission Granted**

Decision Date: 14 September 2018

Proposal: Variation of condition 20 attached to planning permission 17/00348/FULPP dated 14 September 2017 for the erection of a new car showroom with ancillary offices to be used for the sale and display of motor vehicles; an associated workshop for the repair, servicing and maintenance of motor vehicles together with associated car and cycle parking, access/highway works, drainage, bin store, landscaping, plant and ancillary works to allow for changes to the car and cycle parking layouts, the installation of an electricity substation, the installation of pole mounted freestanding CCTV, alterations to doors and windows on showroom, workshop and ancillary buildings, extensions to workshop building to accommodate stair blocks, alterations to link corridor at roof level and extension to roof terrace

Address **Farnborough Business Park Templar Avenue Farnborough Hampshire**

Application No 18/00500/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 18/00504/LBCPP Ward: Wellington
Applicant: Aspire Defence Services Ltd
Decision: **Permission Granted**
Decision Date: 05 September 2018
Proposal: Listed building consent for internal works relating to flooring and electrical/heating systems
Address **Prince Consorts Library Knollys Road Aldershot Hampshire GU11 1PS**

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 18/00508/FULPP Ward: Cherrywood
Applicant: Master George Russell
Decision: **Permission Granted**
Decision Date: 10 September 2018
Proposal: Construction of a wheelchair ramp, crossover and parking area to front of property
Address **20 Longfield Close Farnborough Hampshire GU14 8HQ**

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 18/00522/FULPP Ward: Rowhill
Applicant: Mr & Mrs Michael & Clair Clarkson
Decision: **Permission Refused**
Decision Date: 13 September 2018
Proposal: Erection of single storey and first floor rear extensions
Address **23 Alison Way Aldershot Hampshire GU11 3JX**

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 18/00531/TPO Ward: Empress
Applicant: Mrs Maureen Johnson
Decision: **Split decision**
Decision Date: 04 September 2018
Proposal: Remove one Oak (T1 of TPO 442) to front of property. One Oak (T15 of TPO 442) to rear of property, crown lift to no more than 5 metres from ground level, thin by no more than 20% and remove deadwood
Address **Woodlands 4 Napoleon Avenue Farnborough Hampshire GU14 8LY**

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 18/00533/FULPP Ward: Cherrywood
Applicant: Mr Simon Phillips - Vivid Homes
Decision: **Permission Granted**
Decision Date: 19 September 2018
Proposal: Erection of external escape staircase with security screen and insertion of new first floor fire escape door
Address **93 - 107 Bracklesham Close Farnborough Hampshire**

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 18/00538/ADVPP Ward: Aldershot Park
Applicant: Mr James Kimber - SMC Aldershot
Decision: **Permission Granted**
Decision Date: 03 September 2018
Proposal: Display of internally illuminated fascia sign and one internally illuminated panel sign on front elevation, one internally illuminated fascia sign on side elevation, two internally illuminated free-standing signs and one internally illuminated totem sign
Address **252 Ash Road Aldershot Hampshire GU12 4HD**

Application No 18/00540/PDCPP Ward: Manor Park
Applicant: Mr & Mrs Watkins
Decision: **Development is Lawful**
Decision Date: 17 September 2018
Proposal: Lawful Development Certificate for proposed development: Erection of a single storey rear extension
Address **1 Warwick Close Aldershot Hampshire GU11 3SX**

Application No 18/00541/TPO Ward: Knellwood
Applicant: Mr Mark Becow
Decision: **Permission Granted**
Decision Date: 04 September 2018
Proposal: Two Beech trees (T10 and T11 of TPO 350A) reduce as one canopy by no more than 3 metres all round. Crown thin by no more than 5% and crown lift by no more than 5 metres from ground level
Address **15 Chalfont Drive Farnborough Hampshire GU14 6SJ**

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 18/00544/FULPP Ward: North Town
Applicant: SGN
Decision: **Permission Granted**
Decision Date: 25 September 2018
Proposal: 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 18/00545/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 18/00546/TPOPP Ward: West Heath
Applicant: Mr Stephen Lee
Decision: **Split decision**
Decision Date: 04 September 2018
Proposal: One large Oak (T10 of TPO 456) crown reduce by no more than 7 metres and crown thin by no more than 30% and one small Oak (T11 of TPO 279A) remove one branch as per submitted photograph 3
Address **49 Newfield Avenue Farnborough Hampshire GU14 9PJ**

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 18/00548/ADVPP Ward: Empress

Applicant: Lookers

Decision: **Permission Granted**

Decision Date: 27 September 2018

Proposal: Display 2 internally illuminated freestanding totem signs (4.5 metres high), 2 non-illuminated freestanding customer directional signs (1.7 metres high), 3 internally illuminated logo and fascia signs and 2 non-illuminated logo and fascia signs

Address **4 Templer Avenue Farnborough Hampshire GU14 6FE**

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 18/00550/FULPP Ward: Empress

Applicant: Lindback Ltd

Decision: **Permission Granted**

Decision Date: 14 September 2018

Proposal: Change of use of ground (part), first, second and third floor from B1 (offices) to 21 dwellings (Use Class C3) and erection of a bin store (amendment to planning permission 17/00456/FULPP dated 20 October 2017 for 23 dwellings and erection of a bin store)

Address **Trident House 38 - 44 Victoria Road Farnborough Hampshire GU14 7PG**

Application No 18/00551/FULPP Ward: Aldershot Park
Applicant: Mr Darren Emmott
Decision: **Permission Granted**
Decision Date: 26 September 2018
Proposal: Change of Use and conversion of retained ground floor retail unit into a 1-bedroom 2-person occupancy flat incorporating minor changes to front elevation of building; alterations to external surfacing material for parking spaces; and some non-material amendments to elevations as approved by planning permission 17/00455/FULPP dated 26 July 2017
Address **55 Church Road Aldershot Hampshire GU11 3PR**

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 Templer Avenue And Fowler Avenue Farnborough Hampshire**

Application No 18/00557/CONDPP Ward: Wellington
Applicant: C/o Agent
Decision: **Conditions details approved**
Decision Date: 25 September 2018
Proposal: Details pursuant to condition 12 (trees) attached to Outline Planning Permission 12/00958/OUT dated 10th March 2014 in respect of works to trees in Gunhill Development Zone E.
Address **Zone E - Gunhill Aldershot Urban Extension Alisons Road Aldershot 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 18/00562/FULPP Ward: Aldershot Park

Applicant: Mr Brian Lee

Decision: **Permission Granted**

Decision Date: 18 September 2018

Proposal: Erection of a two storey rear extension

Address **42 Coleman Road Aldershot Hampshire GU12 4BY**

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 18/00567/FULPP Ward: Rowhill
Applicant: Mr M Woodley
Decision: **Permission Granted**
Decision Date: 25 September 2018
Proposal: Erection of a single storey front, single storey side and two storey rear extension
Address **210 Weybourne Road Aldershot Hampshire GU11 3NF**

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 18/00573/COU Ward: St Mark's

Applicant: Southbridge Developments Ltd.

Decision: **Permission Granted**

Decision Date: 06 September 2018

Proposal: Removal of existing ground floor rear extension to provide additional parking and to incorporate a new terrace at rear 1st floor level and other external alterations to building to facilitate conversion of the ground- and first-floors of the property into 3 flats (comprising 1 X 1-bedroom and 2 X 2-bedroom units) in addition to 2 X 2-bedroom flats already granted planning permission for the second floor (with planning permission 17/00695/FULPP dated 10 October 2017)

Address **7 Queens Road Farnborough Hampshire GU14 6DJ**

Application No 18/00574/CONDPP Ward: Empress

Applicant: Terrestrial Developments

Decision: **Conditions details approved**

Decision Date: 12 September 2018

Proposal: Submission of details pursuant to Condition No.16 requirement (iii) (ground contamination remediation works strategy & verification plan) of planning permission 15/00770/FULPP dated 30 March 2016

Address **Thomson House 296 Farnborough Road Farnborough Hampshire GU14 7NU**

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 18/00577/TPOPP Ward: Rowhill

Applicant: Mr Chris Pedoe

Decision: **Permission Granted**

Decision Date: 19 September 2018

Proposal: Remove secondary branch from one Oak (T1 of TPO 260A) as approved in previous planning application 17/00318/TPOPP also clear a gap to the street lighting no more than 3 metres back to the secondary growth points. One Oak (part of group G1 of TPO 260A) removal of secondary branch as shown in submitted plans

Address **20 Pavilion Road Aldershot Hampshire GU11 3PB**

Application No 18/00578/FULPP Ward: Cove And Southwood

Applicant: Mr Jake Nazer

Decision: **Permission Granted**

Decision Date: 25 September 2018

Proposal: Erection of a first floor extension over existing bungalow with dormer window to the rear , single storey rear extension, skylights to front and rear roof elevations, new boundary wall with electric sliding gate and new dropped kerb

Address **12 Southwood Road Farnborough Hampshire GU14 0JQ**

Application No 18/00581/TPOPP Ward: West Heath

Applicant: Mr Donald Bailey

Decision: **Permission Granted**

Decision Date: 19 September 2018

Proposal: One Oak (T9 of TPO 404A) crown lift to no more than 5 metres from ground level with the removal of lower limbs overhanging boundary, reduce height of crown by no more than 2 metres and sides by no more than 2.5 metres

Address **50 Newfield Avenue Farnborough Hampshire GU14 9PL**

Application No 18/00582/FUL Ward: West Heath
Applicant: Mr C Jeyam
Decision: **Permission Granted**
Decision Date: 20 September 2018
Proposal: Erection of detached three-bedroomed house following demolition of existing
Address **77 Fernhill Road Farnborough Hampshire GU14 9SA**

Application No 18/00583/TPO Ward: Empress
Applicant: Mr Coles
Decision: **Permission Granted**
Decision Date: 24 September 2018
Proposal: One Beech tree, crown thin by no more than 15% and crown lift from ground level by no more than 6 metres and also remove one Birch tree as per submitted plan (both trees are part of group G42 of TPO 354)
Address **343 Farnborough Road Farnborough Hampshire GU14 8AY**

Application No 18/00584/FUL Ward: Aldershot Park
Applicant: M Williams
Decision: **Permission Granted**
Decision Date: 05 September 2018
Proposal: Erection of a single storey side and rear extension
Address **86 Lower Farnham Road Aldershot Hampshire GU12 4EJ**

Application No 18/00587/TPO Ward: Empress
Applicant: Mr Jonathan Meaney
Decision: **Permission Granted**
Decision Date: 24 September 2018
Proposal: One Silver Birch and seven Sweet Chestnut trees (group G48 of TPO 354A) crown lift by no more than 7 metres from ground level
Address **14 St Michaels Road Farnborough Hampshire GU14 8NE**

Application No 18/00588/NMA Ward: Wellington

Applicant: Grainger (Aldershot) Limited And Secretar

Decision: **Permission Granted**

Decision Date: 25 September 2018

Proposal: Non-material Amendment to application 17/00494/REMPP dated 9th November 2017 comprising the removal of five existing trees, in connection with the installation of attenuation tank, and alterations to approved landscaping scheme to provide nine additional replacement trees, within McGrigor Development Zone D.

Address **Zone D - McGrigor Aldershot Urban Extension Alisons Road Aldershot Hampshire**

Application No 18/00589/FUL Ward: Rowhill

Applicant: Mrs L Berry

Decision: **Permission Granted**

Decision Date: 10 September 2018

Proposal: Erection of a single storey front extension

Address **65 Cranmore Lane Aldershot Hampshire GU11 3AN**

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 18/00591/TPOPP Ward: Fernhill
Applicant: Mr Esson
Decision: **Permission Granted**
Decision Date: 27 September 2018
Proposal: One Lime tree (T8 of TPO 427) reduce height of crown by no more than 7 metres and sides by no more than 4 metres and lift the crown by no more than a metre from its present level
Address **40 Ashbury Drive Blackwater Camberley Hampshire GU17 9HH**

Application No 18/00593/FULPP Ward: North Town
Applicant: Mrs Kate Maclean
Decision: **Permission Granted**
Decision Date: 24 September 2018
Proposal: Erection of a single storey rear extension
Address **21 Connaught Road Aldershot Hampshire GU12 4RN**

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 18/00595/TPOPP Ward: St John's
Applicant: Karen Dillamore
Decision: **Permission Granted**
Decision Date: 27 September 2018
Proposal: One Aspen (T5 of TPO 410) clean out and thin the canopy by no more than 20%
Address **20 Howard Drive Farnborough Hampshire GU14 9TQ**

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 18/00599/PDCPP Ward: Empress
Applicant: Mr MAWSON
Decision: **Development is Lawful**
Decision Date: 10 September 2018
Proposal: Erection of a single storey rear extension
Address **18 Faraday Road Farnborough Hampshire GU14 8BW**

Application No 18/00600/ADVPP Ward: Empress
Applicant: The Royal Bank Of Scotland Group PL
Decision: **Permission Granted**
Decision Date: 05 September 2018
Proposal: Display of one internally illuminated fascia sign along front elevation and one internally illuminated projection sign, two internally illuminated window logo signage, new ATM surround along with other non-illuminated graphic signage (revised scheme to planning application 18/00202/ADVPP dated 10 April 2018)
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**

Application No 18/00612/HCC Ward: St Mark's

Applicant: Hampshire County Council

Decision: **Permission Granted**

Decision Date: 26 September 2018

Proposal: CONSULTATION FROM HAMPSHIRE COUNTY COUNCIL: Proposed car park extension

Address **Runways End Outdoor Centre 1 Forge Lane Aldershot Hampshire GU11 2RE**

Application No 18/00615/FULPP Ward: Cove And Southwood

Applicant: Mr & Mrs Whitlock

Decision: **Permission Granted**

Decision Date: 12 September 2018

Proposal: Erection of single storey rear extension

Address **3 Laurel Close Farnborough Hampshire GU14 0PT**

Application No 18/00616/FUL Ward: Aldershot Park
Applicant: Mrs N Poulter
Decision: **Permission Granted**
Decision Date: 06 September 2018
Proposal: Erection of part single and two storey rear extension, single storey side extension and re-siting and enlargement of existing detached garage
Address **6 Orchard Gardens Aldershot Hampshire GU12 4HP**

Application No 18/00617/FULPP Ward: Fernhill
Applicant: Mr & Mrs Barnett
Decision: **Permission Granted**
Decision Date: 13 September 2018
Proposal: Erection of a single storey front, first floor side and part single and part two storey rear extensions
Address **6 The Potteries Farnborough Hampshire GU14 9JR**

Application No 18/00620/FUL Ward: West Heath
Applicant: Mrs C. Fealey
Decision: **Permission Granted**
Decision Date: 12 September 2018
Proposal: Erection of a single storey front extension
Address **89 Giffard Drive Farnborough Hampshire GU14 8QB**

Application No 18/00624/FUL Ward: Knellwood
Applicant: Coule & Hancock
Decision: **Permission Granted**
Decision Date: 21 September 2018
Proposal: Erection of a single storey extension
Address **168 Alexandra Road Farnborough Hampshire GU14 6RZ**

Application No 18/00631/REVPP Ward: Knellwood
Applicant: Mr Stephen Baker
Decision: **Permission Granted**
Decision Date: 17 September 2018
Proposal: Variation of condition 21 of planning permission 93/00522/FUL dated 06 July 1995 (Erection of 253 dwellings) to allow the formation of dormer within rear roof slope and three roof lights within front roof slope
Address **13 Whitby Close Farnborough Hampshire GU14 6TR**

Application No 18/00636/FUL Ward: Cove And Southwood
Applicant: Mr And Mrs Perham
Decision: **Permission Granted**
Decision Date: 17 September 2018
Proposal: Erection of a two storey rear extension and single storey extensions to both side elevations
Address **Oaklands 9 Elmsleigh Road Farnborough Hampshire GU14 0ET**

Application No 18/00645/FULPP Ward: West Heath
Applicant: Mr & Mrs Anna Sienkiewiczza
Decision: **Permission Granted**
Decision Date: 25 September 2018
Proposal: Erection of single storey front and rear extension
Address **92 Giffard Drive Farnborough Hampshire GU14 8QD**

Application No 18/00646/REV Ward: Cove And Southwood
Applicant: Mr P Cross And Miss K Watson
Decision: **Permission Granted**
Decision Date: 25 September 2018
Proposal: Variation of condition 21 of planning permission RSH03890 to allow the conversion of garage to a habitable room
Address **20 Briars Close Farnborough Hampshire GU14 0PB**

Application No 18/00650/REXPD Ward: Manor Park
Applicant: Mr S. Langridge
Decision: **Prior approval is NOT required**
Decision Date: 25 September 2018
Proposal: Erection of a single storey rear extension measuring 4.55 metres in length from the original rear wall, 2.5 metres to the eaves and 3.5 metres in overall height
Address **67 Coronation Road Aldershot Hampshire GU11 3QA**

Application No 18/00667/NMA Ward: Empress
Applicant: Mr Amrit Labana
Decision: **Permission Granted**
Decision Date: 10 September 2018
Proposal: Non material amendment to application 18/00477/FULPP dated 19th July 2018 for the formation of a front dormer window and 5 roof lights to facilitate a loft conversion and erection of a garage to rear to allow a design change to the front elevation of the proposed garage to facilitate the installation of a WC
Address **113 Highgate Lane Farnborough Hampshire GU14 8AA**

Application No 18/00673/NMA Ward: Empress
Applicant: Mr & Mrs Daniel Pratap
Decision: **Permission Granted**
Decision Date: 13 September 2018
Proposal: Non material amendment to planning application 17/00085/FULPP dated 10th March 2017 for the erection of a two storey side, single storey front, side and rear extensions to allow a gable to the front elevation, remove garage window to front elevation and replace with doors and switch the position of the window and door to the rear elevation
Address **13 St Michaels Road Farnborough Hampshire GU14 8ND**

Development Management Committee
10th October 2018

Head of Planning
Report No. PLN1827

Enforcement and possible unauthorised development

1. Introduction

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

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

2. Policy

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

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

3. Items

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

This report relates to:

Item 1 107 Fernhill Road, Farnborough

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

meeting, a separate sheet will be circulated at the meeting to assist Members in following the modifications proposed.

4. Human rights

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

5. Financial implications

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

Keith Holland
Head of Planning

BACKGROUND PAPERS

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

Rushmoor Core Strategy (October 2011)

Rushmoor Local Enforcement Plan (2016)

National Planning Policy Framework (NPPF)

Item No. 1

Site location 107 Fernhill Road Farnborough

Alleged breach Fence over one metre in height erected to the front boundary

Recommendation No further action

Description

The property is a double fronted bungalow, located on the east side of Fernhill Road with the rear garden backing on to Hanover Gardens. The property has multi buff brickwork and white uvpc doors and frames. There are two bay windows on the front elevation and a barn hipped roof. The front garden is used for parking and there is a drive to the side of the bungalow with a garage in the rear garden.

Alleged breach

A complaint was received that a new boundary wall was built to the front of the property obstructing the sightlines of drivers leaving a neighbouring property. The boundary is on a frontage with the highway and exceeds 1m in height. Although it replaces fencing of a similar height it does not benefit from permitted development rights.

Investigation

The previous boundary fence consisted of close boarded panels mounted on top of a low brick wall. The new boundary fence appears similar in height and has been reduced in overall width by approximately 30cm at each end, this results in a corresponding increase in width of the vehicular entrances of both 107 and 109.

Commentary

The new boundary comprises railway sleepers to the front and concrete panels to the side on the boundary with No. 109, with fence panels above to a height of approximately 1.8 metres.

The owners of the property were contacted and asked to submit a planning application for the retention of the boundary treatment but after protracted correspondence and a meeting on site with the owner, they have not done so.

Hampshire County Council highways were notified and their comments sought in respect of highway safety. They responded that it is the homeowners responsibility to ensure that they can access the public highway safely. Should an incident occur upon which a reduced sight line is considered to be a contributory factor the County Council as the highway authority would not accept liability and would advise any third party claimant to be re-directed to the home owner. They further confirmed that the

County Council would not object to any request for retrospective planning permission.

Under the circumstances it is not considered expedient to pursue further action.

Full recommendation

It is recommended that no further action be taken.

Development Management Committee
10th October 2018

Planning Report No. PL1828

Appeals Progress Report

1. New Appeals

- 1.1 **Land affected by TPO 416A – Within Links Way, Fox Heath and Randolph Drive:** Against the refusal of consent for the removal of one Oak Tree located in woodland at the rear of 28 Randolph Drive. The tree is on woodland at the rear of the property which is owned and maintained by the Council. The appellant is the occupier of a neighbouring property who is seeking its removal on the grounds of its impact on residential amenity. This appeal is being dealt with by means of the written procedure.
- 1.2 **65 Cove Road, Farnborough.** Against the refusal of permission for: Change of use of existing shop (Use Class A1) to mixed restaurant /takeaway (Use Classes A3/A5 with installation of external extraction chimney to the rear and retention of associated shop front alterations. This appeal was to be dealt with by the written method however it was **Withdrawn** by the appellant on 26th September.

2. Appeal Decisions

- 2.1 **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.
- 2.2 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.
- 2.3 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.
- 2.4 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

- 2.5 **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.
- 2.6 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.
- 2.7 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.
- 2.8 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

- 2.9 **107 Fernhill Road, Farnborough** Against the refusal of planning permission for a two storey rear extension, single storey front extension and rooflights to front.
- 2.10 The proposal features a 5m deep, 6m high rear extension to an existing bungalow with accommodation in the roofspace.
- 2.11 Planning permission was refused in April 2018 for the following reason:
- “The disproportionate scale, mass and bulk of the proposed rear extension, would, by virtue of its height, bulk and rearward projection, give rise to an unacceptable and unneighbourly impact on the amenities of the adjacent property at 109 Fernhill Road and unacceptable harm to its living conditions through enclosure and overshadowing. The proposal therefore conflicts with Policies ENV 17 and H15 of the Rushmoor Local Plan Review (1996 - 2011).”
- 2.12 The Inspector disagreed with the Council on the grounds that although the position of the proposed extension and the separation between the properties would give rise to some additional shadow at certain times of the day and year, the impact would not be ‘over-blinkering’ or result in undue or unacceptable enclosure.

DECISION : APPEAL ALLOWED

2 Recommendation

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

Keith Holland
Head of Planning