

Public Document Pack



RUSHMOOR BOROUGH COUNCIL

DEVELOPMENT MANAGEMENT COMMITTEE

*at the Council Offices, Farnborough on
Wednesday, 16th January, 2019 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

STANDING DEPUTIES

Cllr Veronica Graham-Green
Cllr P.F. Rust

NON-VOTING MEMBER

Cllr Barbara Hurst (Cabinet Member for Planning and Economy) (ex-officio)

Enquiries regarding this agenda should be referred to Marion Young,
Democracy, Strategy and Partnership 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 - 12)**

To confirm the Minutes of the meeting held on 5th December, 2018 (copy attached).

3. **PLANNING APPLICATIONS – (Pages 13 - 58)**

To consider the Head of Economy, Planning and Strategic Housing's Report No. PLN1902 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	18/00225/LBCPP	Ramsden Garden Wall Memorial – Montgomery Lines, Aldershot	For information
2	18/00367/OUTPP	Former Police Station, Pinehurst Avenue, Farnborough	For information
3	18/00614/FULPP	Randell House, Fernhill Road, Blackwater, Camberley	For information
4	18/00887/FULPP	Abercorn 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
5	19-38	18/00818/FULPP	68-70 Giffard Drive, Farnborough	Refuse

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

4. **APPEALS PROGRESS REPORT – (Pages 59 - 60)**

To consider the Head of Economy, Planning and Strategic Housing's Report No. PLN1903 (copy attached) on the progress of recent planning appeals.

5. **URGENT ACTION - MEUDON HOUSE, MEUDON AVENUE, FARNBOROUGH – (Pages 61 - 62)**

To receive the Head of Economy, Planning and Strategic Housing's Report No. PLN1904 (copy attached) on the extension of time – Meudon House, Meudon Avenue, Farnborough.

6. **URGENT ACTION - 110-118 VICTORIA ROAD, FARNBOROUGH – (Pages 63 - 64)**

To receive the Head of Economy, Planning and Strategic Housing's Report No. PLN1905 (copy attached) on the extension of time – 110-118 Victoria Road, Farnborough.

7. **LEGAL AGREEMENT - 110-118 VICTORIA ROAD, FARNBOROUGH – (Pages 65 - 68)**

To receive the Head of Economy, Planning and Strategic Housing's Report No. PLN1907 (copy attached) which reports on a legal agreement in respect of 110-118 Victoria Road, Farnborough.

MEETING REPRESENTATION

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

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

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Development Management Committee
16th January 2019

Head of Economy, Planning and Strategic Housing

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, 5th December, 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 Jennifer Evans
Cllr A.R. Newell

Apologies for absence were submitted on behalf of Cllr P.I.C. Crerar, Cllr C.P. Grattan and Cllr Mara Makunura.

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

Non-Voting Member

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

41. DECLARATIONS OF INTEREST

Cllr A.R. Newell declared a prejudicial interest in respect of planning application 18/00683/FULPP (Unit 10, Springlakes Industrial Estate, Deadbrook Lane, Aldershot) in respect of his ownership of a property in the vicinity and, in accordance with the Members' Code of Conduct, left the meeting during the discussion and voting thereon.

42. MINUTES

The Minutes of the meeting held on 7th November, 2018 were approved and signed by the Chairman.

43. PLANNING APPLICATIONS

RESOLVED: That

- (i) permission be given to the following application, as set out in Appendix "A" attached hereto, subject to the conditions, restrictions

and prohibitions (if any) mentioned therein:

- * 18/00683/FULPP (Unit 10, Springlakes Industrial Estate, Deadbrook Lane, Aldershot);
- (ii) the applications dealt with by the Head of Economy, Planning and Strategic Housing, 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 Economy, Planning and Strategic Housing's Report No. PLN1831, be noted;
- (iii) the following applications be determined by the Head of Economy, Planning and Strategic Housing, in consultation with the Chairman:
 - * 16/00981/FULPP (Aldershot Bus Station, No. 3 Station Road, Aldershot);
 - * 18/00709/FULPP (Hawley Yard, land adjacent Green Hedges, Hawley Road, Blackwater, Camberley);
- (iv) the current position with regard to the following applications (as updated at the meeting) be noted pending consideration at a future meeting:
 - 18/00225/LBCPP (Ramsden Garden Wall Memorial – Montgomery Lines, Aldershot);
 - 18/00367/OUTPP (Former Police Station, Pinehurst Avenue, Farnborough);
 - 18/00614/FULPP (Randell House, Fernhill Road, Blackwater, Camberley);
 - * 18/00818/FULPP (Nos. 68-70 Giffard Drive, Farnborough);
- (v) the receipt of a petition in respect of the following application be noted:
 - 18/00683/FULPP (Unit 10, Springlakes Industrial Estate, Deadbrook Lane, Aldershot);
 - * The Head of Economy, Planning and Strategic Housing's Report No. PLN1831 in respect of these applications was amended at the meeting

44. **SITE VISITS**

RESOLVED: That

- (i) a site visit be undertaken in respect of the following planning

application for the reason set out:

Application No.	Address	Reason for Site Visit
18/00818/FULPP	Nos. 68-70 Giffard Drive, Farnborough	To help Members understand the issues given that the previous application on this site was contentious.

- (ii) the date of the next scheduled site visit (if required) be changed to 5th January, 2019, from 29th December, 2018.

45. REPRESENTATIONS ON APPLICATIONS

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

Application No.	Address	Representation	In support of or against the application
16/00981/FULPP	Aldershot Bus Station, No. 3 Station Road, Aldershot	Mrs. M. Bailey	Against
18/00709/FULPP	Hawley Yard, land adjacent Green Hedges, Hawley Road, Blackwater, Camberley	Mr. N. Cobbold	In support

46. APPLICATION NO. 16/00981/FULPP - ALDERSHOT BUS STATION, NO. 3 STATION ROAD, ALDERSHOT

The Committee considered the Head of Economy, Planning and Strategic Housing's Report No. PLN1831 (as amended at the meeting) regarding the 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 one-bedroom, 12 two-bedroom and two three-bedroom units) with associated on-site servicing and parking areas.

It was noted that the recommendation was to grant permission subject to the completion of a satisfactory Planning Obligation under Section 106 of the Town and Country Planning Act 1990 by 5th February, 2019.

RESOLVED: That subject to the completion of a satisfactory Planning Obligation under Section 106 of the Town and Country Planning Act 1990 by 5th February, 2019 to secure the following:

- (a) a financial contribution of £147,265 towards the maintenance of Special Protection Area (SPA) avoidance and mitigation;
- (b) a £52,925 Public Open Space Contribution; and
- (c) financial liability re-assessment clauses in the event that the implementation and completion of the scheme is protracted and market conditions improve the value of the scheme;

the Head of Economy, Planning and Strategic Housing, in consultation with the Chairman, be authorised to grant planning permission subject to the conditions and informatives set out in the Report (as amended at the meeting).

However, in the event that a satisfactory Section 106 planning obligation is not received by 5th February, 2019, the Head of Economy, Planning and Strategic Housing, in consultation with the Chairman, be authorised to refuse planning permission on the grounds that the proposal does not make satisfactory provision for public open space in accordance with Core Strategy Policies CP10, CP11 and CP12 and saved Local Plan Policy OR4; and a financial contribution to mitigate the effect of the development on the Thames Basin Heaths Special Protection Area in accordance with The Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy and Core Strategy Policies CP11 and CP13.

47. **APPLICATION NO. 18/00709/FULPP - HAWLEY YARD, LAND ADJACENT GREEN HEDGES, HAWLEY ROAD, BLACKWATER, CAMBERLEY**

The Committee considered the Head of Economy, Planning and Strategic Housing's Report No. PLN1831 (as amended at the meeting) regarding the re-development of site with ten dwellings (comprising six two-bedroom and four three-bedroom units) with associated vehicular access road, parking and acoustic fence following demolition of existing buildings.

It was noted that the recommendation was to grant permission subject to the completion of a satisfactory Planning Obligation under Section 106 of the Town and Country Planning Act 1990 by 23rd December, 2018.

RESOLVED: That subject to the completion of a satisfactory Planning Obligation under Section 106 of the Town and Country Planning Act 1990 by 23rd December, 2018 to secure the SPA, Strategic Access Management and Monitoring Measures (SAMMs) and Public Open Space contributions as set out in the report, the Head of Economy, Planning and Strategic Housing, in consultation with the Chairman, be authorised to grant planning permission subject to the conditions and informatives set out in the Report (as amended at the meeting).

However, in the event that a satisfactory Section 106 planning obligation is not received by 23rd December, 2018, the Head of Economy, Planning and Strategic

Housing, in consultation with the Chairman, be authorised to refuse planning permission on the grounds that the proposal does not make satisfactory provision for a public open space contribution in accordance with Core Strategy Policies CP10, CP11 and CP12 and saved Local Plan Policy OR4; and a financial contribution to mitigate the effect of the development on the Thames Basin Heaths Special Protection Area in accordance with The Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy and Core Strategy Policies CP11 and CP13.

48. ENFORCEMENT AND POSSIBLE UNAUTHORISED DEVELOPMENT - NO. 76 ALEXANDRA ROAD, ALDERSHOT

The Committee considered the Head of Economy, Planning and Strategic Housing's Report No. PLN1832 regarding the building of a new boundary fence over one metre in height and the erection of a wooden shed to the front of the property without permitted development rights. The property owners had been invited to submit a planning application for the retention of the boundary fence and shed. To date, no application had been submitted. The Committee was advised that were an application to be submitted, it would be recommended for approval.

RESOLVED: That no further action be taken.

49. PINEHURST HOUSE, NO. 117 FARNBOROUGH ROAD, FARNBOROUGH

The Committee received the Head of Economy, Planning and Strategic Housing's Report No. PLN1833 which requested authority for the Council to complete a Section 106 legal agreement in relation to Pinehurst House, No. 117 Farnborough Road, Farnborough.

The Committee was reminded that permission had been refused at the previous meeting of the Committee for Reasons relating to:

1. the design, mass, bulk and height of the additions to the building;
2. failure to secure Section 106 contributions towards Special Protection Area Mitigation and Avoidance;
3. failure to secure Section 106 contributions towards public open space; and
4. failure to secure Section 106 contributions towards transport provision.

The applicants had approached the Solicitor to the Council to request that work be undertaken with the Council to produce a draft Section 106 Agreement seeking to address Reasons for Refusal Nos. 2, 3 and 4. Authority was therefore being sought from the Development Management Committee for the Head of Economy, Planning and Strategic Housing, in consultation with the Solicitor to the Council, to prepare the necessary draft Section 106 Agreement to address these matters.

The Committee was assured that this work would not affect the Council's position in relation to Reason for Refusal No. 1 but would remove the need for the Council to defend Reasons for Refusal Nos. 2, 3 and 4 with the appeal proceedings, were an appeal to be lodged formally.

RESOLVED: That the Head of Economy, Planning and Strategic Housing, in consultation with the Solicitor to the Council, be authorised to complete a legal agreement to address the impacts of the development as identified in Reasons for Refusal Nos. 2, 3 and 4 as set out in detail in the Minutes of the meeting of the Development Management Committee held on 7th November, 2018.

50. **DEED OF VARIATION - LAND AT GUILLEMONT PARK SUN PARK, MINLEY ROAD, FARNBOROUGH**

The Committee received the Head of Economy, Planning and Strategic Housing's Report No. PLN1834 (as amended at the meeting) which sought authority to vary the terms of the Section 106 Agreement, approved in 2014, in relation to Phase 1 of the Sun Park residential redevelopment.

The purpose of the Report was to seek authority to vary the terms of the 2014 Section 106 Agreement in respect of amendments to the definitions of Registered Provider Mortgagee and the Mortgagee in Possession to satisfy the requirements of the lenders to the Registered Affordable Housing Provider (Synergy Housing Limited, part of the Aster Group) for securitisation purposes.

RESOLVED: That the Solicitor to the Council, subject to being satisfied, in consultation with the Head of Economy, Planning and Strategic Housing, with the proposed terms, be authorised to enter into a Deed of Variation, incorporating the changes outlined in the Head of Economy, Planning and Strategic Housing's Report No. PLN1834 (as amended at the meeting).

The meeting closed at 8.05 pm.

CLLR B.A. THOMAS (CHAIRMAN)

**Development Management Committee
5th December 2018**

Appendix "A"

Application No. & Date Valid: **18/00683/FULPP** **18th September 2018**

Proposal: Erection of extension to front of existing building to provide additional workshop area and a mezzanine office at **Unit 10 Springlakes Industrial Estate Deadbrook Lane Aldershot**

Applicant: Camberley Rubber Mouldings Ltd

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

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

2 The permission hereby granted shall be carried out in accordance with the following approved drawings - Dawson Group Drawing Nos.4381G 00 REV05 GROUND FLOOR PLAN; 4381G 01 REV.03 SECTION; 4381G 04 REV04 MEZZANINE PLAN; 4381G 03 REV03 PROPOSED SITE PLAN; 4381G 08 REV00 CAR PARK EXISTING; 4381G 09 REV00 CAR PARK PROPOSED; 4381G 05 REV03 S-E ELEVATION; 4381G 06 REV04 S-W ELEVATION; 4381G 07 REV03 N-E ELEVATION; & 4381G 02 REV02 EXISTING SITE PLAN; BLUE JET 1:500; and BLUE JET 1:1250.

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

3 Construction of the following elements of the development hereby approved [the external walls, roofing materials, and window frames/glazing] 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.

Reason - To ensure satisfactory external appearance. *

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

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

- 5 The roller shutter door in the extension hereby approved shall be kept shut except when being used for access to and from the building. No works that are audible at the facade of the nearest nearby residential property shall take place within the building whilst the door is open.

Reason - To protect the amenities of occupiers of nearby residential properties.

- 6 The parking spaces shown on the plans hereby approved shall be retained at all times solely for these purposes for the use of occupiers of, and/or visitors to, the property.

Reason - To ensure the provision and availability at all times of adequate on-site parking arrangements.

- 7 No sound reproduction equipment, conveying messages, music, or other sound which is audible outside the premises shall be installed on the site.

Reason - To protect the amenity of neighbouring properties.

- 8 No additional floorspace over and above the existing 3,090 sqm plus the 203 sqm hereby approved (including mezzanine floorspace) shall be provided and/or installed within the building hereby approved.

Reason - In order for the Council to retain control over the future quantum of floorspace at the site in the interests of the amenities of the area and the safety and convenience of highway users.

- 9 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 2015, (or any Order revoking and re-enacting that Order), no further windows, doors or openings of any kind (including in respect of the installation of plant and/or extraction equipment shall be inserted in the elevations

and/or upon the roof of the development hereby permitted.

Reason - To protect the amenities of neighbouring residential properties.

- 10 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.

- 11 Prior to first occupation or use of the development hereby approved a fully detailed landscape and planting scheme for the boundary of the application site adjoining Field Way shall be first submitted to and approved in writing by the Local Planning Authority.

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

Reason - To bolster the existing screen landscape planting on this boundary of the site in order to maintain adequate visual screening of the site from these neighbouring residential properties. *

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Development Management Committee
16th January 2019

Head of Economy, Planning and
Strategic Housing
Report No.PLN1902

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 Economy, Planning and Strategic Housing, 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.

Tim Mills
Head of Economy, Planning and Strategic Housing

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	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>
2	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. Further submissions in relation to highway matters are the subject of consultation with the County Highway Authority. The application will be presented to the Development Management committee in due course.</p>

3	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. The Committee has agreed to undertake a Site Visit at a date to be determined when the application is ready for consideration.</p>
4	18/00887/FULPP	<p>Retention, refurbishment and alterations of existing Care Home (Use Class C2) building, including erection of a first-floor extension to the Fernhill Road elevation, an extension from ground floor to roof level to reintroduce the gable-end wall on the Fernhill Road elevation and the provision of a first-floor terrace to the rear elevation, together with associated landscaping and car parking; as an alternative to the complete demolition and re-development of the building as approved with planning permission 13/00343/FULPP dated 9 August 2013</p> <p>Abercorn House, Fernhill Road, Blackwater</p> <p>This application has only recently been received and consultations and neighbour notifications are in progress.</p>

Section B

Petitions

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

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

Case Officer	Sarita Bishop
Application No.	18/00818/FULPP
Date Valid	27th November 2018
Expiry date of consultations	19th December 2018
Proposal	Demolition of existing bungalow and erection of a two storey extension to existing doctors surgery with provision of additional car and cycle parking
Address	68 - 70 Giffard Drive Farnborough Hampshire
Ward	West Heath
Applicant	Giffard Drive Surgery
Agent	Mrs Rebecca Lord
Recommendation	Refuse

Description

The site is located at the junction of Giffard Drive and Brabon Road and comprises 68 and 70 Giffard Drive. 68 Giffard Drive is a previously extended detached two storey building in use as a doctors' surgery with associated areas of hardsurfacing to the front and side in use as car parking. As existing there are nine consulting/treatment rooms with associated offices, kitchen/staff room and waiting area. The patient list comprises 9100 patients as of April 2018. The current opening hours are 8.30am 8pm on Mondays, 8.30am to 6.30pm Tuesdays to Fridays, every seventh Friday open until 8pm and alternate Saturdays 8.30am to 12.15pm. Vehicular access is from both Giffard Drive and Brabon Road. Four car parking spaces have access onto Giffard Drive, one of which is for disabled use. Eight car parking spaces have access onto Brabon Road.

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

8 Brabon Road lies to the east of the site and also comprises one of a pair of two storey semi-detached houses. This property has a drive to the front and side, and access from Brabon Road. There is a detached garage part of the common boundary with the application site.

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

Relevant Planning History

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

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

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

In 2004 planning permission, 04/00945/FUL, was granted for the demolition of the existing bungalow at 70 Giffard Drive and the erection of a two storey extension to the surgery (11.5

metres by 13.5 metres) with external works and car parking. The ridge height for the two storey element of the extension was set down from the main ridge of the existing surgery building (some 7.4 metres). The first floor element of the proposal was set in from both the side and rear boundaries with 72 Giffard Drive and 8 Brabon Road to ensure that satisfactory building relationships resulted. Furthermore the approved footprint was set back from the front elevation of the existing surgery. It was to be built in materials to match the existing building. A total of 14 car parking spaces were approved to serve the extended premises. It is noted that on that occasion the applicants advised that the proposal would not result in an increase in the number of patients (at that time a patient list of 7300 was referred to in the submitted development statement. Condition 3 attached to this permission allowed a patient list of up to 7500). This permission was not implemented.

In July 2018 a planning application, 18/00489/FULPP was submitted for the demolition of the existing bungalow at 70 Giffard Drive and the erection of a two storey extension to the surgery (some 11.4 metres by just under 15 metres) with provision of additional car and cycle parking. A terrace/planting area on the east side of the building was shown to be used as a courtyard garden. The design of the extension was proposed to mirror of the existing building with a gabled pitched roof set just below the existing ridge line resulting in a valley between the existing building and proposed extension. The proposed external materials included aluminium windows, doors, rooflights, louvres, fascia and gate in a dark grey finish and buff coloured facing brick. Internal alterations associated with the improvement of the surgery and new windows/doors were proposed in the existing building to match those proposed in the extension. Vehicular access remained from both Brabon Road and Giffard Drive with nine spaces shown from Brabon Road and nine spaces from Giffard Drive, two of which were shown for disabled use. The patient entrance was proposed on the Giffard Drive elevation with the staff entrance proposed on the Brabon Road elevation. Cycle parking for seven cycles were proposed adjacent to the bin store on Giffard Drive.

As proposed the extended building was to provide sixteen consulting/treatment rooms with associated meeting room, offices, kitchen/staff room and waiting area.

This application was due to be considered at the Development Management committee to be held on 12 September 2018 with a recommendation for refusal for the following reasons:

" 1 The development is unacceptable in highway terms in that inadequate car parking provision has been provided which would be likely to encourage the parking of vehicles on the public highway interrupting the free flow of traffic to the detriment of highway safety. Moreover it has not been satisfactorily demonstrated that alternative car parking facilities are available in perpetuity to address the shortfall, in part or in whole, in car parking provision. In addition the submitted travel plan does not set out any targets to reduce the use of the private car. The proposal therefore conflicts with the objectives of policy CP16 of the Rushmoor Core Strategy and the Council's adopted Car and Cycle Parking Standards 2017. Regard has also been had to policy IN2 of the Rushmoor Local Plan Draft Submission June 2017.

2 By virtue of its footprint, massing and width the proposed building does not respect the character and appearance of the local area. As such the proposal is considered to conflict with policies CP1 and CP2 of the Rushmoor Core Strategy and "saved" local plan policy ENV17. Regard has also been had to policy D1 of the Rushmoor Local Plan Draft Submission June 2017 as proposed to be amended.

3 By virtue of the proximity, footprint, massing, width and height of the building the proposal is considered to result in an unacceptable loss of light and outlook and create an

unacceptable sense of enclosure and overbearing impacts to residents of 72 Giffard Drive and 8 Brabon Road. As such the proposal conflicts with policy CP2 of the Rushmoor Core Strategy and "saved" local plan policy ENV17.

4 In the absence of a flood risk assessment it has not been demonstrated that the proposal has satisfactorily addressed the issue of flood risk. As such the proposal conflicts with the objectives of policy CP4 of the Rushmoor Core Strategy and paragraph 165 of the National Planning Policy Framework. Regard has also been had to policy NE6 of the Rushmoor Local Plan Draft Submission 2017 as proposed to be amended."

The applicant withdrew the application on 10 September 2018 prior to determination.

The current application is almost identical to the one submitted in July 2018. The demolition, extension and provision of on-site car and cycle parking remain as before. Further information has now been submitted to address the issue of car parking provision and flood risk.

The supporting information indicates an anticipated increase in the surgery's patient list of about 300 patients per annum over the next few years. The supporting healthcare planning statement submitted by the North East Hampshire and Farnham Clinical Commissioning Group advises that once completed, the extension and remodelling of the Giffard Drive surgery could facilitate the delivery of various core criteria as required by NHS England including facilitating 7 day access to effective care on a locality basis including the possibility of 8-8 working.

The application is supported by a Healthcare Planning Statement from the North East Hampshire and Farnham Clinical Commissioning Group, letters from the Partnership Director of Finance and the Estates Advisor of the North East Hampshire and Farnham Clinical Commissioning Group, a planning support statement, a design and access statement, a flood risk assessment and surface water strategy including SUDS, a SUDS statement, a Blunden Hall car park technical note, a plan of the Giffard Drive surgery catchment area (officer note the Jenner House and Southwood practices are also within the defined catchment area), a transport statement and a travel plan.

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

A Members' site visit took place on 5 January 2019.

Consultee Responses

Environment Agency	does not wish to be consulted on this development.
HCC Highways Development Planning	raises a holding objection to the proposal
Hampshire Fire & Rescue	No views received.
Environmental Health	raise no objection to the proposal subject to conditions.

Planning Policy	provides the policy context for the proposal.
Surface Water Drainage Consultations	advises that due to the size of the development there is no need for the Lead Local Flood Authority to comment on the proposal.
Thames Water	No views received.

Neighbours notified

In addition to posting two site notices (one outside the site on Giffard Drive and one outside Blunden Hall) 80 individual letters of notification were sent to properties in Beta Road, Birchett Road, Brabon Road, Burnsall Close, Chamomile Gardens, Chaucer Road, Clouston Road, Coleville Road, Fennel Close, Fernhill Road, Fleet Road, Giffard Drive, Glebe Road, Houseman Road, Oldwood Chase, Prospect Avenue, Prospect Road, Shepherds Walk and Southlands, Chineham, Gateway Drive Leeds and Carfax Avenue, Tongham.

Neighbour comments

Representations from 87 and 91 Giffard Drive including CDs showing issues with car parking associated with the surgery (parking on pavements, parking on the junction of Brabon Road and Giffard Drive, haphazard parking etc) have been received raising objections to the proposal on the following grounds:

- Blunden Hall car park is for sole use of Blunden Hall, the park and swings;
- with the best will in the world the staff are not going to park in Blunden Hall car park particularly in winter;
- existing bungalow site should be converted into car parking;
- seems staff are now being asked to park on the roads instead of using the surgery car park;
- concerns raised about the existing bin store;
- parking bays are substandard in size;
- everyone should have access to a GP surgery in the best conditions available but not to the detriment of others;
- emergency escape routes are obstructed;
- loss of revenue to the Council as a result of the surgery having the parking spaces at Blunden Hall;
- clearly insufficient car parking in new proposal;
- childrens' safety when using the Blunden Hall car park;
- travel plan needs to be submitted;
- a lamp column blocks one of the parking spaces;
- double yellow lines should be used on Beta Road and Giffard Drive, with permit parking on Brabon Road;
- in the letter from the NHS it states that they look forward to 7 days a week 8am to 8pm working, guarantees should be received that this will not be the case due to issues with parking;
- surgery would be better served by finding an alternative location with adequate parking;
- number of people using a bus to the surgery at present is very low;
- parking on pavement in conflict with Highways Act 1835.

Representations from 51 Beta Road, 26 Birchett Road, 55 Broom Hill Road 7 Burnsall Close, 3 Canterbury Gardens, Flat 4 Birch House Cherrywood Road, 18 Church Lane, 56 Churchill Crescent, 23 Clouston Road, 31 Coleville Road, Milestone Surgery 208 Farnborough Road, 11 and 24 Fennel Close, 72 and 157 Fleet Road, 7 and 58 Giffard Drive, 2 Glebe Road, 20

Grace Bennett Close, 12, 50 and 73 Horn Road, 2 Kempton Court, 7 Mcnaughton Close, 19 Nightingale Close, 36 Northcote Road, 12 Northcott Gardens, 3 Nutmeg Court, 5 Oldwood Chase, 85 Pinewood Park, 15 Prospect Avenue, Prospect Road, 19 St Johns Road, Alexander House Surgery 2 Salisbury Road, 45 Saltram Road, 20 Sandy Lane, 37 Shepherds Walk, 209 Sycamore Road, 50 Victoria Road, 107 Wren Way and 5 York Road and Wideacres White Lane Ash Green, 13 Firacre Road Ash Vale, 2 Arun Court and Flat 6 Sunmit Court Crossborough Gardens Basingstoke, 4 Hayes Way Beckenham, Lynwood Barton Road Bramley, 31 Nugent Close Church Crookham, 5 The Bridle Path Ewell, 46 Compton Way Farnham, 18 Wood Lane Fleet, 141 Farnham Road Guildford, Unit 4-7 Gateway Drive Guiseley, 3 Compass Field Hook, 96 Briggate Knaresborough, Mitcham Physiotherapy Mitcham, 74 Cedar Drive Southwater, 95 Carfax Avenue Tongham, 49 Vineyard Hill Road Wimbledon and 16 Bellmans Cop York have been received in support of the proposal stating the following:

- the extension is well overdue and desperately needed;
- surgery gives excellent service but needs more clinical space;
- improved access to first floor;
- growing population means more doctors and medical staff needed;
- surgery will be enhanced with new accessible facilities and improved consultation/treatment rooms giving staff better working conditions and therefore better experience for patients;
- they have addressed the impact on the local area;
- patient list is growing;
- the proposal will alleviate any problems with parking outside neighbours properties;
- the current building is too small to serve the clinical needs of the surgery's population and allow effective space clinical and administrative staff;
- at a time when the area is absorbing an influx of housing development, extensions to primary care services are to be welcomed;
- the proposal will also hopefully attract Health Care professionals to the area;
- increased demand for Giffard Drive surgery and associated parking/traffic issues is caused by other housing developments in Farnborough which the new plans will hope to alleviate;
- sounds like a good plan for the ever expanding doctors surgery especially to have more parking spaces as at the moment cars park in a dangerous position where you are unable to see oncoming traffic when turning out of Brabon Road;
- parking should not be an issue where peoples' health is concerned;
- a larger doctors surgery would be a benefit in reducing waiting lists;
- hot desking should never be an option in a healthcare environment;
- application shows forethought and uses the increased space to maximum advantage;
- increase in car parking places and addition of more cycle racking will be welcome;
- the use of off-site car parking for staff will ease pressure;
- the surgery is a cornerstone of the local community;
- the proposed extension will safeguard the high quality of patient care for the future;
- the staff deserve all the support that can be given if only to repay some of the excellent service they have provided over the years;
- eliminate the need to visit hospitals for many minor procedures;
- Farnborough desperately need more GP facilities;
- the bigger picture in the country is a huge number of practices are closing down so any practice prepared to invest in the future should be supported;
- parking arrangements are acceptable and unlikely to have a negative impact on the surrounding properties;
- its a fantastic project;
- much needed extra parking would be great for patients visiting the surgery;
- it will benefit many people who live in the local catchment area and who walk to the surgery;
- it will greatly help waiting times for an appointment;

- it will add much needed capacity to infrastructure of primary care in Farnborough;
- approval of scheme desperately needed if the surgery is to maintain and further develop the exemplary patient services already provided;
- refusal of the application will deny the patients of the practice access to the requirements of government;
- will create more jobs within the community;
- development is fortunate to have been allocated extremely scarce NHS funding which is required to bring it forward and further delay risks jeopardising this position with a significant loss of benefit to the local area.

In the interests of clarity all representations are publically available during normal office hours for inspection.

Policy and determining issues

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

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

A planning inspector held a public hearing in May 2018. Given this, and recognising that they are material considerations, policies IN1 (Infrastructure and Community Facilities), IN2 (Transport), D1 (Design in the Built Environment), DE5 (Proposals affecting existing residential (C3) uses), DE10 (Pollution) and NE8 (Sustainable Drainage Systems) as proposed to be amended are also relevant to the consideration of this proposal.

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

Commentary

The principle of development

The proposal will result in the loss of an existing dwelling. As such "saved" local plan policy H13 and policy DE5 of the Draft submission Rushmoor Local Plan, as proposed to be amended, are relevant to the consideration of this proposal. Both policies resist the loss of

residential accommodation unless special circumstances are met which would justify such a loss. In this regard policy H13 advises, inter alia, that the proposed use is ancillary to the residential character of the area and would provide an essential community facility which cannot be provided elsewhere. With regard to policy DE5 one of special circumstances include the provision of an essential community facility which cannot be provided elsewhere. Given this the Rushmoor Infrastructure Plan (January 2018) provides background evidence as to the key elements of physical and social infrastructure likely to be needed in the Borough up to 2032 to support delivery of the Rushmoor Local Plan. This plan identifies that GPs are universally facing operational and financial pressures and many are in buildings which require investment to maintain their suitability and capacity for modern health care needs and services. In this case it is recognised that the existing doctors surgery is a valued community facility which is reflected by the surgery's Good rating stated in the Quality Report issued by the Care Quality Commission in October 2016 as updated by the Care Quality Commission GP Insight report dated June 2017. Furthermore the North East Hampshire and Farnham Clinical Commissioning Group (CCG) has confirmed that:

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

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

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

Impact on the character of the area

As existing the doctors' surgery occupies a two storey building which is generally larger than surrounding residential properties. 68 Giffard Drive, being a bungalow, is small both in terms of footprint, height and massing. It is, in itself, unusual given that the predominant height of buildings in the vicinity of the site are two storey. This, together with the single storey garage and gardens to front and rear, means that there is a feeling of space around the site. The footprint of the proposed extension is within 1.325 metres of the boundary with 72 Giffard Drive and 1.334 metres of the boundary with 8 Brabon Road. This means that the proposed extension effectively infills the space between the site and the adjoining properties to the north and east. The proposed extension would have a gable front onto Giffard Drive with a flat roof link between the existing and proposed elements. It appears this design has been chosen to minimise the bulk of the roof and reduce the impact of the extension in amenity terms. This is confirmed in the design and access statement which states that the design of the building has been chosen to reflect its use as a non-residential surgery and community facility. Whilst the existing building features some similarities to the residential pattern of windows in the surrounding area, the Giffard Drive frontage of the extension with its prominent single first floor window clearly asserts the non-residential nature of the development in its architectural approach.

The impact on adjoining residents

The closest residential property affected by the proposed extension is 72 Giffard Drive to the north and 8 Brabon Road to the east. The solar studies provided within the submitted design and access statement and the planning application feedback response are noted.

With regard to 8 Brabon Road, there has been no response to a letter and three visits in person seeking to enter the property to assess the proposal. No response has been received to date. The impact on 8 Brabon Road has therefore been assessed from 70 Giffard Drive and the Brabon Road/Giffard Drive street. No 8 is a semi-detached house with detached garage to the east of the application site. The proposed first floor element extends further down the common boundary and the overall footprint is larger than that approved in 2004. The height, width, massing and proximity of the proposed extension are considered likely to have a significant impact in terms of enclosure and loss of light. The proposal is considered unacceptable in this respect. An additional window proposed in the first floor east elevation would directly overlook the rear garden of 8 Brabon Road. The pattern of overlooking proposed reflects that which currently takes place between the surgery and 8 Brabon Road, albeit with an increase of one window. In the event that planning permission were to be granted, it would be appropriate to obscurely glaze this window and make it top opening only. Subject to this, acceptable levels of privacy to the occupiers of 8 Brabon Road could be achieved. The proposed terrace/planting area will introduce levels of activity, noise and use, which currently do not take place, adjacent to the common boundary with 8 Brabon Road. Given the screening afforded by the existing single garage on the common boundary and potential for additional fencing/controls over hours of use, it is considered that in the event that planning permission were to be granted, these impacts could be satisfactorily addressed by way of condition.

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

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

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

Flood risk and the water environment

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

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

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

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

In this regard they advise that floor levels are either no lower than existing floor levels or 300 millimetres (mm) above the estimated flood level. If proposed floor levels are not going to be 300mm above existing flood levels, further information is required in relation to flood resistance and resilience measures. In this case the existing and proposed finished floor levels are 560mm above the recorded flood level published by the Environment Agency which are considered to be acceptable.

With regard to SUDS, it is noted that infiltration is not appropriate on this site due to the high water table. Given this, flow balancing methods are proposed which include the use of a tanked permeable paving for attenuation storage with discharge restricted to 5.5l/s for all storm events including an allowance for climate change. In the event that planning permission were to be granted appropriate conditions may be imposed which may secure an acceptable drainage solution on this site. On this basis no objection is raised to the proposal in this regard.

Highway considerations

The application is supported by a transport statement, a travel plan and a Blunden Hall car park technical note.

The planning agent has confirmed that:

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

These comments have been noted but raise concerns. The application states that the existing patient list is 9100. When the 2004 application was approved the patient list in 2004 was 7300. Given that the current patient list is 9100, this means that the increase in patient numbers since 2004 has been about 129 per annum. However it is noted that, as the planning support statement sets out, the practice cannot limit or cap patient numbers as it is required to accept all patients from within its catchment area. Increased demand results from local population growth, mainly from new housing developments within the catchment area.

It is therefore unclear what level of patient growth can be expected, and reference to an increase of about 300 patients per annum over the next few years which appeared in the withdrawn application does not appear in the current proposal. Given the circumstances set out above, a condition seeking to limit patient numbers would not actually be enforceable, however the reason for this being sought in 2004 was '...in the interests of highway safety.'

The car parking standard for health establishments is based on the number of consulting rooms rather than levels of usage of a particular room. In this regard the Council's adopted car parking standard requires 3 spaces per consulting room.

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

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

These standards require the provision of 3 parking spaces per consulting room. The increase of 4 consulting rooms would require an increase in 12 parking spaces.

The proposed level of car parking is 6 spaces below the standards indicated in the SPD. Reference is made to the use of Blunden Hall car park with car park surveys carried out suggesting sufficient space is available. It is noted that the car park is free and public, however it is not considered likely that patients would drive to the car park as opposed to seeking to park on-street. Using Blunden Hall car park to make up a deficit in available on-site parking for staff would be acceptable in principle. However this would need to be agreed with Rushmoor Borough Council as the land owner and secured in perpetuity to constitute a material consideration in determining the application.

The submitted technical note provides information on surveys undertaken between

September and November 2018 in relation to the levels of use of the Blunden Hall car park. These surveys were undertaken at 10 minute intervals between the hours of 0730-2000 Monday to Sunday for a period of 27 days. The surveys demonstrate that there is spare capacity within the Blunden Hall car park of 8 spaces which could be identified for use by surgery staff. At time of writing no formal arrangement has been concluded with the Council as landowner to secure exclusive use of these spaces by the surgery in perpetuity. However the applicants have offered to complete a section 106 unilateral undertaking, which would provide that, in the event that planning permission were to be granted. This would preclude implementation of the development until a separate contract/agreement for the provision of offsite parking was in place. This would mean that the surgery would have access to a total of 26 spaces. The County Highway Authority would be satisfied with this level of provision.

In the absence of an appropriate agreement being in place HCC highways raise a holding objection to the proposal in this regard. Reference is also made to the use of public parking locations some distance from the surgery. In the absence of specific details it is unclear whether this would be a practical solution or whether there would be spare capacity to accommodate additional parking. Limited weight can therefore be given to this suggestion. Implicitly, were the development to proceed without an arrangement to secure satisfactory parking provision, the result would be additional parking demand on the surrounding streets with the potential to interrupt the free flow of traffic to the detriment of highway safety.

The car parking spaces from Giffard Drive meet the minimum requirements of 4.8 metres by 2.4 metres. All spaces abutted against structures are required to have a 0.3 metre step-out to allow adequate space for users to exit their vehicles.

The car parking area from Brabon Road contains spaces that are below standard width. It is noted however that the aisle width is wider than the minimum standard, which allows greater manoeuvrability within the site.

Whilst the site is expected to generate additional trips, the nature of these trips would lend to a high percentage on linked trips and pass by trips. Notwithstanding this, the development will be funded by the public sector and therefore no developer contributions towards mitigating the impact on the local road network will be sought.

The Travel Plan (TP) aims to reduce the level private car use. The Travel Planning team at Hampshire County Council (HCC) have confirmed that it does not meet the minimum standards set out in HCC's "A guide to development related travel plans. Whilst it would be possible to revise the travel plan and secure its implementation by way of condition/legal agreement the submitted information is not acceptable and on this basis the County Highway Authority raise a holding objection in relation to the travel plan.

Provision of facilities for people with disabilities

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

It is recognised that there are benefits associated with the development in that it would provide improved healthcare facilities to serve the local community and provide employment during, and post construction, and training facilities for health care workers. This is further evidenced by the written support for the proposal by the North East Hampshire and Farnham Clinical commissioning group. However, whilst having regard to these benefits, the harm associated with the proposal, principally arising from the effect of the height, bulk and site

coverage of the proposed building in relation to neighbouring property, is considered to be so significant that, a recommendation for refusal is the appropriate response.

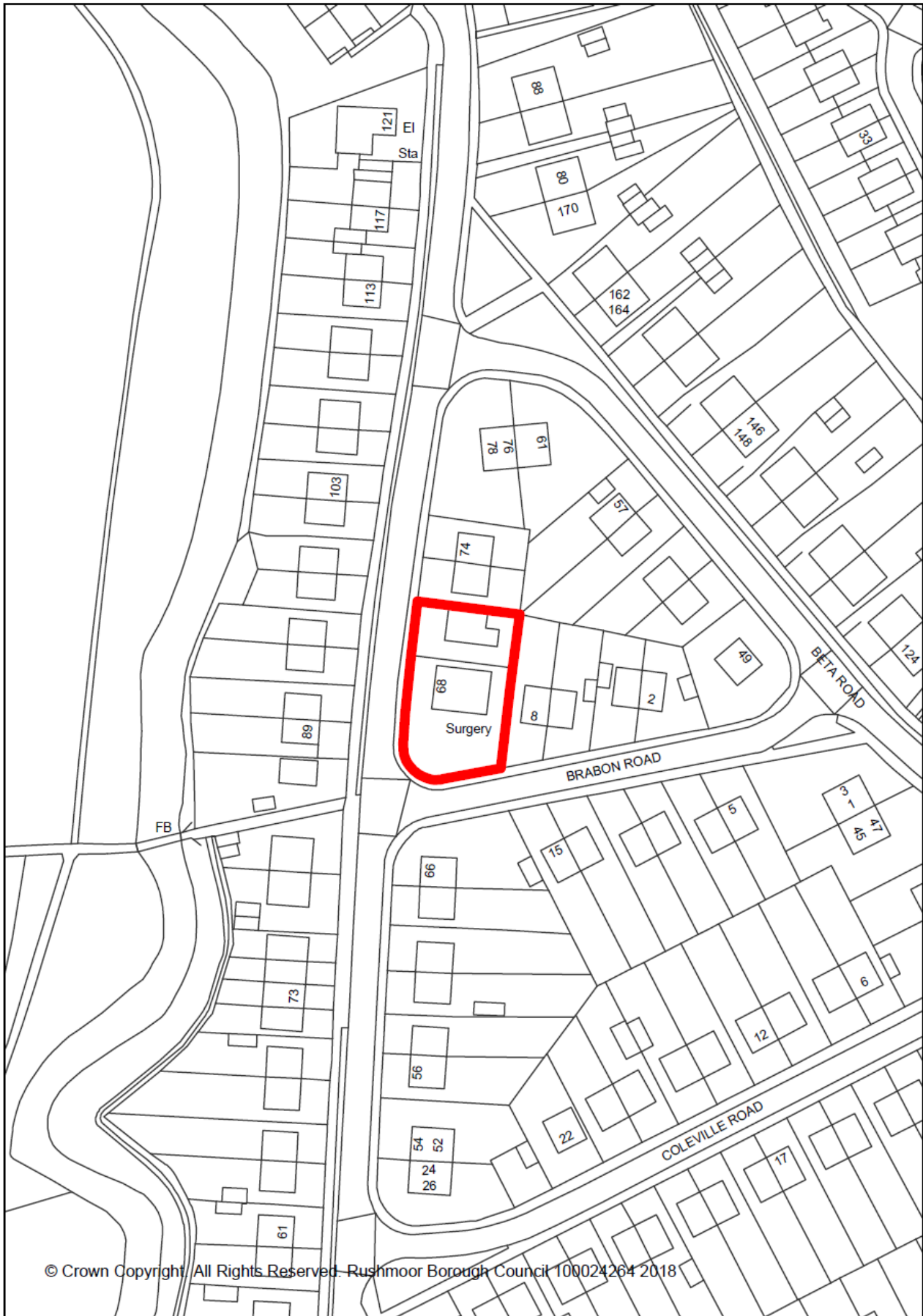
Full Recommendation

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

- 1 In the absence of any confirmed arrangement to provide additional off-site car parking facilities in perpetuity, the development is unacceptable in highway terms in that inadequate car parking provision is provided. In addition the submitted travel plan does not set out any targets to reduce the use of the private car. The proposal therefore conflicts with the objectives of policy CP16 of the Rushmoor Core Strategy and the Council's adopted Car and Cycle Parking Standards 2017. Regard has also been had to policy IN2 of the Rushmoor Local Plan Draft Submission June 2017.
- 2 By virtue of the proximity, footprint, massing, width and height of the building the proposal is considered to result in an unacceptable loss of light, outlook, sense of enclosure and overbearing impact on neighbouring residential properties at 72 Giffard Drive and 8 Brabon Road. The proposal therefore conflicts with policy CP2 of the Rushmoor Core Strategy and "saved" local plan policy ENV17. Regard has also been had to policy D1 of the Rushmoor Local Plan Draft Submission June 2017 as proposed to be amended.

Informative

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



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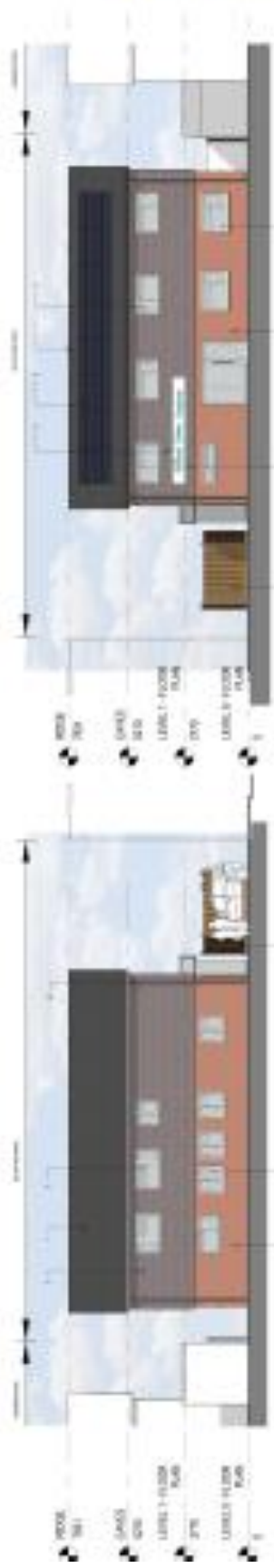
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FOR PLANNING

DRIVER AND TRUCK MANAGEMENT

PROJECT: [REDACTED]

DATE: [REDACTED]

SCALE: [REDACTED]

BY: [REDACTED]

APP: [REDACTED]



1 PROPOSED SITE PLAN
11/20

NO.	DESCRIPTION	DATE
1	PRELIMINARY PLAN	11/20
2	REVISED PLAN	11/20
3	REVISED PLAN	11/20
4	REVISED PLAN	11/20

FOR PLANNING

CITY OF BRABON
 1000 BRABON ROAD
 BRABON, MISSOURI 64501
 PHONE: 816.488.1111
 FAX: 816.488.1112
 WWW: WWW.CITYOFBRABON.COM

PROJECT NO.	11/20
DATE	11/20
SCALE	AS SHOWN

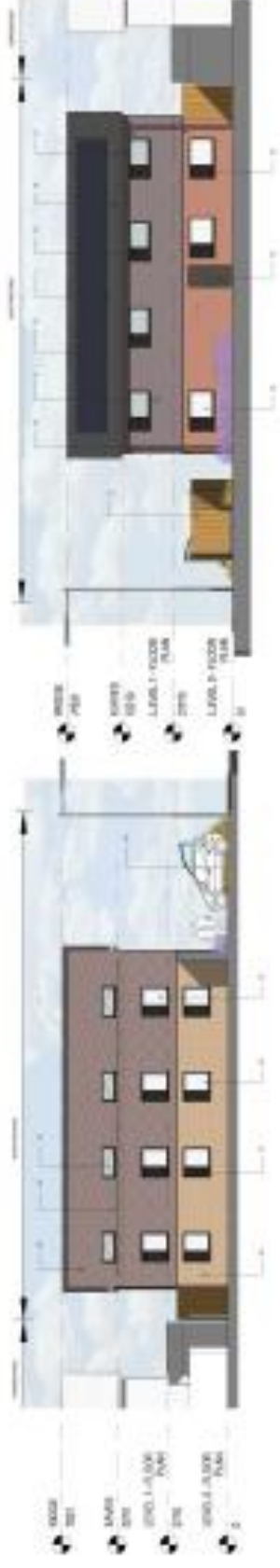




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CDP PLANNING

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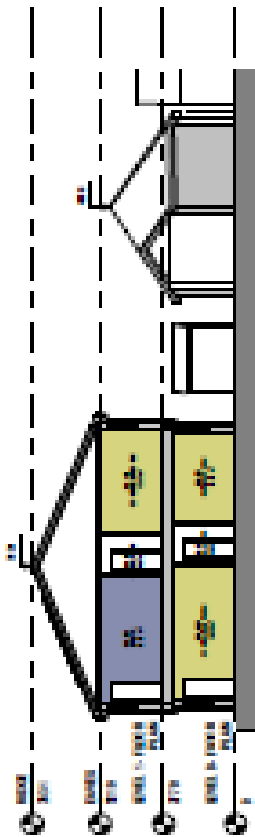
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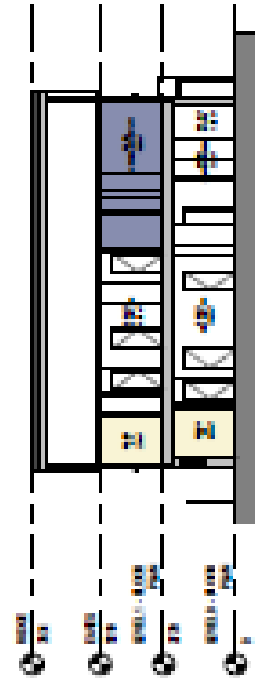
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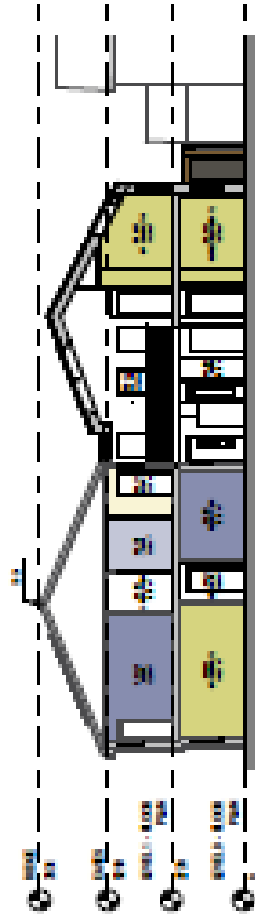
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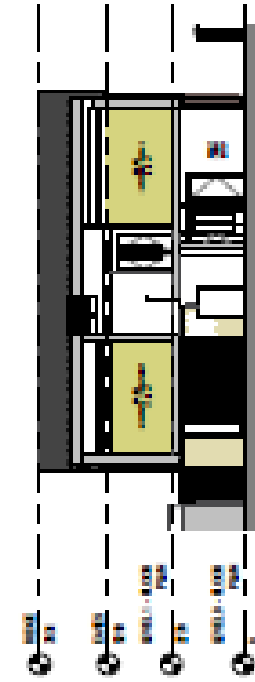
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Ⓑ EXISTING SECTION B
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Ⓒ PROPOSED SECTION A
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Ⓓ PROPOSED SECTION B
 1/8"



---	EXISTING
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---	MECHANICAL
---	FINISH

PHD PLANNING	
---	PROPOSED
---	MECHANICAL
---	FINISH

PHD PLANNING

10000 10th Avenue SW
 Suite 100
 Seattle, WA 98148
 Phone: 206.462.1000
 Fax: 206.462.1001
 www.phd.com

DATE: 10/14/10
 DRAWN BY: J. HARRIS
 CHECKED BY: J. HARRIS
 PROJECT: 10000 10th Avenue SW
 SHEET: 10000 10th Avenue SW

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 Economy, Planning and Strategic Housing 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 18/00269/FULPP Ward: Empress

Applicant: Camberley Estates Limited

Decision: **Permission Granted**

Decision Date: 04 December 2018

Proposal: Retention of 2 portable cabins for use within Use Class B1(a) and concrete slab for a temporary period of 5 years and erection of lean-to extension to provide toilet accommodation

Address **Land To The Rear Of 39 Victoria Road Farnborough Hampshire**

Application No 18/00543/FULPP Ward: St Mark's

Applicant: Mr M Ashraf

Decision: **Permission Refused**

Decision Date: 04 December 2018

Proposal: Demolition of two single storey rear outbuildings and construction of single-storey annexe and alterations to main dwelling roof construction and loft conversion.

Address **1 Sherborne Road Farnborough Hampshire GU14 6JS**

Application No 18/00670/FULPP Ward: Empress

Applicant: Glen House Estates Ltd

Decision: **Permission Granted**

Decision Date: 18 December 2018

Proposal: Change of use from B8 to allow use within Use Classes B1(c), B2 and B8 and creation of additional parking spaces.

Address **27 Invincible Road Farnborough Hampshire GU14 7QU**

Application No 18/00677/FUL Ward: Fernhill
Applicant: Springer Foster Properties
Decision: **Permission Refused**
Decision Date: 19 December 2018
Proposal: Demolition of garage and outbuildings and erection of a two-storey building comprising two flats with associated parking, access and amenity space and retention of 1 Cold Harbour Lane on a reduced curtilage.
Address **1 Cold Harbour Lane Farnborough Hampshire GU14 9AH**

Application No 18/00678/FUL Ward: Fernhill
Applicant: Springer Foster Properties
Decision: **Permission Refused**
Decision Date: 21 December 2018
Proposal: Demolition of garage and outbuildings and erection of a two-storey building comprising two flats with associated parking, access and amenity space and retention of 1 Cold Harbour Lane on a reduced curtilage.
Address **1 Cold Harbour Lane Farnborough Hampshire GU14 9AH**

Application No 18/00680/LBCPP Ward: North Town
Applicant: Mrs Alison Seed
Decision: **Permission Granted**
Decision Date: 26 November 2018
Proposal: LISTED BUILDING CONSENT: Formation of cable access holes within walls of building to facilitate provision of power supply to proposed outbuilding
Address **The Dairy 18 Herretts Gardens Aldershot Hampshire GU12 4PU**

Application No 18/00692/FULPP Ward: St Mark's
Applicant: Mr John Cunningham
Decision: **Permission Granted**
Decision Date: 17 December 2018
Proposal: Proposed single storey front and rear extensions
Address **132 Peabody Road Farnborough Hampshire GU14 6DZ**

Application No 18/00697/FULPP Ward: Knellwood
Applicant: Mr Holborn
Decision: **Permission Refused**
Decision Date: 04 December 2018
Proposal: Demolition of side extension and outbuilding and erection of one detached three-bedroom house with attached garage and new access to highway for existing property
Address **6 Church Avenue Farnborough Hampshire GU14 7AA**

Application No 18/00704/ADV Ward: Cherrywood
Applicant: Sandown Group
Decision: **Permission Granted**
Decision Date: 11 December 2018
Proposal: Display of three internally illuminated fascia and wall mounted signs and three non illuminated wall mounted signs
Address **Unit 1B Hawley Trading Estate Hawley Lane Farnborough Hampshire GU14 8EH**

Application No 18/00708/REXPD Ward: Knellwood
Applicant: Ms D Croskerry
Decision: **Prior approval is NOT required**
Decision Date: 30 November 2018
Proposal: Erection of a single storey rear extension measuring 5 metres from the original rear wall x 2.8 metres to the eaves and 3.4 metres overall height
Address **30 Canterbury Road Farnborough Hampshire GU14 6NW**

Application No 18/00721/TPOPP Ward: Empress
Applicant: Mrs Charlotte Hurlow
Decision: **Permission Granted**
Decision Date: 03 December 2018
Proposal: Remove one dead Sweet Chestnut (part of group G15 of TPO 444A) as per submitted plan, leaving the stump 60 cm from the ground
Address **70 Pierrefondes Avenue Farnborough Hampshire GU14 8PA**

Application No 18/00727/FULPP Ward: Aldershot Park
Applicant: Motor Fuel Group
Decision: **Permission Granted**
Decision Date: 06 December 2018
Proposal: Retention of Roller shutter doors on car wash, portable building, canopy over jet wash and new boundary fence
Address **400 High Street Aldershot Hampshire GU12 4NE**

Application No 18/00732/TPO Ward: St John's
Applicant: Mrs Wendy Delbridge
Decision: **Permission Granted**
Decision Date: 10 December 2018
Proposal: One Oak (T1 of TPO 276) remove 3 lowest limbs on building aspect over number 22,23 and 24 Shakespeare Gardens. Crown lift the highway aspect to no more than 5.5 metres from ground level. Reduce higher and lower lateral spread over the 3 properties rear gardens to suitable secondary growth or drop crotching and remove all dead wood
Address **Land Affected By TPO 276 23 - 36 Shakespeare Gardens Farnborough Hampshire**

Application No 18/00733/TPO Ward: Manor Park
Applicant: Mr Scott Lawn
Decision: **Permission Granted**
Decision Date: 05 December 2018
Proposal: Three Sequoia trees (part of group G2 of TPO 288A) as per submitted plan, crown lift by no more than 4 metres from ground level and remove deadwood
Address **22 Osprey Gardens Aldershot Hampshire GU11 3FQ**

Application No 18/00735/FULPP Ward: St John's
Applicant: Mr & Mrs Hawkins
Decision: **Permission Granted**
Decision Date: 03 December 2018
Proposal: Erection of a two storey side extension and single storey front extension
Address **1 Nightingale Close Farnborough Hampshire GU14 9QH**

Application No 18/00740/TPOPP Ward: St John's
Applicant: Mr Flarty
Decision: **Permission Granted**
Decision Date: 08 December 2018
Proposal: Four Oaks (part of group G2 of TPO 261) on land adjacent to 1 Grantham Drive remove all epicormic growth off the main stems of the trees to no more than 6 metres in height. Branches on the two Oaks closest to 1 Grantham Drive reduced to give no more than 2 metres clearance from building. The branches of the two Oaks closest to the street lights should be cut back to give no more than 1.5 metres clearance. All four Oaks to be crown lifted to no more than 3.5 metres from ground level
Address **Land Affected By TPO 261- To The North Of Whetstone Road And Melrose Close And East Of Trunk Road Farnborough Hampshire**

Application No 18/00746/TPO Ward: Empress
Applicant: Mr Kevin Drake
Decision: **Permission Granted**
Decision Date: 07 December 2018
Proposal: Coppice one Sweet Chestnut (T3 of TPO 356) leaving a low stump
Address **Beeches 141 Prospect Road Farnborough Hampshire GU14 8JY**

Application No 18/00747/TPOPP

Ward: Manor Park

Applicant: Kate Houghton

Decision: **Permission Granted**

Decision Date: 11 December 2018

Proposal: (T2 as per submitted plan) one Sycamore, remove basal growth and lowest branches growing towards building. Crown lift to no more than 2.5 metres over foot path. (T3) one Oak deadwood over road, remove cone, reduce branches growing towards building by no more than 2 metres. Remove (T19) one Ash self set sapling. (T20) one Ash cut branches away from street light. (T22) one Ash in back garden of no. 106, crown reduce by no more than 3 metres

Address **Land Affected By TPO 289 Campbell Fields Aldershot Hampshire**

Application No 18/00748/TPOPP

Ward: Empress

Applicant: Kate Houghton

Decision: **Permission Granted**

Decision Date: 11 December 2018

Proposal: Twelve Sweet Chestnut trees (T11 and group G2 of TPO 422A) reduce overhang to give no more than 3 metres clearance from building

Address **Bell Court Merlin Road Farnborough Hampshire**

Application No 18/00764/FULPP

Ward: Manor Park

Applicant: Mr John Anderson

Decision: **Permission Granted**

Decision Date: 04 January 2019

Proposal: Retention of conservatory with lightweight metal roof to rear of property and wooden and plastic car port over parking space

Address **11 St Georges Road East Aldershot Hampshire GU12 4JQ**

Application No 18/00767/FULPP Ward: Knellwood

Applicant: Mr Eric Reed

Decision: **Permission Granted**

Decision Date: 28 November 2018

Proposal: Erection of single storey rear extension

Address **13 Cedar Road Farnborough Hampshire GU14 7AU**

Application No 18/00770/FULPP Ward: Wellington

Applicant: Mr Alpesh Patel

Decision: **Permission Granted**

Decision Date: 21 December 2018

Proposal: Change of use from tanning salon with ancillary retail sales to a mixed Use Class A1 (Shop and Retail), Use Class A3 (food and drink) and Use Class A5 (hot food and takeaway)

Address **59 - 61 High Street Aldershot Hampshire GU11 1BY**

Application No 18/00771/FULPP Ward: Knellwood

Applicant: Mrs Rosie Bannister

Decision: **Permission Granted**

Decision Date: 28 November 2018

Proposal: Erection of a front roof canopy and single storey side extension

Address **142 Reading Road Farnborough Hampshire GU14 6NY**

Application No 18/00772/TPOPP Ward: St John's

Applicant: Mrs Alison Draper

Decision: **Permission Granted**

Decision Date: 19 December 2018

Proposal: Remove one Cedar (part of group G15 of TPO 358A). One Oak (also part of group G15) crown lift to no more than six metres from ground level up to the apex of the roof on property side removing dead wood and regrowth on trunk. Shorten overhanging branches to provide no more than two metre clearance to roof. Crown lift to no more than five metres from ground level on all other sides and reduce weight of heavy branch on roadside

Address **104 Fleet Road Farnborough Hampshire GU14 9RG**

Application No 18/00773/REVPP Ward: Fernhill

Applicant: Mrs Moore

Decision: **Permission Granted**

Decision Date: 03 December 2018

Proposal: Erection of a single storey rear extension

Address **25 Malvern Road Farnborough Hampshire GU14 9JJ**

Application No 18/00774/TPOPP Ward: St John's

Applicant: Craig McDonald

Decision: **Permission Granted**

Decision Date: 19 December 2018

Proposal: Skirt lift one Oak (part of group G20 of TPO 358A) to give canopy no more than 7 metres ground level clearance

Address **118 Fleet Road Farnborough Hampshire GU14 9RG**

Application No 18/00776/FULPP Ward: Knellwood
Applicant: Mr & Mrs Harrison
Decision: **Permission Granted**
Decision Date: 29 November 2018
Proposal: Formation of a dormer window to rear (Variation of planning permission 17/00836/FULPP for the formation of a side dormer window to facilitate a loft conversion and erection of a new front porch dated 10th November 2017)
Address **172 Woburn Avenue Farnborough Hampshire GU14 7HE**

Application No 18/00777/FULPP Ward: Wellington
Applicant: Mr Patrick Treacy
Decision: **Permission Granted**
Decision Date: 03 December 2018
Proposal: Replacement of all timber framed windows with white PVCu framed windows
Address **65 - 76 Wingate Court Aldershot Hampshire GU11 1SU**

Application No 18/00779/FULPP Ward: Fernhill
Applicant: Mr Sanju Rai
Decision: **Permission Granted**
Decision Date: 28 November 2018
Proposal: Erection of a single storey front, side and rear extension
Address **29 Shepherds Walk Farnborough Hampshire GU14 9EZ**

Application No 18/00781/EDCPP Ward: Knellwood
Applicant: Miss Liz Cranny
Decision: **Development is Lawful**
Decision Date: 04 December 2018
Proposal: Erection of a Single Storey Rear Extension with Lantern Roof
Address **7 Ashdown Avenue Farnborough Hampshire GU14 7DW**

Application No 18/00783/PDCPP Ward: Cove And Southwood
Applicant: Mr & Mrs Stevens
Decision: **Development is Lawful**
Decision Date: 03 December 2018
Proposal: Removal of existing conservatory to rear and replace with single storey extension
Address **4 Palmerston Close Farnborough Hampshire GU14 0RL**

Application No 18/00784/REXPD Ward: West Heath
Applicant: Mr Kathe
Decision: **Prior approval is NOT required**
Decision Date: 26 November 2018
Proposal: Erection of a single storey rear extension measuring 5 metres in length from the original rear wall, 2.410 metres to the eaves and 3.67 metres in overall height
Address **52 West Heath Road Farnborough Hampshire GU14 8QR**

Application No 18/00788/NMAPP Ward: St Mark's
Applicant: Royal London Mutual Insurance Society L
Decision: **Permission Granted**
Decision Date: 28 November 2018
Proposal: Non material amendment to planning permission 18/00261/FULPP dated 18 July 2018 to allow for additional and amended louvres on building
Address **1 Voyager Park Dingley Way Farnborough Hampshire GU14 6FF**

Application No 18/00793/REVPP Ward: St Mark's
Applicant: Mr & Mrs Thatcher
Decision: **Permission Granted**
Decision Date: 13 December 2018
Proposal: Variation of condition 3 of planning permission RSH05910 for the erection of 5 four bed semi-detached houses and 1 three bedroom semi-detached house with single garages dated 6th January 1989 to allow a single storey rear extension and create a doorway into existing garage
Address **38 Southampton Street Farnborough Hampshire GU14 6AX**

Application No 18/00794/FULPP Ward: St John's

Applicant: Mr Dhimiter Sadikaj

Decision: **Permission Granted**

Decision Date: 03 December 2018

Proposal: Conversion of loft to a habitable room

Address **48 Fernhill Road Farnborough Hampshire GU14 9RZ**

Application No 18/00795/FULPP Ward: Empress

Applicant: Designer Sofa

Decision: **Permission Granted**

Decision Date: 07 December 2018

Proposal: Installation of new auto by-parting entrance doors to existing front elevation of retail unit

Address **Unit 7 Solartron Retail Park Solartron Road Farnborough Hampshire GU14 7QJ**

Application No 18/00796/FUL Ward: St Mark's

Applicant: Mr S Humphries

Decision: **Permission Granted**

Decision Date: 17 December 2018

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

Address **102 Somerset Road Farnborough Hampshire GU14 6DS**

Application No 18/00798/TPOPP Ward: West Heath

Applicant: Mr Peter Kneebone

Decision: **Permission Granted**

Decision Date: 19 December 2018

Proposal: One Oak (T3 of TPO 219) deadwood and crown lift lower branches to no more than 5 metres from ground level. Shorten lateral branches growing over garage and garden by no more than 2.5 metres. One Holly (not TPO tree) remove one stem growing into the Oak tree

Address **2 Beta Road Farnborough Hampshire GU14 8PG**

Application No 18/00800/FULPP Ward: Rowhill
Applicant: Mr & Mrs Campbell
Decision: **Permission Granted**
Decision Date: 10 December 2018
Proposal: Erection of a two storey side and rear extension and single storey front extension with canopy
Address **50 Ayling Lane Aldershot Hampshire GU11 3LY**

Application No 18/00801/FULPP Ward: St Mark's
Applicant: Mrs Lisa White
Decision: **Permission Granted**
Decision Date: 17 December 2018
Proposal: Erection of an attached single storey garden studio to the side
Address **91 Osborne Road Farnborough Hampshire GU14 6AP**

Application No 18/00803/NMA Ward: Empress
Applicant: Mr Ram Panesar
Decision: **Permission Granted**
Decision Date: 28 November 2018
Proposal: Non-Material Amendment to planning permission 16/00670/FULPP dated 13th October 2016 comprising the reduction in width of the proposed front facing dormer and retention of existing roof light
Address **83A Victoria Road Farnborough Hampshire GU14 7PP**

Application No 18/00804/PDCPP Ward: Empress
Applicant: Mr Mawson
Decision: **Development is Lawful**
Decision Date: 03 December 2018
Proposal: Certificate of Lawfulness for proposed development : Erection of a single storey rear extension
Address **18 Faraday Road Farnborough Hampshire GU14 8BW**

Application No 18/00805/ADJ Ward: St Mark's
Applicant: Hart District Council
Decision: **No Objection**
Decision Date: 18 December 2018
Proposal: Consultation from Hart District Council in respect of the erection of an extension to the Datum FRNI facility to accommodate a data centre (Sui Generis)
Address **Cody Technology Park Ively Road Farnborough Hampshire GU14 0LX**

Application No 18/00806/FUL Ward: Knellwood
Applicant: Mr Graham Martin
Decision: **Permission Granted**
Decision Date: 03 December 2018
Proposal: Erection of a 1.82m high half brick and half panel wall including a side access gate to enclose boundary following the removal of the existing wall
Address **4 Knightwood Close Farnborough Hampshire GU14 6HS**

Application No 18/00807/FUL Ward: Fernhill
Applicant: Mr McDonald
Decision: **Permission Granted**
Decision Date: 13 December 2018
Proposal: Erection of a part two storey and single storey side and rear extension
Address **7 Claydon Gardens Blackwater Camberley Hampshire GU17 9HG**

Application No 18/00808/TPOPP Ward: Rowhill
Applicant: Mrs Denny
Decision: **Permission Granted**
Decision Date: 21 December 2018
Proposal: Fell to approximate ground level two Holly stems (part of group G1 of TPO 180) as per submitted plan, one touching the shed and the other over-hanging garden and clear low growth from remaining stem
Address **38 Manor Road Aldershot Hampshire GU11 3DG**

Application No 18/00810/REV Ward: North Town
Applicant: Mr P Davey
Decision: **Permission Granted**
Decision Date: 18 December 2018
Proposal: Variation of condition 3 of planning permission 16/00755/FULPP dated 23/11/2016 (for erection of new dwelling) to allow use of concrete roof tiles for construction of roof
Address **130 Newport Road Aldershot Hampshire GU12 4PY**

Application No 18/00812/TPO Ward: West Heath
Applicant: Mrs Anne Lafrenais
Decision: **Permission Granted**
Decision Date: 03 January 2019
Proposal: One Oak (T4 of TPO 278A) canopy lift to no more than 4 metres from ground level
Address **14 Middleton Gardens Farnborough Hampshire GU14 9PH**

Application No 18/00813/TPO Ward: Knellwood
Applicant: Mrs Janice Reed
Decision: **Permission Granted**
Decision Date: 03 January 2019
Proposal: Remove two Beech trees (part of group G38 of TPO 439A) and two Oaks (group G37 of TPO 439A) and remedial work to 13 further trees as per submitted Arboricultural Report
Address **Farley Court Church Road East Farnborough Hampshire GU14 6PZ**

Application No 18/00815/FULPP Ward: Knellwood
Applicant: Mr Arvind Sahni
Decision: **Permission Granted**
Decision Date: 13 December 2018
Proposal: Erection of part single and part two storey side/rear extension
Address **64 Albert Road Farnborough Hampshire GU14 6SL**

Application No 18/00816/FUL Ward: Cove And Southwood

Applicant: Mr Raftery

Decision: **Permission Granted**

Decision Date: 04 December 2018

Proposal: Erection of a two storey side and single storey rear extension and erection of a brick wall to front and fence to side, following demolition of detached garage and porch

Address **6 Rydal Close Farnborough Hampshire GU14 0JX**

Application No 18/00817/PDCPP Ward: North Town

Applicant: Mr & Mrs Higginbotham

Decision: **Development is Lawful**

Decision Date: 07 December 2018

Proposal: Certificate of lawfulness for proposed development: Formation of a a dormer within rear facing roof slope, insertion of roof light in front facing roof slope and erection of a single storey rear extension

Address **99 Haig Road Aldershot Hampshire GU12 4PP**

Application No 18/00820/PDCPP Ward: North Town

Applicant: Mr & Mrs Mully

Decision: **Development is Lawful**

Decision Date: 10 December 2018

Proposal: Certificate of Lawfulness for Proposed Development: Alteration of roof from hip to gable end and formation of dormer within rear facing roof slope two roof lights within front facing roof slope

Address **36 Haig Road Aldershot Hampshire GU12 4PS**

Application No 18/00822/COU Ward: St Mark's
Applicant: Mr James Mason
Decision: **Permission Granted**
Decision Date: 21 December 2018
Proposal: Change of Use of Suite 1 from Offices (Use Class B1) to a flexible use for Yoga Studio (Use Class D2) or Offices (Use Class B1)
Address **Suite 1 Studio Forty 40 Lynchford Road Farnborough Hampshire GU14 6EF**

Application No 18/00825/PDCPP Ward: North Town
Applicant: Mr & Mrs Glancy
Decision: **Development is Lawful**
Decision Date: 19 December 2018
Proposal: **LAWFUL DEVELOPMENT CERTIFICATE FOR PROPOSED DEVELOPMENT: Formation of a rear 'L' shaped dormer window to facilitate rooms in roof**
Address **138 Holly Road Aldershot Hampshire GU12 4SG**

Application No 18/00828/FULPP Ward: Empress
Applicant: Mr & Mrs Sleight
Decision: **Permission Granted**
Decision Date: 13 December 2018
Proposal: Demolition of existing carport and garage, erection of a single storey side and rear extension and raised decking area to rear
Address **14 Orchard Road Farnborough Hampshire GU14 7PR**

Application No 18/00835/REXPD Ward: Knellwood
Applicant: Mr And Mrs Paterson
Decision: **Prior approval is NOT required**
Decision Date: 13 December 2018
Proposal: Erection of a single storey rear extension measuring 6 metres from the original rear wall, 3 metres to the eaves and 3.2 metres in overall height
Address **126 Alexandra Road Farnborough Hampshire GU14 6RN**

Application No 18/00838/REXPD Ward: North Town
Applicant: Mr And Mrs Mully
Decision: **Prior approval is NOT required**
Decision Date: 14 December 2018
Proposal: Erection of a single storey rear extension measuring 4m in depth from the original rear wall, 3 metres to the eaves and an overall roof height of 4 metres
Address **36 Haig Road Aldershot Hampshire GU12 4PS**

Application No 18/00840/FULPP Ward: Knellwood
Applicant: Ms Kelly Stapleford
Decision: **Permission Granted**
Decision Date: 18 December 2018
Proposal: Demolition of existing detached garage and erection of a two storey side extension and single storey rear extension
Address **66 Canterbury Road Farnborough Hampshire GU14 6QL**

Application No 18/00842/FUL Ward: West Heath
Applicant: Mr And Mrs Perry
Decision: **Permission Granted**
Decision Date: 03 January 2019
Proposal: Erection of a single storey front and side extension and conversion of existing garage to a garden store
Address **30 West Heath Road Farnborough Hampshire GU14 8QR**

Application No 18/00843/FULPP Ward: Rowhill
Applicant: Mr Hasan Roshid
Decision: **Permission Granted**
Decision Date: 03 January 2019
Proposal: Construction of a Single Storey Rear Extension and Part Conversion of Garage into a Utility Room
Address **32A Cargate Avenue Aldershot Hampshire GU11 3EW**

Application No 18/00845/TPO Ward: St John's
Applicant: Mr Paul Banner
Decision: **Permission Granted**
Decision Date: 18 December 2018
Proposal: One Silver Birch (T5 of TPO 294) crown reduce by no more than 3 metres
Address **2 Minley Close Farnborough Hampshire GU14 9RT**

Application No 18/00849/FULPP Ward: West Heath
Applicant: Ms Clare Falkner
Decision: **Permission Granted**
Decision Date: 02 January 2019
Proposal: Erection of front and rear extensions
Address **123 West Heath Road Farnborough Hampshire GU14 8PL**

Application No 18/00851/FULPP Ward: St John's
Applicant: Mr Dean Langton
Decision: **Permission Granted**
Decision Date: 17 December 2018
Proposal: Erection of a first floor extension
Address **64 Kingfisher Close Farnborough Hampshire GU14 9QX**

Application No 18/00854/FULPP Ward: Rowhill
Applicant: Ms Deirdre Nolan
Decision: **Permission Granted**
Decision Date: 18 December 2018
Proposal: Erection of outbuilding to rear
Address **10 Cargate Hill Aldershot Hampshire GU11 3AA**

Application No 18/00856/TPO Ward: Fernhill

Applicant: Mr Richard Adcock

Decision: **Permission Granted**

Decision Date: 18 December 2018

Proposal: One Oak (part of group G7 of TPO 367A) in footpath as per submitted plan, crown reduction to the boundary of 34 Cotswold Close. Two Oaks (part of group G8 of TPO 367A) in garden of 34 Cotswold Close, crown reduction of no more than 2 metres and one Oak (also group G8) cut back one large lower branch by no more than 3 metres

Address **Land Affected By TPO 367A - On Land And Roads In And Around Back Lane Footpath Farnborough Hampshire**

Application No 18/00860/FULPP Ward: Knellwood

Applicant: Mr Phil Lucas

Decision: **Permission Granted**

Decision Date: 02 January 2019

Proposal: Erection of a two storey side extension (revised scheme to approved planning permission Ref: 18/00356//FULPP dated 12 June 2018)

Address **7 Firs Close Farnborough Hampshire GU14 6SR**

Application No 18/00862/FULPP Ward: Fernhill

Applicant: Mr CHRISTOPHER RANDALL

Decision: **Permission Granted**

Decision Date: 02 January 2019

Proposal: Erection of a single storey front extension

Address **20 Ashbury Drive Blackwater Camberley Hampshire GU17 9HH**

Application No 18/00863/PDCPP Ward: St John's

Applicant: Mr & Mrs Carrington

Decision: **Development is Lawful**

Decision Date: 02 January 2019

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

Address **33 Swale Road Farnborough Hampshire GU14 9NH**

Application No 18/00865/FULPP Ward: West Heath

Applicant: Mrs Leanne Bright

Decision: **Permission Granted**

Decision Date: 02 January 2019

Proposal: Erection of a single storey rear extension

Address **27 Thames Close Farnborough Hampshire GU14 9ND**

Application No 18/00884/PDCPP Ward: St Mark's

Applicant: Mr & Mrs Henderson

Decision: **Development is Lawful**

Decision Date: 02 January 2019

Proposal: Proposed Lawful Development Certificate: Formation of a dormer window to side and two roof lights to side roof slope to facilitate a loft conversion

Address **24 Whites Road Farnborough Hampshire GU14 6PD**

Application No 18/00885/FULPP Ward: Knellwood

Applicant: Mr & Mrs NICK ASHLEY

Decision: **Permission Granted**

Decision Date: 02 January 2019

Proposal: Erection of conservatory to rear

Address **36 Albert Road Farnborough Hampshire GU14 6SH**

Application No 18/00886/FUL Ward: Aldershot Park

Applicant: Mr Brian Lee

Decision: **Permission Granted**

Decision Date: 03 January 2019

Proposal: Erection of a two storey rear extension

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

Development Management Committee
16th January 2019

Planning Report No. PLN1903

Appeals Progress Report

1. New Appeals

- 1.1 Two new appeals have been received and 'started' by the Planning Inspectorate since the last Committee meeting on 5 December 2018. The appeals received in this respect are:-
- 1.2 **Park End, 152 Sycamore Road, Farnborough** : Against the refusal of planning permission for: Erection of three bedroom detached house on land to rear with access to the public highway via King George Close. This appeal is being dealt with by means of the written procedure. An application for costs against the Council has also been made.
- 1.3 **110-118 Victoria Road, Farnborough** : Against the refusal of planning permission for the 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. This appeal is being dealt with by means of the written procedure. There is a report elsewhere on this agenda relating to this appeal which seeks authority to enter into a legal agreement.

2. Appeal Decisions

- 2.1 There are no appeal decisions to report.

3. Recommendation

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

Tim Mills
Head of Economy, Planning and Strategic Housing

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Development Management Committee
16th January 2019

Head of Economy, Planning and
Strategic Housing
Report No. PLN1904

**Urgent Action – Meudon House Meudon Avenue Farnborough
Application Reference 18/00140/FULPP**

1.1 Background

- 1.1 On 7 November 2018 the Development Management Committee resolved to grant planning permission for redevelopment of the above site comprising the 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, in accordance with the application under the above reference. The decision was to grant subject to completion of a S.106 Planning Obligation by 19 December 2018 and, in the event the agreement was not completed, to refuse permission.
- 1.2 Despite best endeavours between the parties and the ongoing efforts to complete the agreement by 19 December 2018, the applicants were concerned that this deadline would not be achievable.
- 1.3 Given this the applicants requested an extension of the deadline until 31 January 2019 in order to complete the agreement.
- 1.4 The extension of time until 31 January 2019 and the amended recommendation were agreed as an urgent action by the Vice Chairman of the Development Management Committee in consultation with the Head of Economy, Planning and Strategic Housing on 7 December 2018.
- 1.5 The amended recommendation in respect of Application 18/00140/FULPP now reads:

“Full Recommendation

Subject to the expiry of the site notice advertising a departure from the development plan (7 November 2018) and no adverse comments being received which have not been previously addressed it is recommended that the Head of Economy, Planning and Strategic Housing be authorised to **GRANT** permission subject to the completion of an appropriate section 106 planning obligation by 31 January 2019 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 31 January 2019 the Head of Economy, Planning and Strategic Housing, 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

2.0 Recommendation

2.1 That the report be NOTED

Tim Mills
Head of Economy, Planning and Strategic Housing
Contact: Sarita Bishop 01252 398792

BACKGROUND PAPERS: Planning Application File 18/00140/FULPP

Development Management Committee
16th January 2019

Head of Economy, Planning and
Strategic Housing
Report No. PLN1905

**Urgent Action – 110-118 Victoria Road Farnborough
Application Reference 18/00623/FULPP**

1.1 Background

- 1.1 On 10 October 2018 the Development Management Committee resolved to grant planning permission for redevelopment of the above site comprising the 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, in accordance with the application under the above reference. The decision was to grant subject to completion of a S.106 Planning Obligation by 6 December 2018 and, in the event the agreement was not completed, to refuse permission.
- 1.2 The applicants were unable to complete the agreement by the specified deadline because they experienced difficulty in obtaining the necessary signatures to complete the legal agreement, specifically a bank mortgagee. They therefore needed additional time to obtain this signature and complete the agreement
- 1.3 The applicants requested an extension of the deadline until 18 January 2019 in order to complete the agreement.
- 1.4 The extension of time until 18 January 2019 and the amended recommendation were agreed as an urgent action by the Vice Chairman of the Development Management Committee in consultation with the Head of Economy, Planning and Strategic Housing on 7 December 2018.
- 1.5 The amended recommendation in respect of Application 18/00623/FULPP now reads:

“Full Recommendation

Subject to any amendment to condition 14 required to address any views received from Hampshire County Council as Lead Local Flood Authority and a financial contribution towards affordable housing as set out above being satisfactorily addressed it is recommended that the Head of Economy, Planning and Strategic Housing in consultation with the Chairman be authorised to **GRANT** permission subject to the completion of an appropriate section 106 planning obligation by 18 January 2019 in respect of SAMM, open space, affordable housing and highway matters as set out above and in the agenda and the imposition of the revision to conditions as set out below and the conditions and informatives as set out in the agenda:

However, in the event that a satisfactory s106 planning obligation is not completed by 18 January 2019 the Head of Economy, Planning and Strategic Housing 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 SMM 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.

2.0 Recommendation

2.1 That the report be NOTED

Tim Mills
Head of Economy, Planning and Strategic Housing
Contact: Sarita Bishop 01252 398792

BACKGROUND PAPERS: Planning Application File 18/00623/FULPP

Development Management Committee
16th January 2019

**Head of Economy, Planning and
Strategic Housing**
Planning Report No. PLN1907

110-118 Victoria Road Farnborough

1. Introduction

Further to the decision by the Development Management Committee in March 2018 to refuse planning permission (17/00956//FULPP) for the 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, an appeal was been lodged with the Planning Inspectorate. This appeal is to be dealt with by way of written representations. In this respect the appellants have advised that they wish to submit a draft s106 Agreement to the Inspector in order to address reasons for refusal 5, 6 and 7 as set out below and to address the issue of affordable housing.

2. Background

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.

Authority is sought from the Development Management committee for the Head of Economy, Planning and Strategic Housing in consultation with the Corporate Manager, Legal Services, to enter into a legal agreement to address the above referenced matters, in so far as they relate to Rushmoor Borough Council and Hampshire County Council as set out in reasons 5, 6 and 7. There is also a need (as recommended by the District Valuer in assessing the applicants Financial Viability Assessment submitted with the application) for the s106 Agreement to be subject to a financial review clause. This would ensure that the applicant/developer would not benefit from any improvement in the market value of the scheme without being required to provide affordable housing or an equivalent financial contribution, in the event that completion of the proposed development were to be protracted. The applicants and their agents were aware of this requirement prior to the refusal of the application and it is considered essential that this clause should be sought to ensure compliance with the requirements of Rushmoor Core Strategy Policy CP6 and/or emerging New Rushmoor Local Plan Policy LN2 (Affordable Housing).

Furthermore the County Highway Authority is seeking the dedication of land adjoining the public highway to increase the width of the footway.

By entering into this agreement, the Council's position in relation to the reasons for refusal as set out above, is not affected, but this would remove the need for the Council to defend these matters, as far as can be agreed, as part of any appeal. However it is noted that the issue of SANG mitigation will not form part of this agreement.

Subsequently in October 2018 the Development Management Committee resolved to grant planning permission for a revised scheme involving 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 subject to the completion of a legal agreement which also secured a review mechanism in respect of affordable housing, the dedication of land to the highway authority to enable the formation of a 3m shared surface corridor to the front of the site and financial contributions towards open space, transport and SAMM. A finalised agreement has been received and subject to the payment of the Council's legal fees will be completed shortly (there is a separate report elsewhere on this agenda relating to this resolution)

3. Recommendation

Members are asked to give authority to complete a legal agreement to address the impact of the development as set out above and in detail in the report considered by the Development Management committee on 28 March 2018.

Tim Mills
Head of Economy, Planning and Strategic Housing
Contact: Sarita Bishop -- tel.no. 01252 398792

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